



THE TORONTO AND REGION CONSERVATION AUTHORITY

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**Friday, August 8, 2008**

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #6/08  
August 8, 2008**

**The Executive Committee Meeting #6/08, was held by conference call, on Friday, August 8, 2008. The Chair Gerri Lynn O'Connor, called the meeting to order at 9:38 a.m..**

**PRESENT**

Rob Ford Member

**PRESENT VIA CONFERENCE CALL**

Suzan Hall Member  
Colleen Jordan Member  
Reenga Mathivanan Member  
Ron Moeser Member  
Gerri Lynn O'Connor Chair  
Anthony Perruzza Member  
Richard Whitehead Member

**ABSENT**

Maria Augimeri Vice Chair  
David Barrow Member  
Jack Heath Member  
Maja Prentice Member

**RES.#B89/08 - MINUTES**

Moved by: Richard Whitehead  
Seconded by: Colleen Jordan

**THAT the Minutes of Meeting #5/08, held on July 11, 2008, be approved.**

**CARRIED**

## SECTION II - ITEMS FOR EXECUTIVE ACTION

### **RES.#B90/08 - 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: Ron Moeser  
Seconded by: Suzan Hall

**THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.34, inclusive and 8.1.83 - 8.1.86, inclusive), which are listed below.**

**CARRIED**

### **CITY OF BRAMPTON**

#### **8.1.1 42 PACIFIC WINDS CRESCENT**

To construct, reconstruct, erect or place a building or structure at 42 Pacific Wind Crescent, in the City of Brampton, Etobicoke Creek Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a replacement deck structure located at the rear of an existing residential dwelling at 42 Pacific Wind Crescent, in the City of Brampton.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by T. Patel, stamped received by TRCA Planning & Development staff on July 4, 2008;**
- **East Elevation, prepared by T. Patel, stamped received by TRCA Planning & Development staff on July 4, 2008.**

### **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 TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a replacement deck structure located at the rear of an existing residential dwelling at 42 Pacific Wind Crescent, in the City of Brampton. The rear of the subject property is adjacent to a tributary of the Etobicoke Creek Watershed. The proposed works are located outside of the Regional Storm Floodplain and are sufficiently setback. As such, there are no flooding, geotechnical, or ecology related concerns with this application.

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 (silt fence) 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 anticipated with this project.

Conservation of Land:

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

*Plantings*

The proposed deck replacement is located within an existing manicured lawn. As such, no planting are required as an element of this application.

Policy Guidelines:

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

**CFN: 41095 - Application #: 553/08/BRAM**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 30, 2008**

**CITY OF PICKERING**

**8.1.2 1984 ROYAL ROAD**

To construct, reconstruct, erect or place a building or structure on Lot 15, Plan 185, (1984 Royal Road), in the City of Pickering, Duffins Creek Watershed.

The purpose is to reconstruct a small addition to a residential development within a Regulated Area of the Duffins Creek Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan submitted by the applicant, received July 14, 2008**

## **RATIONALE**

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

### Proposal:

The proposal consists of reconstructing a small addition to a residential development within a Regulated Area of the Duffins Creek Watershed. The subject property is located within the Regulatory Floodplain of the Duffins Creek and also the Pickering Special Policy Area.

### Control of Flooding:

All the windows associated with this addition are approximately 1.3 metres above the existing grade. As the flooding is minimal in this area, and the windows are no lower than the existing door and windows, TRCA staff are not concerned that there is any additional flood risk to this property.

### Pollution:

Sediment fencing is not required as part of this application as the works are adequately setback from the watercourse.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no geotechnical issues associated with this application.

### Conservation of Land:

As the proposed addition is a reconstruction of an existing sunroom, there will be no vegetation removed as part of this application.

### *Plantings*

No plantings are required.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2 C, Minor Additions, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 41159 - Application #: 608/08/PICK**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 28, 2008**

**8.1.3 366 DYSON ROAD**

To construct, reconstruct, erect or place a building or structure on Lot 43, Plan 283, (366 Dyson Road), in the City of Pickering, Rouge River Watershed.

The purpose is to construct a two storey addition to an existing house within a Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1, Site Plan, dated July 2, 2008, received July 7, 2008.**

**RATIONALE**

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

Proposal:

The proposal consists of constructing a two storey addition to an existing house within a Regulated Area of the Rouge River Watershed. The subject property abuts the Rouge River in the rear yard. The existing house is located approximately 15 metres from top of bank. As the proposed addition is located in the front yard, there will be no further encroachment into the valleylands.

Control of Flooding:

The proposed addition is not located within the Regulatory Storm Floodplain. As such, there are no flooding concerns.

Pollution:

No sediment fencing is required as part of this application as the works are adequately setback from the valleylands.

Dynamic Beaches:

Not applicable

Erosion:

As the proposed addition is located 15 meters from the top of bank, TRCA technical staff are satisfied that there will be no geotechnical issues.

Conservation of Land:

There will be no removal of significant vegetation however the applicant will be providing some plantings along the top of bank. This will result in a net ecological gain.

*Plantings*

All plantings will be in accordance with TRCA's Seed Mix Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 C, Minor Additions, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 41100 - Application #: 557/08/PICK**  
**Report Prepared by: Shannon McNeill, extension 5744**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 28, 2008**

## **CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

### **8.1.4 CITY OF TORONTO**

To construct, reconstruct, erect or place a building or structure and site grade on Lakeshore Boulevard West, in the City of Toronto (Etobicoke York Community Council Area), Humber River and Waterfront Watershed as located on the property owned by City of Toronto.

The purpose is to upgrade the existing playground area including constructing a new playground surface and sub-drainage tiles, new concrete border, playground equipment and site furnishings.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing # L1 of 2, Existing Features/Demolition and Grading/Planting Plan; received by TRCA July 8, 2008; prepared by Harrington and Hoyle Limited, dated May 7, 2008, revised July 7, 2008;**
- **Drawing # L2 of 2, Layout Plan and Details; received by TRCA July 8, 2008; prepared by Harrington and Hoyle Limited, dated May 7, 2008, revised July 7, 2008.**

### **RATIONALE**

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

#### Proposal:

The proposal constitutes Phase 1 upgrades of the Sir Casimir Gzowski Playground. The proposed work involves upgrading sections of the existing Sir Casimir Gzowski Playground including constructing a new playground surface and sub-drainage tiles, new concrete border, playground equipment and site furnishings. The area is located along the Lake Ontario Waterfront area, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed area and the proposed work will occur on property owned by City of Toronto.

#### Control of Flooding:

There will be no impacts to the control of flooding, storage or conveyance of floodwaters.

#### Pollution:

Standard erosion and sediment control measures will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or the lake. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical engineering issues associated with the proposed works.

Conservation of Land:

With erosion and sediment control plans in effect, the potential for a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat will be mitigated.

*Plantings*

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

Policy Guidelines:

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

**CFN: 40981 - Application #: 453/08/TOR**

**Report Prepared by: Renee Afoom, extension 5714**

**For information contact: Renee Afoom, extension 5714**

**Date: July 29, 2008**

**8.1.5 CITY OF TORONTO**

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 in the Regulated Area in High Park, 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 restore existing trails in High Park including paving the existing trail system, installing armourstone retaining walls, bio-engineering, fencing and 2 metal staircases on ravine valley walls.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide revisions to drawings and documentation, and Landowner Authorizations for works outside the Regulated Area, dated July 29, 2008; received July 29, 2008; prepared by the City of Toronto.**

**RATIONALE**

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

Proposal:

The proposal is to restore and rehabilitate several trails within High Park. The proposed work includes various trail upgrades and restoration, paving, installation of armourstone retaining walls, wooden hand rails, bio-engineering, new fencing, and installation of 2 metal staircases on ravine valley walls.

Control of Flooding:

There will be no impacts to the control of flooding, storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering nearby watercourses. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical engineering issues associated with the proposed works.

Conservation of Land:

With erosion and sediment control plans in effect, the potential for a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat will be mitigated and Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO).

*Plantings*

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

Policy Guidelines:

The proposal is consistent with Section 4.2 Existing Development, of the TRCA's Valleys and Stream Corridor Management Program.

**CFN: 40980 - Application #: 454/08/TOR**

**Report Prepared by: Renee Afoom, extension 5714**

**For information contact: Renee Afoom, extension 5714**

**Date: July 29, 2008**

**8.1.6**

**36 HAWTHORNE ROAD**

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 6, Plan 7108, (36 Hawthorne Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a partial second-storey addition above the garage of the existing single family detached dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1 of 3, Site and Floor Plans, prepared by Architectural CADD Studio, dated July 1, 2008, received on July 10, 2008;**
- **Drawing No. A2 of 3, Exterior Elevations, prepared by Architectural CADD Studio, dated July 1, 2008, received on July 10, 2008;**
- **Drawing No. A3 of 3, Site and Floor Plans, prepared by Architectural CADD Studio, dated July 1, 2008, received on July 10, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a partial second-storey addition (236 square feet) above the garage of the existing single family detached dwelling. The subject property is located east of Kipling Avenue and south of Dixon Road in the City of Toronto (Etobicoke York Community Council Area).

### Control of Flooding:

The subject property is partially located within the Regional Storm Floodplain of the Humber River Watershed. However, TRCA staff have determined that the proposed works are not located in the floodplain and will not adversely impact the storage and/or conveyance of floodwaters.

### Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this application.

### Conservation of Land:

The proposal is not located any closer to the top of bank than the existing structure. No significant vegetation will be removed as a result of construction.

### *Plantings*

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41153 - Application #: 601/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.7 EGLINTON FLATS TENNIS**

To construct, reconstruct, erect or place a building or structure on 3651 Eglinton Avenue West, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Parks City of Toronto.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the erection of a temporary air-supported dome structure over the six existing outdoor tennis courts at Eglinton Flats Park.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1 of 2, Floor Plan Layout, prepared by The Farley Group, dated January 31, 2008, received on July 2, 2008;**
- **Drawing No. 2 of 2, Elevations, prepared by The Farley Group, dated January 31, 2008, received on July 2, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the erection of a temporary air-supported dome structure to enclose six existing outdoor tennis courts at Eglinton Flats Park. An existing temporary air-supported dome structure is located immediately north of the proposed works. The subject lands are located south of Eglinton Avenue and east of Jane in the City of Toronto (Etobicoke York Community Council Area).

Control of Flooding:

The subject property is partially located within a regional storm floodplain of the Humber River Watershed. However, TRCA staff have determined that the proposed works will not adversely impact the storage and/or conveyance of floodwaters.

Pollution:

Sediment and erosion control fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

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

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

**CFN: 41201 - Application #: 637/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.8 98 THOMPSON AVENUE**

To construct, reconstruct, erect or place a building or structure on Lot 4, Plan 3451, (98 Thompson Avenue), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

The purpose is to develop within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a shed and proposed landscaping works in the rear yard of the existing single-family detached dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Proposed Garden and Woodshed Plan, dated June 20, 2008, Revision No. 1, Revised on June 23, 2008, received on June 28, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a woodshed (approximately 8 feet by 10 feet) and proposed landscaping works in the rear yard of the existing single family detached dwelling. The subject property backs onto the Mimico Creek, west of Royal York Road and south of Bloor Street West in the City of Toronto (Etobicoke York Community Council Area).

Control of Flooding:

The subject property is located in the Regional Storm Floodplain of the Mimico Creek Watershed. However, TRCA staff have determined that the proposed works will not adversely impact the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed in order to prevent construction debris from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

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

*Plantings*

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(E) - Development Guidelines for Property Improvements and Ancillary Structures within Non-Established/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41033 - Application #: 494/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.9 39 LONEY AVENUE**

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 212, Plan 3855, (39 Loney Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a concrete slab porch and cold cellar to the front of the existing single family detached dwelling. The existing front porch is to be demolished.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Alpha Design and Construction, undated, received on July 7, 2008;**

- **Drawing No. A2, Basement Floor Plan, prepared by Alpha Design and Construction, undated, received on July 7, 2008;**
- **Drawing No. A4, Front Elevation, prepared by Alpha Design and Construction, undated, received on July 7, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a new concrete slab porch with a below-grade excavated cold cellar to the front of the existing single family detached dwelling. The existing front porch is to be demolished. The subject property is located north of Highway 401 and east of Highway 400 in the City of Toronto (Etobicoke York Community Council Area).

### Control of Flooding:

The subject property is located in the Regional Storm Floodplain of the Humber River Watershed. However, TRCA staff have determined that the proposed works will not adversely impact the storage and/or conveyance of floodwaters.

### Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this application.

### Conservation of Land:

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

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41155 - Application #: 612/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

## **CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)**

### **8.1.10 22 IVOR ROAD**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 8 & PART OF LOT 5, Plan 2343, (22 Ivor Road), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two-storey dwelling with rear terrace and patio. The existing dwelling, outdoor fireplace with counter and sink, and shed in the rear yard are to be demolished and restored to natural vegetation.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. L1, Landscape Plan, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. A-1.1, Survey Lot Grading Plan, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. A-9, Front - South Elevation, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. A-10, Side - West Elevation, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. A-11, Rear - North Elevation, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008;**
- **Drawing No. A-12, Side - East Elevation, prepared by Peter Higgins Architect, dated November 2007, received by TRCA June 23, 2008.**

### **RATIONALE**

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

#### Proposal:

The proposed works include construction of a new two-storey dwelling with walk-out basement and rear deck and patio at 22 Ivor Road in the City of Toronto. The site is located south of York Mills Road, east of Yonge Street. The existing dwelling is to be demolished, as well as the existing shed, outdoor fireplace, benches, and counter with sink. The rear portion of the yard is to be renaturalized.

#### Control of Flooding:

The site is not located in a Regional Storm Floodplain.

#### Pollution:

A sediment control fence will be erected before 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:

A geotechnical investigation has been reviewed and approved by geotechnical engineering staff and the proposed works will be adequately set back from the top of bank.

Conservation of Land:

No significant vegetation will be removed as a result of construction and the rear portion of the yard will be renaturalized.

*Plantings*

Native tree shrubs and seed mix will be planted at the rear portion of the yard and along the top of bank.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.D, Replacement Structures, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 40818 - Application #: 330/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

**8.1.11 29 TUDOR GATE**

To construct, reconstruct, erect or place a building or structure on Lot 21, Plan M1290, (29 Tudor Gate), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a deck at the rear of the existing dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Gervais Design-Build Ltd., dated October 26, 2007, received by TRCA January 18, 2008.**

**RATIONALE**

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

Proposal:

The proposed works include construction of a deck at the rear of the existing dwelling at 29 Tudor Gate in the City of Toronto. The site is located south of York Mills Road, east of Bayview Avenue.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

A slope stability assessment has been reviewed and approved by TRCA geotechnical engineering staff and the proposed works will be adequately set back from the top of bank.

Conservation of Land:

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

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

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

**CFN: 40475 - Application #: 088/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

**8.1.12 SAM PRIMUCCI HOLDINGS INC.**

To construct, reconstruct, erect or place a building or structure on Part Block D, Plan 3991, (2210 Jane Street), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by Sam Primucci Holdings Inc..

The purpose is to construct a new addition to an existing building within a Regulated Area of the Humber River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No A1, Proposed Dry Storage Room for Unit 1, prepared by Desmond Roychaudhuri, dated February 2008, received June 26, 2008.**

**RATIONALE**

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

Proposal:

The proposal is to construct a new addition to an existing building within a Regulated Area of the Humber River Watershed. The subject property is within the Jane and Wilson - Black Creek Special Policy Area (SPA). All works will be sufficiently setback from significant natural features.

Control of Flooding:

TRCA technical staff have concluded that the proposal will not affect the storage or conveyance of flood waters. Further, the proposed addition will be floodproofed to the 350 year storm flood event.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues associated with this application.

Conservation of Land:

There will be no significant vegetation removed as part of this application.

*Plantings*

No plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 C, Minor Additions, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 41091 - Application #: 548/08/TOR**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 28, 2008**

**8.1.13 42 HEATHVIEW AVENUE**

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 122, Plan 5482, (42 Heathview Avenue), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of an in-ground pool, cabana and patio at 42 Heathview Avenue in the City of Toronto.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan Site Schedule, prepared by Toivo Vahi Design, dated December 2007, received by TRCA July 29, 2008.**

**RATIONALE**

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

Proposal:

The proposed works include construction of an in-ground swimming pool, cabana and patio at 42 Heathview Avenue in the City of Toronto. The site is located east of Bayview Avenue, south of Finch Avenue East.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical assessment has been reviewed and accepted by TRCA geotechnical engineering staff. The proposed works will be adequately setback from the top-of-slope.

Conservation of Land:

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

*Plantings*

Native tree shrub and seed mix will be planted.

Policy Guidelines:

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

**CFN: 40865 - Application #: 364/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

## **CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

### **8.1.14 1841 NEILSON ROAD LTD. C/O HALLSTONE GROUP OF COMPANIES**

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 4, Concession 4, (1841 Oasis Drive (former Neilson Road)), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by 1841 Neilson Road Ltd. c/o Hallstone Group of Companies.

The purpose is to site grade and remove and place fill to facilitate the grading and servicing of new residential lots, the construction of a pedestrian trail and the grading and renaturalization of a open space block within an approved Draft Plan of Subdivision.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. GR-1, Grading Plan, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. SC-1, Remediation Plan for Blocks 62 and 63 and Siltation Control Plan Phase 1, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. SC-2, Remediation Plan for Blocks 62 and 63 and Siltation Control Plan Phase 2, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. SC-3, Remediation Plan for Blocks 62 and 63 and Siltation Control Plan Phase 3, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. DT-1, Construction Details, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. DT-2, Construction Details, prepared by Schaeffers, dated July 2007, Fourth Submission April 1, 2008, received on June 13, 2008;**
- **Drawing No. L1, Landscape Plan, prepared by SBK, Revision No. 3, revised on June 5, 2008, received on June 13, 2008;**
- **Drawing No. L2, Landscape Plan, prepared by SBK, Revision No. 3, revised on June 5, 2008, received on June 13, 2008;**
- **Drawing No. L3, Landscape Plan, prepared by SBK, Revision No. 3, revised on June 5, 2008, received on June 13, 2008;**
- **Drawing No. V1, Tree Inventory, Preservation Plan and Arborist Report, prepared by SBK, Revision No. 3, revised on June 5, 2008, received on June 13, 2008;**
- **Drawing No. V2, Arborist Report/Preliminary Tree Preservation Plan, prepared by SBK, Revision No. 2, revised on November 30, 2007, received on June 13, 2008.**

### **RATIONALE**

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

Proposal:

The proposal is to site grade and remove and place fill to facilitate the grading and servicing of new residential lots, the construction of a pedestrian trail and the grading and renaturalization of an open space block within an approved residential Draft Plan of Subdivision. The Subdivision is located on the east side of Oasis Drive (formerly Neilson Road), south and west of the Morningside Creek, and north of the existing Morningside Heights residential development in the City of Toronto. The Draft Plan of Subdivision was approved with a 10 metre renaturalized buffer from the edge of the significant vegetation associated with the Morningside Creek Valley system. The buffer and the remaining valley lands will be conveyed to the City of Toronto as a condition of Draft Plan approval. Included in these lands is an area that was filled by the previous owner. Fill will be removed, replaced with clean fill and renaturalized. The pedestrian trail will be located in the 10 metre buffer and will connect to the existing Morningside Heights trail to the south.

Conditional Approval:

TRCA staff are satisfied with the technical merits of the proposal (i.e. no impact to the control of flooding, pollution, erosion or conservation of land) but have not yet received final confirmation that the quality of the fill in the open space block is satisfactory to the City of Toronto. If the quality of the fill is not satisfactory then some modifications to the amount of fill to be removed and replaced may be necessary. As such, staff is requesting permission from the Executive Committee to allow staff to approve the issuance of the Ontario Regulation 166/06 permit for this project subject to the City of Toronto confirming that the quality of the fill is acceptable.

Control of Flooding:

The proposal is not located within the Regional Storm Floodplain and will have no impact on the storage or conveyance of flood waters.

Pollution:

Temporary sediment control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. These controls include a temporary sediment pond and a phased sediment fence installation.

Dynamic Beaches:

Not applicable.

Erosion:

The appropriate erosion control criteria has been incorporated into the temporary sediment and erosion control plan.

Conservation of Land:

The entire valley corridor has been redesignated as open space and will be conveyed to the City of Toronto. Areas previously disturbed by the former owner will be renaturalized.

*Plantings*

A significant amount of native trees, shrubs and seed mixture will be installed in the disturbed portions of the open space lands.

Policy Guidelines:

The proposal is consistent with Policy 4.1.1, New Urban Development, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39978 - Application #: 830/07/TOR**

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

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

**Date: July 29, 2008**

**8.1.15 CENTRE FOR INFORMATION AND COMMUNITY SERVICES**

To construct, reconstruct, erect or place a building or structure on Lot 27, Concession 2, (2330 Midland Avenue), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by .

The purpose is to reconstruct and change the use of an existing building within a Regulated Area of the Highland Creek.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, dated May 27, 2008, prepared by Simon Ng Architect, received July 24, 2008.**

**RATIONALE**

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

Proposal:

The proposal consists of reconstructing and changing the use of an existing building within a Regulated Area of the Highland Creek. The subject property is partially located within the Regulatory Storm Floodplain. The applicant proposes to change the use of an existing industrial warehouse to an immigrant resource center. In order to make the building conform to the building code the applicant will need to create additional entrances to the building.

Control of Flooding:

TRCA technical staff have concluded that the proposal will not affect the storage or conveyance of flood waters. Further, the new entrances required will be floodproofed to the 350 year storm flood event and will not increase the risk of flooding within the building.

Pollution:

No sediment fencing is required as the works are adequately setback from the natural features.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

There will be no significant vegetation removed as part of this application.

*Plantings*

No plantings are required.

Policy Guidelines:

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

**CFN: 41176 - Application #: 619/08/TOR**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 29, 2008**

**8.1.16 233 BIRKDALE ROAD**

To construct, reconstruct, erect or place a building or structure on Lot 75, Plan 5645, (233 Birkdale Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed.

The purpose is to develop within a Regulated Area of the Highland Creek Watershed to facilitate construction of a replacement deck.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008, redlined by TRCA staff July 28, 2008 to indicate sediment control fencing;**
- **Drawing No. A0, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008;**
- **Drawing No. A3, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008;**
- **Drawing No. A4, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008;**
- **Drawing No. A5, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008;**
- **Drawing No. A6, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008;**
- **Drawing No. A7, prepared by Cutting Edge Construction & Design, dated May 26, 2008, received by TRCA June 13, 2008.**

**RATIONALE**

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

Proposal:

The proposed works include construction of a replacement deck at the rear of the existing dwelling at 233 Birkdale Road in the City of Toronto. The subject property is located south of Ellesmere Road, west of Brimley Road. The existing deck is to be demolished.

Control of Flooding:

The site is partially located in a Regional Storm Floodplain, but the proposed works are located outside of the floodplain portion of the site.

Pollution:

A sediment control fence will be erected before 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. The proposed works will be in the same location and same dimensions as the existing deck.

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.D, Replacement Structures, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 41115 - Application #: 568/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

**8.1.17 ST. ANDREWS PRESBYTERIAN CHURCH**

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 23, Concession 1, (115 St. Andrew's Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by St. Andrews Presbyterian Church.

The purpose is to develop within a Regulated Area of the Highland Creek Watershed to facilitate replacement of two septic systems with sanitary sewer servicing, and concurrent upgrading of water servicing at St. Andrew's Church in the City of Toronto.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. PP-01, Water and Sanitary Services Plan and Profile, prepared by R.V. Anderson Associates Limited, dated October 2007, received by TRCA June 12, 2008. Redlined by TRCA staff to indicate an expansion to the sediment control fencing area to include the slope in the rear of the rectory.**

## **RATIONALE**

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

### Proposal:

The proposed works include removal of two septic systems and replacement with sanitary services, along with upgraded water servicing at St. Andrew's Church in the City of Toronto. The site is located north of Lawrence Avenue East, west of McCowan Road. The existing septic field and equipment are to be removed and regraded to existing condition, and the new infrastructure will be located under an existing asphalt driveway that will be repaved at the conclusion of the project.

### Control of Flooding:

The proposed works are not located in a Regional Storm Floodplain.

### Pollution:

A sediment control fence will be erected before 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 and the appropriate tree protection fencing will be installed. The new sewer and water lines will be located under an existing asphalt driveway.

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

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

**CFN: 41019 - Application #: 483/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

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

### **8.1.18 BMW TORONTO**

To site grade on Lot 15, Concession FRONT, Lot P, 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 a TRCA Regulated Area of the Don River Watershed in order to accommodate an expansion to the existing parking lot at the existing BMW automobile dealership through the installation of new asphalt and storm drainage.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. a100, Site Plan Statistics, prepared by Raw Design, dated May 9, 2008, received on May 12, 2008;**
- **Drawing No. GR1, Site Grading Plan, prepared by MMM Group, dated April 2008, Revision No. 2, revised on May 7, 2008, received on May 12, 2008;**
- **Drawing No. SS1, Site Servicing Plan, prepared by MMM Group, dated April 2008, Revision No. 1, revised on May 7, 2008, received on May 12, 2008.**

### **RATIONALE**

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

#### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to accommodate an expansion to the existing parking lot at the existing BMW automobile dealership through the installation of new asphalt and storm drainage. The proposed asphalt area is 6,681.2 square metres which will accommodate the automobile dealership's inventory parking of up to 245 cars. The subject property is located on the south side of Sunlight Park Road, north of the Canadian National Railway (CNR) and is within the Lower Don Special Policy Area (SPA). The site is located entirely within the SPA and is separated from the watercourse by Don Valley Parkway to the west.

#### Control of Flooding:

The subject property is located within the Lower Don Special Policy Area. However, TRCA staff have determined that the proposed works will not adversely impact the storage and/or conveyance of floodwaters. A Stormwater Management Plan and Floodplain Analysis prepared for the proposed Mini BMW dealership to the north of the subject lands has been reviewed and approved by TRCA water resource staff. An addendum to this report addressing the subject site has also been reviewed and approved by TRCA water resource staff and the proposal will be constructed in accordance with the recommendations of this report.

#### Pollution:

The works are not adjacent to the watercourse. Temporary fencing will be erected at the perimeter of the site during construction.

Dynamic Beaches:  
Not applicable.

Erosion:  
There are no geotechnical concerns associated with this application.

Conservation of Land:  
There are no natural heritage features on the subject lands and no significant vegetation will be removed as part of this project.

*Plantings*

As no vegetation removals are required to accommodate the proposed development, no additional plantings are required.

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 TRCA's Valley and Stream Corridor Management Program.

**CFN: 40900 - Application #: 400/08/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 30, 2008**

**8.1.19 BMW TORONTO**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 15, Concession FRONT, Lot P, Plan 165 - E, (20 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 a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a new two-storey automobile dealership building.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A100, Site Plan Statistics, prepared by Raw Design, dated April 4, 2008, Revision No. 3, revised on June 2, 2008, received on June 10, 2008;**
- **Drawing No. A401, Elevations, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on June 2, 2008, received on June 10, 2008;**
- **Drawing No. A402, Elevations, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on June 2, 2008, received on June 10, 2008;**
- **Drawing No. A451, Building Cross Sections, prepared by Raw Design, dated April 4, 2008, Revision No. 3, revised on June 2, 2008, received on June 10, 2008;**
- **Drawing No. A452, Building Cross Sections, prepared by Raw Design, dated April 4, 2008, Revision No. 3, revised on June 2, 2008, received on June 10, 2008;**
- **Drawing No. A453, Building Cross Sections, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on June 2, 2008, received on June 10, 2008;**

- **Drawing No. L-0, Tree Removal Plan, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on May 22, 2008, received on June 10, 2008;**
- **Drawing No. L-1, Layout Plan, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on May 22, 2008, received on June 10, 2008;**
- **Drawing No. L-2, Details, prepared by Raw Design, dated April 4, 2008, Revision No. 2, revised on May 22, 2008, received on June 10, 2008;**
- **Drawing No. SG1, Site Grading Plan, prepared by MMM Group, dated April 2008, Revision No. 2, revised on May 28, 2008, received on June 10, 2008;**
- **Drawing No. SS1, Site Servicing Plan, prepared by MMM Group, dated April 2008, Revision No. 4, revised on May 28, 2008, received on June 10, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to accommodate an expansion to the existing BMW automobile dealership site located immediately south of the subject site through the construction of a new two-storey BMW Mini automobile dealership building. The footprint of the proposed building is 1,596 square metres with a total gross floor area of 1,851 square metres. The subject property is located on the north side of Sunlight Park Road, south of Eastern Avenue Extension, within the Lower Don Special Policy Area (SPA). The site is located entirely within the SPA and is separated from the watercourse by Don Valley Parkway to the west.

### Control of Flooding:

The subject property is located in a Regional Storm Floodplain of the Lower Don Special Policy Area. A Stormwater Management Plan and Floodplain Analysis has been reviewed and approved by TRCA water resource staff and the proposal will be constructed in accordance with the recommendations of this report.

### Pollution:

The works are not adjacent to the watercourse. Temporary fencing will be erected at the perimeter of the site during construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical concerns associated with this application.

### Conservation of Land:

There are no natural heritage features on the subject lands and no significant vegetation will be removed as part of this project.

### *Plantings*

As no vegetation removals are required to accommodate the proposed development, no additional plantings are required.

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 TRCA's Valley and Stream Corridor Management Program.

**CFN: 40901 - Application #: 401/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.20 71 ROXBOROUGH DRIVE**

To construct, reconstruct, erect or place a building or structure on Lot K 21116-0053, Plan 928-Y, (71 Roxborough Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Don River Watershed in order to reconstruct and repair the existing cantilevered deck and retaining walls to the rear of the existing single family detached dwelling. The current condition of the existing deck and retaining walls are in advanced degree of degradation.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-002, Basement Floor Site Plan & Project Stats, prepared by Kohn Shnier Architects, dated June 25, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. X-002, Exg./Basement Floor Site Plan & Stats, prepared by Kohn Shnier Architects, dated June 25, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-010, Existing/Demolition Basement Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-100, Basement Floor Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-400, South Elevation & North Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-401, West Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-402, East Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008;**
- **Drawing No. A-403, Partial Exterior Elevations, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 7, revised on June 2008, received on July 8, 2008;**
- **Drawing No. A-750, Deck Balustrade Typical Section, prepared by Kohn Shnier Architects, dated June 25, 2007, Revision No. 7, revised on July 7, 2008, received on July 8, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to reconstruct and repair the existing cantilevered deck and retaining walls to the rear of the existing single family detached dwelling. The current condition of the existing deck and retaining walls are in advanced degree of degradation. The subject property is located east of Mount Pleasant Road and south of St. Clair Avenue East in the City of Toronto (Toronto and East York Community Council Area).

### Control of Flooding:

The subject site is not located within a Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

### Pollution:

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

### Dynamic Beaches:

Not applicable.

### Erosion:

A geotechnical letter of opinion has been reviewed and approved by TRCA geotechnical engineering staff and the proposed works are located no further than the existing limit of development.

### Conservation of Land:

No significant vegetation will be removed as a result of construction and appropriate tree protection fencing will be installed.

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41177 - Application #: 621/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.21 8 GLEN ROBERT DRIVE**

To construct, reconstruct, erect or place a building or structure on Lot 45, Plan M-605, (8 Glen Robert Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the reconstruction of a rear deck and stairway to the existing single family detached dwelling. The existing deck and stairway are to be removed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-2, Demolition Plan, prepared by Lauren Brown, dated June 30, 2008, Revision No. 3, revised July 2008, received on July 29, 2008;**
- **Drawing No. A-3, Deck Plan, prepared by Lauren Brown, dated June 30, 2008, Revision No. 3, revised July 2008, received on July 29, 2008;**
- **Drawing No. A-4, Foundation Plan, prepared by Lauren Brown, dated June 30, 2008, Revision No. 3, revised July 2008, received on July 29, 2008;**
- **Drawing No. A-7, Deck Section, prepared by Lauren Brown, dated June 30, 2008, Revision No. 3, revised July 2008, received on July 29, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the reconstruction of a rear deck and stairway to the existing single family detached dwelling. The existing deck and stairway are in a state of disrepair and are to be removed. The subject property is located south of St. Clair Avenue East and west of Victoria Park Avenue in the City of Toronto (Toronto and East York Community Council Area).

Control of Flooding:

The site is not located within a Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical brief has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report. A letter of intent has been provided by the property owner insuring that they will retain a geotechnical consultant during construction.

Conservation of Land:

The proposal is not located any closer to the top of bank than the existing structure. No significant vegetation will be removed as a result of construction.

*Plantings*

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Services Guidelines and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41192 - Application #: 635/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**8.1.22 41 INDIAN GROVE**

To construct, reconstruct, erect or place a building or structure on Lot 21, 22, 23, 24, Plan M-253, (41 Indian Grove), in the City of Toronto (Toronto and East York Community Council Area), Waterfront Watershed.

The purpose is to develop within a TRCA Regulated Area of the Waterfront Watershed in order to facilitate the construction of a one-storey addition to the side of the existing 2.5-storey single family detached dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by D'Arcy L. Dunal Architect, dated April 11, 2008, Revision No. 1, revised on May 5, 2008, received on July 22, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Waterfront Watershed in order to facilitate the construction of a 1-storey addition (44 square feet) to the side of the existing 2.5-storey single family detached dwelling.

Control of Flooding:

The subject site is not located within a Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction and appropriate tree protection fencing will be installed.

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41171 - Application #: 615/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

**CITY OF VAUGHAN**

**8.1.23 9683 HIGHWAY 27**

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 18, Concession 8, (9683 Highway 27), in the City of Vaughan, Humber River Watershed.

The purpose is to construct a replacement home and septic system within a Regulated Area of the Humber River Watershed at 9683 Highway 27, in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by Three Apple Design, dated June 2008, received by the TRCA June 25, 2008 redline revised to indicate the erection of sediment control fencing and the removal of excess fill material;**
- **Basement Plan, drawing No. 1P, prepared by Three Apple Design, revise dated July 24, 2008, received by the TRCA July 28, 2008;**
- **First Floor Plan, drawing No. 2P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008;**

- **Second Floor Plan, drawing No. 3P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008;**
- **Front Elevation, drawing No. 4P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008;**
- **North Elevation, drawing No. 5P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008;**
- **Rear Elevation, drawing No. 6P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008; and**
- **South Elevation, drawing No. 7P, prepared by Three Apple Design, dated June 16, 2008, received by the TRCA June 25, 2008;**

## **RATIONALE**

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

### Proposal:

The purpose is to construct a replacement home and septic system within a Regulated Area of the Humber River Watershed. The subject property is a disturbed open area surrounded by forested areas and a small wetland feature north of the property. The proposal is located within the Regional Storm Flood Plain and the Regional Flood Elevation for the subject property is approximately 167.17 metres above sea level (m.a.s.l.). The proposed works are located outside of the floodway and have been floodproofed to the Regional Storm Elevation plus 0.3 metres freeboard (167.47 m.a.s.l.) by ensuring all openings are above this elevation.

The replacement home is to be built on top of the existing basement and increases the footprint of the home but will not have a significant impact on the storage and conveyance of flood waters. The existing basement windows are to remain; however, the basement windows are already above the Regional Flood Elevation and are at 167.51 m.a.s.l. The majority of the existing basement is to be partially filled in to become a crawl space and as a result, the proposal will not exceed the 50% additional total floor area as prescribed for replacement structures under Valley and Stream Corridor Management Program (VSCMP). The proposed septic system is located in an already disturbed area (manicured lawn), and will not result in a loss of vegetation.

### Control of Flooding:

TRCA water resources staff are satisfied that the proposed replacement home is flood proofed to the Regional Flood Elevation and will not significantly impact the storage and conveyance of flood waters.

### Pollution:

Sediment control fencing will be installed and maintained during the construction of the dwelling to prevent sediment transport onto adjacent properties and into nearby natural features.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this proposal.

Conservation of Land:

As the watercourse will not be significantly impacted by the proposal, no fisheries concerns will result. The proposed works do not extend the building envelope or the area of disturbance closer to the small wetland feature located north of the subject property. All footprint expansions are located along the southern half of the existing dwelling, away from any significant natural features. There are no other significant natural features on, or adjacent to the site that may be negatively impacted by the project.

*Plantings*

All disturbed areas will be restored to the existing sodded condition and will not affect any significant natural features.

Policy Guidelines:

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

**CFN: 41061 - Application #: 522/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 28, 2008**

**8.1.24 125 GREEN MANOR CRESCENT**

To construct, reconstruct, erect or place a building or structure on Lot 12, Plan 65M-3609, (125 Green Manor Crescent), in the City of Vaughan, Humber River Watershed.

The purpose is to construct a pool, patio, cabana and sunroom addition to an existing home within a Regulated Area of the Humber River Watershed at 125 Green Manor Crescent in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan prepared by RN Design, dated June 16, 2008, received by the TRCA July 18, 2008 redline revised to indicate the removal of all excess fill material**

**RATIONALE**

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

Proposal:

The purpose is to construct a pool, patio, cabana and sunroom addition to an existing home within a Regulated Area of the Humber River Watershed. The proposed pool, patio and cabana are located within a manicured lawn and the proposed sunroom addition is located on an existing deck attached to the existing dwelling. The subject property and surrounding area do not contain any significant natural features or vegetation. Weston Road is adjacent to the rear of the property to the east and a commercial plaza is located north of the property. The property is regulated due to the proximity of a channelized portion of Black Creek, which is located on the opposite side of Weston Road.

Control of Flooding:

TRCA water resources engineers are satisfied that the proposed works are not located within the Regional Storm Flood Plain and there will be no impact on the storage or conveyance of flood waters.

Pollution:

Based upon a site visit conducted by TRCA staff on July 23, 2008, staff determined that the area of disturbance is surrounded by a flat sodded area and partially enclosed by a brick privacy wall between the subject property, Weston Road and the adjacent commercial plaza. TRCA staff are satisfied that sediment will not be transported to Black Creek or onto neighbouring properties.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

As a 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*

All disturbed areas will be restored to the existing sodded condition and will not affect any significant natural features.

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: 41149 - Application #: 597/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 28, 2008**

### **8.1.25 REGIONAL MUNICIPALITY OF YORK**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 6, Concession 4, (Immediately East of 120 McCleary Court), in the City of Vaughan, Don River, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a recycling depot/waste transfer facility within a Regulated Area of the Don River Watershed at the east end of McCleary Court in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Drawing No. 7, prepared by SNC Lavalin Inc., received by the TRCA July 28, 2008;**
- **Site Grading Plan, Drawing No. 1, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008;**
- **Stormwater Management Plan - Details 1, Drawing No. 2, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008;**
- **Stormwater Management Plan - Cross Sections, Drawing No. 3, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008;**
- **Facility Servicing Plan, Drawing No. 4, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008;**
- **Planting Plan, Drawing No. 5, prepared by Johnson Sustronk Weinstein & Associates, received by the TRCA July 18, 2008;**
- **Erosion and Sediment Control Plan, Drawing No. 6, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008;**
- **Stormwater Management Plan - Details 2, Drawing No. 7, prepared by SNC Lavalin Inc., received by the TRCA July 18, 2008.**

### **RATIONALE**

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

#### Proposal:

The purpose is to construct a recycling depot / waste transfer facility within a Regulated Area of the Don River Watershed. The subject property is currently vacant and void of any significant vegetation or significant natural features. A highly altered watercourse is located east of the subject property and the subject property is partially located within the Regional Storm Flood Plain; however, all permanent building structures and storage areas are located outside of the flood plain area. A proposed paved truck access driveway not open to the public partially encroaches into the 10 metre buffer for the Regional Storm Flood Plain but is outside of the flood plain. A significant portion of the proposed works involves stormwater retention and treatment as well as increasing flood storage onsite to alleviate flooding up and downstream.

#### Control of Flooding:

TRCA water resources engineers are satisfied that the proposed works will not adversely affect the storage or conveyance of flood waters and will improve existing conditions on and adjacent to the subject property.

Pollution:

Sediment control fencing is to be erected and maintained around the area of disturbance for the duration of construction. Additionally, a dedicated construction access / entry point has been provided and filter fabric is to be installed at existing grates on and adjacent to the subject property to prevent the migration of sediment off the subject property and into the storm sewer system during construction. Stormwater runoff during construction is to be directed through ditches and swales with rock check dams to two of the proposed retention ponds which are to be maintained as sedimentation ponds throughout the construction process. Upon the completion of construction, these two retention ponds will continue to treat stormwater runoff prior to release into the nearby watercourse. Also upon completion of construction, a third retention pond will treat stormwater runoff from another portion of the site prior to entering the local storm sewer system.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this proposal.

Conservation of Land:

As a watercourse will not be significantly 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*

Landscaping strips within the proposal are to be planted with native, non-invasive plant species, the primary stormwater/ bio-retention pond is to be planted with a native seed mix and is to be surrounded by native woody plants. This shallow retention pond will create wildlife habitat currently nonexistent on or near the subject property.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 G) - Infilling - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 40853 - Application #: 349/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 29, 2008**

**8.1.26            25 CARTANYA COURT**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 122, Plan 65M-3068, (25 Cartanya Court), in the City of Vaughan, Humber River Watershed.

The purpose is to construct a pool, patio and cabana within a Regulated Area of the Humber River Watershed at 25 Cartanya Court in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by the applicant, received by the TRCA July 29, 2008, redline revised to indicate the removal of excess fill material.**

## **RATIONALE**

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

### Proposal:

The purpose is to construct a pool, patio and cabana within a Regulated Area of the Humber River Watershed. The subject property is adjacent to a stream corridor that is subject to flooding within a contained valley system. The existing top of bank and flood plain are located approximately 1 metre away from the southwest corner of the property, gradually increasing in distance from the rear lot line toward the northwest corner of the property. The proposed works are located approximately 2.7 metres from the rear lot line within an area currently devoid of vegetation (approximately 3.7 to 4.0 metres away from the existing top of bank). A buffer between the proposed works and the rear lot line has been created as part of this permit. The buffer is 2.7 metres in depth for the majority of its length but increases to 5 metres as it approaches the southern property line where it lines up with another buffer area set at 5 metres. As part of the permit, plantings consisting of native, non-invasive trees and shrubs are proposed within the buffer area to create an enhanced buffer between the existing and proposed residential uses with the stream corridor.

### Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain, there will be no impacts on the storage or conveyance of floodwaters.

### Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the valley and watercourse located beyond the rear property line.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this application.

### Conservation of Land:

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

### *Plantings*

A portion of the buffer between the proposed works and the adjacent stream corridor will be planted with native, non-invasive trees and shrubs and will provide enhanced protection for the adjacent natural feature.

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: 41052 - Application #: 507/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 29, 2008**

**TOWN OF AJAX**

**8.1.27 7 MAKIN COURT**

To construct, reconstruct, erect or place a building or structure on 7 Makin Court, in the Town of Ajax, Duffins Creek Watershed.

The purpose is to construct a inground swimming pool within a Regulated Area of the Duffins Creek Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan submitted by the applicant, received June 25, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to construct an inground swimming pool within a Regulated Area of the Duffins Creek Watershed. The proposed swimming pool will be located approximately 20 metres from the watercourse however it is located within the Regulatory Storm Floodplain.

Control of Flooding:

TRCA technical staff have concluded that the proposal will not affect the storage or conveyance of flood waters.

Pollution:

Sediment will be in place throughout the duration of construction to ensure that no sediment enters the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues associated with this proposal.

Conservation of Land:

There will be no significant vegetation removed as part of this application as the site is a manicured rear yard.

*Plantings*

No plantings are required.

Policy Guidelines:

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

**CFN: 41102 - Application #: 556/08/AJAX**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 28, 2008**

**TOWN OF MARKHAM**

**8.1.28 121 MAIN STREET**

To construct, reconstruct, erect or place a building or structure on Lot 15, Plan 401, (121 Main Street), in the Town of Markham, Rouge River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the replacement and the construction of a shed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Topographical Sketch, prepared by R. McKibbon, dated June 20, 2008, stamped received by TRCA Planning and Development July 11, 2008.**

**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 TRCA Regulated Area of the Rouge River Watershed in order to facilitate the replacement of a shed. The subject property is located within an established residential subdivision in the Town of Markham and currently contains an existing residential dwelling and shed. The existing shed is to be demolished, and replaced with a new shed structure. Although the subject property is partially located within the Regional Storm Floodplain, the proposed shed is located outside the Regional Storm Elevation. All existing grades will be maintained.

Control of Flooding:

The 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 sediment and erosion controls will be erected and maintained throughout all phases of construction as per TRCA's guidelines.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation was removed as a result of construction. There are no fisheries related concerns associated with this project.

*Plantings*

No significant vegetation was removed as a result of construction. As such, no additional plantings are required.

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: 41172 - Application #: 616/08/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: July 30, 2008**

**TOWN OF RICHMOND HILL**

**8.1.29 94 DOUGLAS ROAD**

To construct, reconstruct, erect or place a building or structure on Part Lot 15, Plan 163, (94 Douglas Road), in the Town of Richmond Hill, 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 single family dwelling on an existing lot of record located at 94 Douglas Road, in the Town of Richmond Hill.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Proposed Grading and Servicing Plan, prepared by Condeland Engineering Ltd., dated July 24, 2008, stamped received by TRCA Planning & Development staff on July 25, 2008.**

**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 TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a single-family dwelling located at 94 Douglas Road, in the Town of Richmond Hill. The rear of the subject property is located adjacent to the East Humber River. The proposed works are located outside of the Regional Storm Floodplain associated with the rear of the subject property and are sufficiently setback. In addition, there are no geotechnical, or ecology related concerns with this application. However, as an element of this application, enhancement plantings are proposed adjacent to the watercourse at the rear of the property to provide a net ecological gain.

Control of Flooding:

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

Pollution:

Appropriate sediment and erosion controls (i.e., silt fencing) 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 anticipated with this application.

Conservation of Land:

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

*Plantings*

Enhancement plantings are proposed between the proposed development and the valley corridor. All plant species are native, non-invasive and 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: 41064 - Application #: 526/08/RH**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 30, 2008**

**8.1.30 49 CORAL CRESCENT**

To construct, reconstruct, erect or place a building or structure on Lot 55, Plan 65M-3439, (49 Coral Crescent), in the Town of Richmond Hill, 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 an in ground swimming pool.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by R.D. Tomlinson Limited, dated June 25, 2008, stamped received by TRCA Planning and Development June 27, 2008.**

## **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 an in ground pool. The works are located within the Regional Storm Floodplain however, the proposed development has been adequately flood protected and all existing grades will be maintained. As such, no impacts to the storage and/or conveyance of flood waters are anticipated. In addition, the rear of the subject property is located adjacent to a valley corridor of the Humber River Watershed. TRCA staff has conducted a site inspection and confirm that the proposed works appear to be sufficiently setback from the valley corridor feature. The area to which this application applies is currently a manicured lawn and is void of any significant vegetation.

### Control of Flooding:

Given that existing grades will be maintained, TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The proposed pool is located outside of the hydraulic floodway. All excavated fill will be removed from the floodplain.

### Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) will be installed and maintained on the subject property during all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

### Conservation of Land:

No significant vegetation will be removed as result of construction.

### *Plantings*

As no significant plantings will be removed, no additional plantings are required.

### 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: 41094 - Application #: 554/08/RH**  
**Report Prepared by: Lisa Stern, extension 5370**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: July 30, 2008**

**8.1.31 124 SELWYN ROAD**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 133, Plan 65M-3829, (124 Selwyn Road), in the Town of Richmond Hill, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a garden shed and minor landscaping to the rear of an existing dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Landscape Concept Plan, prepared by T. Lau, dated September 2007, stamped received by TRCA Planning and Development June 27, 2008.**

**RATIONALE**

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

Proposal:

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a garden shed and minor landscaping, including the creation of garden beds and the addition of interlocking stone, to the rear of an existing dwelling located at 124 Selwyn Road in the Town of Richmond Hill. The subject property is located within an approved subdivision adjacent to a stream corridor associated with the Don River Watershed. Although the subject property is partially located within the Regional Storm Floodplain, the garden shed appears to be sufficiently setback from the Regional Storm Floodplain, and all existing grades will be maintained. The subject site is currently a manicured lawn, as such no significant vegetation will be removed as a result of this application.

Control of Flooding:

The proposed works appear to be located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters is anticipated as a result of this application.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

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

*Plantings*

As the proposed development is located within a manicured lawn, additional plantings are not required.

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: 41083 - Application #: 542/08/RH**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: July 30, 2008**

**TOWN OF WHITCHURCH-STOUFFVILLE**

**8.1.32 36 MARKET STREET**

To construct, reconstruct, erect or place a building or structure on Lot 9, Plan 972, (36 Market Street), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

The purpose is to construct a deck within a Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, dated June 2008, prepared by C.P. Wood, received June 26, 2008.**

**RATIONALE**

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

Proposal:

The proposal consists of constructing a deck within a Regulated Area of the Rouge River Watershed. The subject property is partially located within the Regulatory Storm Floodplain. However, the proposed works are located outside of the floodplain. Further, the works are adequately setback from the watercourse by approximately 35 metres.

Control of Flooding:

As the works are located outside of the floodplain, there are no flooding concerns.

Pollution:

Sediment fencing will not be required as the works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as part of this application.

*Plantings*

No plantings required.

Policy Guidelines:

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

**CFN: 41090 - Application #: 547/08/WS**

**Report Prepared by: Shannon McNeill, extension 5744**

**For information contact: Bill Kiru, extension 5306**

**Date: July 30, 2008**

**8.1.33 REGIONAL MUNICIPALITY OF YORK**

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 1, Concession 7, 8, (East Little Rouge Creek Crossing - Tributary runs adjacent to Highway 48, crossing at the Highway 48 and Stouffville Road Intersection), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a watermain and sanitary sewer on Stouffville Road with a crossing beneath the East Little Rouge Creek.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA staff; dated July 21, 2008; received July 24, 2008; prepared by the Town of Whitchurch-Stouffville.**

**RATIONALE**

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

Proposal:

*Background*

The Town of Whitchurch-Stouffville (TOWS) currently receives its water supply from groundwater sources. A Municipal Class Environmental Assessment (EA) - Schedule B was filed by the Regional Municipality of York in 2006 that identified the preferred solution for additional water supply to meet future growth in the TOWS. Additional water supply is required by 2009. The preferred solution is to extract additional water supply from Lake Ontario via the York Water System (YWS) and use it in combination with the existing groundwater supply. The additional lake-based supply will provide approximately 25% of the Town's water supply.

The additional water supply extraction will be undertaken by constructing a connection and booster station at the existing Markham Reservoir located south of Stouffville Road and east of McCowan Road. A watermain will then be constructed from the booster station to McCowan Road, where it will extend along the east side of McCowan Road north to Stouffville Road, at which point it will run east along the north side of Stouffville Road and connect to an existing distribution system at Ringwood Drive. This application is for approval for the Regional Municipality of York to construct approximately 530 m of watermain and 470 m of sanitary sewer from Highway 48 westward along Stouffville Road. The Town of Whitchurch-Stouffville will be submitting a detailed design package in the future for a permit application to complete the watermain connection eastward from the limit of the Regional Municipality of York's contract. Watermain works were approved by TRCA through issuance of an Ontario Regulation 166/06 permit (#C-07464) to the TOWS in 2007 for connection to the existing system at Ringwood Drive and north on Highway 48 to Millard Street.

*Regulated Construction Works*

Proposed works within the regulated area include construction of the watermain and sanitary sewer on Stouffville Road where it crosses beneath the East Little Rouge Creek on the north side (watermain) and centre (sanitary) of the intersection with Highway 48. The crossing of the watermain and sanitary sewer will be constructed by jacking and boring approximately 1.0 m (sanitary) and 2.1 m (watermain) below the creek's concrete culvert. All other works apart from the jacking and boring procedure will be constructed by open-cut methodology.

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). Any water derived from groundwater dewatering or pumping of open cut trench excavations will be managed to prevent impacts to surrounding natural environmental features.

Control of Flooding:

The storage or conveyance of floodwaters will not be impacted by the proposed works as final grades are to match existing grades in the flood plain.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, rock check dams, etc.) will be implemented and maintained for the duration of construction and until the site is stabilized and restored to prevent construction generated sediment from entering any watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There will be no slope stability concerns with the proposed project.

Conservation of Land:

With erosion and sedimentation control plans in effect, impacts to the aquatic environment are not anticipated.

*Plantings*

Not applicable.

Policy Guidelines:

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

The location of the works is within the Oak Ridges Moraine (ORM) and Greenbelt. The project has been reviewed for the tests and best management practices described in Section 41(5)(a to e) of the Oak Ridges Moraine Conservation Plan and complies with the Greenbelt Plan.

**CFN: 39185 - Application #: 242/07/WS**

**Report Prepared by: Jennifer Draper, extension 5715**

**For information contact: Jennifer Draper, extension 5715**

**Date: July 28, 2008**

**TOWNSHIP OF KING**

**8.1.34 178 MARTIN STREET**

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 30, Plan 416, (178 Martin Street), in the Township of King, Humber River Watershed.

The purpose is to construct a basement level garage with a main floor addition to an existing dwelling as well as a tapered retaining wall and driveway widening within a Regulated Area of the Humber River Watershed at 178 Martin Street, in the Township of King.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Drawing S-0 prepared by Seberras Professional Services Ltd., revise dated May 22, 2008, received by the TRCA July 10, 2008, redline revised to indicate the erection of Sediment Control Fencing and the removal of excess fill material;**
- **Garage Floor Plan, Drawing S-1 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008;**
- **Ground Floor Plan, Drawing S-2 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008;**
- **North Elevation, Drawing S-3 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008;**

- **South Elevation, Drawing S-4 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008;**
- **East Elevation, Drawing S-5 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008; and**
- **West Elevation, Drawing S-6 prepared by Seberras Professional Services Ltd., revise dated May 19, 2008, received by the TRCA July 10, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose is to construct a basement level garage with a main floor addition to an existing dwelling as well as a tapered retaining wall and driveway widening within a Regulated Area of the Humber River Watershed. The proposed works are located entirely within an existing sodded area. As part of the works, some fill will be removed to accommodate the basement level garage and a tapered retaining wall with a maximum height of 3.25 will be constructed to accommodate the driveway widening, these works are not located near any natural features.

The subject property is partially within a Regulated Area as a portion of the subject property is within a valley/stream corridor and within two Wetland Areas of Interference. Based upon the drawings submitted by the applicant and a site visit conducted by TRCA staff July 9, 2008, TRCA geotechnical staff are satisfied that the proposed works will not have an adverse impact on the stability of the existing slope on the property. In addition, TRCA ecology staff are satisfied that the proposed works will not impact the natural features on and adjacent to the subject property as the project is located within an already disturbed and sodded area and do not encroach further towards any significant natural features located on and adjacent to the subject property than currently existing development.

### Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain, there will be no impacts on the storage or conveyance of floodwaters.

### Pollution:

Sediment control fencing will be installed and maintained during the construction of the addition, retaining wall and driveway widening.

### Dynamic Beaches:

Not applicable.

### Erosion:

TRCA geotechnical staff are satisfied that the proposed works and slope alteration will not adversely affect the stability of the existing gentle slope on and adjacent to the subject property.

### Conservation of Land:

As a watercourse will not be impacted by the proposal, no fisheries concerns will result. All significant natural features on and adjacent to the site will not be adversely impacted by the project.

*Plantings*

All disturbed areas will be restored to the existing sodded condition and will not affect any significant natural features.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 - Development & Redevelopment within Highly Urbanized Areas - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 41122 - Application #: 575/08/KING**

**Report Prepared by: Anthony Sun, extension 5724**

**For information contact: Bill Kiru, extension 5306**

**Date: July 30, 2008**

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

**RES.#B91/08 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Ron Moeser  
Seconded by: Suzan Hall

**THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.37 - 8.1.58, with the exception of 8.1.39 - 139 Whitburn Crescent, which was withdrawn) that had been scheduled on the agenda as errata applications, for which all the required information was received and finalized as listed below (Applications 8.1.35 - Bell Canada & 8.1.36 - 76 High Street were withdrawn).**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.35 BELL CANADA**

To site grade along the side of (Queen Street East [Etobicoke Creek]), just west of Centre Street, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by the Toronto and Region Conservation Authority.

- **Withdrawn**

**CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

**8.1.36 76 HIGH STREET**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 21, Plan 548, (76 High Street), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

- **Withdrawn**

**8.1.37 139 CLEARBROOKE CIRCLE**

To construct, reconstruct, erect or place a building or structure on Lot 64, Plan 4411, (139 Clearbrooke Circle), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the reconstruction of a detached garage within the existing footprint. The existing detached garage is to be demolished.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Drawing unnumbered, Site Plan, prepared by Thomas Tetzlaff, undated, received on July 14, 2008.**

**RATIONALE**

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the reconstruction of a detached garage in the rear yard of the existing single family detached dwelling. The existing detached garage is in a state of disrepair and is to be demolished. The subject property is located north of Rexdale Boulevard and west of Islington Avenue in the City of Toronto (Etobicoke York Community Council Area).

Control of Flooding:

The site is not located within a Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

The proposal is not located any closer to the top of bank than the existing structure. No significant vegetation will be removed as a result of construction.

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41135 - Application #: 584/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 30, 2008**

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

**8.1.38 31 VIAMEDE CRESCENT**

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, Plan 5482, (31 Viamede Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a second-storey addition over the existing garage, extension of the rear deck, and replacement of stairs on both sides of the existing dwelling.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **A-106 Proposed: Elevations, Prepared by Gaea Creations Inc, dated February 11, 2008, received by TRCA April 22, 2008.**

**RATIONALE**

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

Proposal:

The proposed works include the construction of a second-storey addition over the existing garage, extension of the rear deck, and replacement of both side stairs at the existing dwelling at 31 Viamede Crescent in the City of Toronto. The property is located south of Finch Avenue East, east of Bayview Avenue.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

A sediment control fence will be erected before 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:

A geotechnical brief has been reviewed and accepted by TRCA geotechnical engineering staff and the proposed works are within the existing limit of development.

Conservation of Land:

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

*Plantings*

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.C, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 40782 - Application #: 300/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 30, 2008**

**8.1.39 139 WHITBURN CRESCENT**

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 50, Plan 4503, (139 Whitburn Crescent), in the City of Toronto (North York Community Council Area), Humber River Watershed.

● **Withdrawn**

**CITY OF VAUGHAN**

**8.1.40 2019625 ONTARIO INC.**

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 17, Concession 5 Part Block 1, Plan 65M-3766, (111 Auto Vaughan Drive, 101 Auto Vaughan Drive, 233 Sweetriver Boulevard), in the City of Vaughan, Don River Watershed as located on the property owned by 2019625 Ontario Inc.

The purpose is to construct a vehicle parking area with a retaining wall which is associated with the development of three commercial buildings within a Regulated Area of the Don River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Site Plan, Drawing No. A1, prepared by Wes Surdyka Architect Inc., revise dated January 15, 2008, received by the TRCA May 16, 2008;**

- **Site Grading and Servicing Plan, Drawing No. 06107 G-1, prepared by V.A. Piscione & Associates Inc., dated July 19, 2006, received by the TRCA May 16, 2008; Details Drawing, Drawing No. 06107 G-2, prepared by V.A. Piscione & Associates Inc., dated July 19, 2006, received by the TRCA May 16, 2008;**
- **Landscape Plan, Drawing No. L-1, prepared by Juhan Marten, (Revision No. 13) revised July 31, 2008, received by the TRCA August 5, 2008;**
- **Landscape Details, Drawing No. L-2, prepared by Juhan Marten, Revision No. 13) revised July 31, 2008, received by the TRCA August 5, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose is to construct a vehicle parking area within a Regulated Area of the Don River Watershed. The proposed works on the subject property consist of three automotive dealerships and associated vehicle parking area. A portion of the parking area is located within a Regulated Area due to the proximity of a watercourse and associated Regional Storm Floodplain south of the subject property. The floodplain area is partially within the subject property but is contained within a 9.0 metre landscape buffer. The proposed parking area and retaining wall within the Regulated Area of the subject property are outside of the Regional Storm Floodplain and approximately 8 metres at its closest point to this hazard.

TRCA water resources staff are satisfied that the proposed works will not have an impact on the storage and conveyance of flood waters. As part of the TRCA review of the associated Site Plan Application (Application No. DA.06.092), TRCA staff are satisfied with the proposed stormwater management plan. The stormwater management plan includes the implementation of green technologies such as permeable pavers and other onsite infiltration measures.

The 9.0 metre landscape buffer is composed of native, non-invasive species and will create an enhanced buffer between the stream corridor and the proposed commercial development.

### Control of Flooding:

The proposed parking area and retaining wall are located outside of the Regional Storm Floodplain. Works within the floodplain area are limited to plantings as part of the 9.0 metre landscape buffer. TRCA water resources engineers are satisfied that there will be no impact on the storage or conveyance of floodwaters as a result of the proposed works.

### Pollution:

Sediment control fencing will be installed and maintained for the duration of construction to ensure there will be no sediment transport into the adjacent watercourse and stream corridor.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this project.

Conservation of Land:

As the watercourse will not be significantly 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 9.0 metre landscape buffer composed of native, non-invasive species will be created between the proposed parking area / retaining wall and the adjacent stream corridor. The landscape buffer will create an enhanced buffer between the stream corridor and the proposed commercial uses.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 G) - Infilling - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 40886 - Application #: 383/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 30, 2008**

**8.1.41 BLOCK 12 PROPERTIES 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, northeast of Major Mackenzie Drive and Dufferin Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 12 Properties Inc.

The purpose is to conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to complete restoration works to the existing Mayvon East Pond, culvert and berm, within Planning Block 12, in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by Gaetano Franco, Block 12 Properties Inc., dated July 16, 2008, received July 17, 2008.**

**RATIONALE**

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

Proposal:

The proposal is to conduct site grading works, to temporarily or permanently place, dump or remove material within a Regulated Area and to alter the East Don River, in order to conduct restoration works to the existing Mayvon East Pond along with its associated culvert and berm stabilization within Planning Block 12, in the City of Vaughan.

**Location:**

Planning Block 12 is bounded by Major Mackenzie Drive to the south, Dufferin Street to the west, Teston Road to the north and to the east by Bathurst Street. The proposed work site is located on lands that are part of Draft Approved Plan of Subdivision 19T-00V02 (Mayvon Investments Limited). The lands are located east of Dufferin Street and north of Major Mackenzie Drive. There are two existing online ponds on the property: a shallow pond (East Mayvon Pond) and a deeper offline pond (West Mayvon Pond).

There is an approved Master Environmental Servicing Report (MESP) in place for Block 12. As part of the MESP process, the two ponds on the Mayvon lands were identified for restoration works in the area including opportunities to improve aquatic habitat linkages through the removal of stream barriers in the Mayvon draft plan area. To be consistent with the Don Watershed Fisheries Management Plan (1996), a recommendation was made to restore the watercourse in this area and improve connectivity of fish habitat through the removal of the two online ponds in this area.

**Background:**

In order to improve habitat linkages to the headwaters of the Don River, the initial treatment with respect to the two Mayvon ponds was to remove the deeper off-line pond (West Mayvon Pond) and regrade in this area. The stream channel would then be relocated through the former pond location and reconnected. The East Mayvon pond would be removed but would receive periodic flows from the re-designed stream channel during high flow periods and events. This would provide both terrestrial and aquatic habitat opportunities. The TRCA conduct these works while the developments within the Block Plan area will fund all costs of the works.

At the October 13, 2006 TRCA Executive Meeting (Meeting # 08/06), authorization was given to TRCA staff to enter into final negotiations with the applicant to come to an agreement on the rehabilitation of Mayvon Pond and that a state-of-the-art channel rehabilitation program be implemented. Early investigations of the proposed work plan (*i.e.*, removing the berm creating the East and West Ponds and the construction of a new channel alignment to connect the East Don River upstream and downstream of the Mayvon lands) identified risk and potential complications associated with the active removal and de-watering of sediments from the East Mayvon Pond. This included comprehensive soil testing and hydrogeological analysis. Additional investigations into the removal of the berm showed that there would be difficulties with dewatering and the construction of the channel through the West Pond.

Based on these findings, TRCA staff entered into additional discussions to explore the opportunity to construct a fishway to provide aquatic habitat connectivity through West Mayvon Pond. However, based on the technical submissions provided, TRCA staff expressed concerns with the extent of the construction disturbance required to complete the works and that the overall strategy did not meet our long-term vision for fish passage at this location. Furthermore, sediment release downstream could prove problematic given that downstream lands and ponds are in private ownership; thereby leading to potential liability issues.

**Finalized Agreement:**

This noted, further discussions were held whereby a new phased approach was developed to achieve the long term goal of achieving fish passage; the applicant, Block 12 Properties would complete necessary restoration works to the existing East Mayvon Pond culvert and berm through the use of less intrusive construction techniques. This will ensure the long-term stability of the crossing. The first phase of this work includes the repair of the deteriorated concrete on the concrete drop inlet structure; re-lining of the existing 1050 mm diameter culvert with a new pipe and a downstream pipe extension in order to accommodate the proposed stabilizing berm along with the remediation of the existing berm and the addition of a 1.5 metre stabilizing berm. Measures to provide erosion protection at the outlet of the culvert will also be provided along with the construction of an overflow spillway.

Additional sampling will also be carried out on both ponds to confirm potential sediment quality concerns which would require special remediation measures should any sediment material be excavated from the ponds in the future. Upon satisfactory completion of these works, the open space block including the remediated pond area will be transferred into the ownership of the TRCA.

In order to achieve the long-term goal of providing fish passage through the Mayvon Pond area, future culvert and berm decommissioning works are to be completed by the TRCA. This will only take place once downstream lands are in public ownership (TRCA). This is expected to take place once the lands downstream (which are part of a draft approved plan of subdivision - 19T-03V13 (Helmhorst Investments)) proceeds to registration. To assist in this initiative, Block 12 Properties Inc. has committed to provided TRCA with a financial contribution towards these future works.

**Control of Flooding:**

TRCA staff has reviewed technical submissions relating to the proposed remediation works and is satisfied that the storage and conveyance of flood waters will not be negatively impacted.

**Pollution:**

Environmental/sediment fencing will be erected around the work site to prevent sediment migration into the East Don River. The fencing will be erected prior to the initiation of the work and maintained during construction.

**Dynamic Beaches:**

Not applicable.

**Erosion:**

Erosion will be minimized through the implementation of the aforementioned sediment control measures. There proposed works will stabilize the berm/culvert and allow its long-term function.

**Conservation of Land:**

While the works will be conducted in the dry, a temporary diversion of streamflow around the crossing will be required. As such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

### *Plantings*

A comprehensive restoration planting plan will be implemented for the first phase of works, consisting of native, non-native species. These will be planted along the regraded slope berm area.

### Policy Guidelines:

This proposal complies with Section 4.3 - Infrastructure and Servicing and Section 4.2.2 (F) - Opportunities for Regeneration, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 40533 - Application #: 130/08/VAUG**

**Report Prepared by: Kevin Huang, extension 5307**

**For information contact: Kevin Huang, extension 5307**

**Date: July 30, 2008**

### **8.1.42 CITY OF VAUGHAN**

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 in a Regulated Area at 208 Centre Street between Oakbank Road and Thornbank Road, in the City of Vaughan, Regional Municipality of York, Don River Watershed as located on the property owned by City of Vaughan.

The purpose is to replace an existing 1.78 metre span concrete culvert with a 2.4 metre span concrete box culvert within a warm water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Drawing ENV-1, Centre Street Bridge Rehabilitation/Reconstruction, Environmental Details; Drawing S5, Details; Drawing S6, General Arrangement, Structure 707; dated June 2008; received June 26, 2008; red line revised August 6, 2008; prepared by SRM Associates.**

### **RATIONALE**

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

Proposal:

The entire proposal involves the replacement of an existing 1.78 metre span concrete culvert with a 2.4 metre span concrete box culvert (structure 707) and repair of 8 existing smaller culverts (structures 601, 701, 702, 703, 704, 705, 706 and 708) along Centre Street between Oakbank Road and Thornbank Road, in the City of Vaughan. This application is for the replacement of culvert 707 at 208 Centre Street. As part of this project, vegetated buttresses will be installed as bank protection.

The remaining culverts repairs will be approved through Routine Infrastructure Works approval under CFN 41163 and CFN 41168. The repair works will consist of maintenance and embankment protection.

Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fencing, cofferdam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or wetland. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are 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 provided by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). No significant vegetation will be removed as a result of construction.

*Plantings*

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

Policy Guidelines:

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

**CFN: 41069 - Application #: 524/08/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: July 30, 2008**

### 8.1.43 CITY OF VAUGHAN

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 in a Regulated Area on James Street from Woodbridge Avenue to William Street and on William Street from James Street to Kipling Avenue, in the City of Vaughan, Humber River Watershed as located on the property owned by the City of Vaughan.

The purpose is to replace an existing watermain.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking to revise sediment and erosion control drawings to the satisfaction of TRCA staff; dated August 6, 2008; received August 6, 2008; prepared by the City of Vaughan.**

### RATIONALE

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

#### Proposal:

The proposal is to replace an existing 150mm diameter watermain with 150mm to 300mm diameter PVC watermain and resurface the existing road on James Street and William Street in the City of Vaughan, Regional Municipality of York. The new watermain will be installed underneath the existing Canadian Pacific Railway using jack and bore method. All works to take place within the existing road right-of-way.

#### Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters.

#### Pollution:

Standard erosion and sediment control measures (sediment fencing) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or wetland. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

#### Dynamic Beaches:

Not applicable

#### Erosion:

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

Conservation of Land:

There will be no in stream works associated with this project. All works will be conducted in the dry. The proposed works will have no impact on natural heritage features.

*Plantings*

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

Policy Guidelines:

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

**CFN: 41210 - Application #: 644/08/VAUG**

**Report Prepared by: Louise Monaghan, extension 5756**

**For information contact: Suzanne Bevan, extension 5759**

**Date: July 30, 2008**

**8.1.44 METRUS DEVELOPMENT 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 10, Block 64, southwest of Hungtington Road and Rutherford Road, in the City of Vaughan, Humber River Watershed as located on the property owned by Metrus Development Inc.

The purpose is to construct, reconstruct, erect or place a building or structure, conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to construct a stormwater management pond (SWM Pond No. 3) and associated outfall, within Planning Block 64 (north of Langstaff Road, west of Huntington Road), in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by David Kellershohn, Schaeffers Consulting Engineers, dated July 31, 2008, received August 1, 2008.**

**RATIONALE**

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

Proposal:

The proposal is construct - erect or place a structure, conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to facilitate the construction of a stormwater management pond and its associated outfall (SWM Pond No. 3) within Planning Block 64, in the City of Vaughan. The proposed servicing works will facilitate the development of an industrial subdivision on surrounding lands in Block 64.

Planning Block 64 is located on the west side of the City of Vaughan; bounded by Rutherford Road to the north, Huntington Road to the east, Langstaff Road to the south and to the west by Highway 50. The proposed stormwater facility is located south of West Rainbow Creek and west of Huntington Road. The contributing drainage area to SWM Pond 3 will be composed of commercial and industrial developments (approximately 50.4 ha (124.6 ac)). SWM Pond 3 is located on the south side of the watercourse and its associated valley corridor.

The works will be carried in accordance with the approved Block 64 Master Environmental Servicing Plan (MESP) and will fulfill a condition of draft approval for the associated Draft Approved Plan of Subdivision (19T-06V13). TRCA staff has received and reviewed detailed technical submissions relating to the proposed works and has provided comments. The agent, Schaeffers Consulting Engineers, is in the process of addressing TRCA comments. At this time, minor issues relating to erosion and sediment controls and landscape plans remain outstanding. TRCA technical staff is confident that these issues can be resolved shortly. These issues in no way affect the location of the proposed works which were determined at the MESP stage. The permit will not be released until such time as these issues are resolved.

Control of Flooding:

The proposed stormwater management facility is located outside of the Regional Storm Flood Plain of the Humber River. While the proposed stormwater outfall is located in the flood plain, TRCA staff is satisfied that the works will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures including sediment fencing will be implemented prior to construction of the proposed works and will be maintained for the duration of construction. This will ensure that sediment does not enter the nearby valley system and watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion will be minimized through the implementation of the aforementioned sediment control measures. There are no geotechnical/slope stability issues associated with the proposed works.

Conservation of Land:

Treated stormwater flows from the pond will be discharged into the adjacent watercourse/valley system of the Humber River. As such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

### *Plantings*

Extensive plantings consisting of native, non-invasive species will be carried out and around the proposed pond and storm outfall, in accordance with TRCA's Planting Guidelines.

### Policy Guidelines:

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

**CFN: 40603 - Application #: 183/08/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: July 29, 2008**

### **8.1.45 METRUS DEVELOPMENT 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 13, Concession 10, Huntington Road and south of Rutherford Road, in the City of Vaughan, Humber River Watershed as located on the property owned by Metrus Development Inc.

The purpose is to conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to install a sanitary sewer line along Huntington Road, where it crosses West Rainbow Creek, in Planning Block 64, in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by David Kellershohn, Schaeffers Consulting Engineers, dated July 31, 2008, received August 1, 2008.**

### **RATIONALE**

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

#### Proposal:

The proposal is to conduct site grading works and to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River (West Rainbow Creek), in order to install a sanitary sewer line within the Huntington Road right-of-way, where it crosses the watercourse, in Planning Block 64, in the City of Vaughan. The proposed servicing works will facilitate the development of an industrial subdivision on adjacent lands in Block 64.

Planning Block 64 is located on the west side of the City of Vaughan; bounded by Rutherford Road to the north, Huntington Road to the east, Langstaff Road to the south and to the west by Highway 50. The proposed sanitary sewer line will be installed under the Huntington Road right-of-way where it bisects the West Rainbow Creek, a tributary of the Humber River. The watercourse exhibits low flows and mud substrate during the summer months. It is considered to be intermittent in nature while the streambed is dry in the summer.

At this time, flows from the watercourse are conveyed through an existing CSP culvert under Huntington Road. The sanitary sewer line is to be installed a minimum of 2 metres below the existing culvert. Dewatering works are not expected for the proposed works, as groundwater is located well below the sanitary sewer line. The crossing will be completed using the open-cut method. The existing culvert will be supported during construction and will continue to convey flows across Huntington Road. A contingency plan has been submitted should the culvert fail. In order to minimize impacts to the watercourse, works will not be conducted during the warmwater fisheries timing window (April 1 - June 30).

Control of Flooding:

The proposed works will be located under the Huntington Road right-of-way and outside of the Regional Storm Flood Plain. TRCA technical staff is satisfied that the works will not negatively impact the storage or conveyance of flood waters.

Pollution:

Environmental/sediment fencing is proposed as an erosion and sediment control measure around the construction work site in order to isolate the area from the watercourse. This will ensure that sediments from construction activities are not deposited in the nearby watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion will be minimized through the implementation of the aforementioned sediment control measures. There are no geotechnical/slope stability issues associated with the proposed works.

Conservation of Land:

While there will be no direct in-water works, the proposed contingency plan (should the culvert fail) involves the use of a pump by-pass system. This includes the use of a temporary coffer dam and pump by-pass within the watercourse. As such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

*Plantings*

No vegetation will be removed as part of the proposed works. As such, plantings will not be required for this application.

Policy Guidelines:

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

**CFN: 40977 - Application #: 451/08/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: July 29, 2008**

**8.1.46 METRUS DEVELOPMENT 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 13, Concession 10, Block 64 - southwest of Huntington Road and Rutherford Road, in the City of Vaughan, Humber River Watershed as located on the property owned by Metrus Development Inc.

The purpose is to construct, reconstruct, erect or place a building or structure, conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to construct a stormwater management pond (SWM Pond No. 2) and associated outfall, within Planning Block 64 (south of Rutherford Road, west of Huntington Road), in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by David Kellersohn, Schaeffers Consulting Engineers, dated July 31, 2008, received August 1, 2008.**

**RATIONALE**

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

Proposal:

The proposal is to construct - erect or place a structure, conduct site grading, to temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to facilitate the construction of a stormwater management pond and its associated outfall (SWM Pond No. 2) within Planning Block 64, in the City of Vaughan. The proposed servicing works will facilitate the development of an industrial subdivision on surrounding lands in Block 64.

Planning Block 64 is located on the west side of the City of Vaughan; bounded by Rutherford Road to the north, Huntington Road to the east, Langstaff Road to the south and to the west by Highway 50. The proposed stormwater facility is located north of West Rainbow Creek and east of Street 1 (within proposed Draft Approved Plan of Subdivision 19T-06V13). The contributing drainage area to SWM Pond 2 will be composed of commercial and industrial developments (approximately 67.4 ha (166.6 ac)). SWM Pond 2 is located on the north side of the watercourse and its associated valley corridor.

The works will be carried in accordance with the approved Block 64 Master Environmental Servicing Plan (MESP) and will fulfill a condition of draft approval for the associated Draft Approved Plan of Subdivision. TRCA staff has received and reviewed detailed technical submissions relating to the proposed works and has provided comments. The agent, Schaeffers Consulting Engineers, is in the process of addressing TRCA comments. At this time, minor issues relating to erosion and sediment controls and landscape plans remain outstanding. TRCA technical staff is confident that these issues can be resolved shortly. These issues in no way affect the location of the proposed works which were determined at the MESP stage. The permit will not be released until such time as these issues are resolved.

Control of Flooding:

The proposed stormwater management facility is located outside of the Regional Storm Flood Plain of the Humber River. While the proposed stormwater outfall is located in the flood plain, TRCA staff is satisfied that the works will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures including sediment fencing will be implemented prior to construction of the proposed works and will be maintained for the duration of construction. This will ensure that sediment does not enter the nearby valley system and watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion will be minimized through the implementation of the aforementioned sediment control measures. There are no geotechnical/slope stability issues associated with the proposed works.

Conservation of Land:

Treated stormwater flows from the pond will be discharged into the adjacent watercourse/valley system of the Humber River. As such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

*Plantings*

Extensive plantings consisting of native, non-invasive species will be carried out and around the proposed pond and storm outfall, in accordance with TRCA's Planting Guidelines.

Policy Guidelines:

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

**CFN: 40604 - Application #: 182/08/VAUG**

**Report Prepared by: Kevin Huang, extension 5307**

**For information contact: Kevin Huang, extension 5307**

**Date: July 29, 2008**

#### **8.1.47 112 MONSHEEN DRIVE**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 12, Plan 5081, (112 Monsheen Drive), in the City of Vaughan, Humber River Watershed.

The purpose is to construct a replacement home, new patio and new pool within a Regulated Area of the Humber River Watershed at 112 Monsheen Drive in the City of Vaughan.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking indicating that any and all minor revisions will be made to the plans to the satisfaction of the TRCA, signed by the landowners, dated August 5, 2008.**

#### **RATIONALE**

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

##### Proposal:

The purpose is to construct a replacement home, new patio and new pool within a Regulated Area of the Humber River Watershed. The proposed works are partially located along the edge of a valley corridor. Based upon a site visit conducted by TRCA staff July 15, 2008, the subject property contains a well vegetated, steep slope down to Islington Avenue and a smaller slope midway through the already developed portion of the property which allows for the existing walk-out basement.

According to a Geotechnical Report prepared by Chih S. Huang & Associates Inc., dated July 3, 2008, received by the TRCA July 8, 2008, the existing top of bank of the large slope can be considered the stable top of bank. Based upon the site visit the existing top of bank coincides with the edge of the manicured lawn. A review of the drawings indicates that the edge of the new patio is setback 5.0 metres and the proposed pool is setback 6.0 metres from the existing / stable top of bank. The proposed replacement home is setback 9.75 metres at its closest to the existing / stable top of bank.

As part of this permit, plantings consisting of native, non-invasive species are provided between the existing top of bank and the edge of the patio. These plantings will create an enhanced buffer between the valley system and the existing and proposed residential uses. In addition, these plantings will provide increased slope stability.

##### Control of Flooding:

The proposal is not 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 erected and maintained for the duration of construction to prevent the transport of sediment into the valley system.

##### Dynamic Beaches:

Not applicable.

Erosion:

TRCA geotechnical staff are satisfied the proposed works are sufficiently setback from the existing top of bank and will not have an adverse impact on the stability of the slope.

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*

Plantings consisting of native, non-invasive species are to be provided along the 4 metre buffer between the valley system and proposed patio area and will provide an enhance buffer between the valley and residential uses as well as increase the stability of the slope.

Policy Guidelines:

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

**CFN: 41110 - Application #: 564/08/VAUG**  
**Report Prepared by: Anthony Sun, extension 5724**  
**For information contact: Bill Kiru, extension 5306**  
**Date: July 29, 2008**

**TOWN OF CALEDON**

**8.1.48 HYDRO ONE NETWORKS INC.**

To site grade along the north side of (Ann Street), just west of Highway 50, in the Town of Caledon, Humber River Watershed as located on the property owned by the Town of Caledon.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the installation of an underground utility conduit line located at the end of Ann Street (north side), just west of Highway 50, in the Town of Caledon.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by Safeline Utility Services Inc., dated August 5, 2008, to address all outstanding ecology related issues.**

**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 TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of an underground utility conduit located at the end of Ann Street, just west of Highway 50, in the Town of Caledon. The utility corridor is necessary to provide service to a recently approved condominium building. The proposed underground conduit is located adjacent to the Humber River and is located between an existing parking lot and outfall structure. The works do not involve any tributary crossings. The proposed conduit line will be installed via open trench method and will be stabilized immediately. The location of the proposed works is void of any significant vegetation. As such, there are no flooding, geotechnical, or ecology related concerns with this application.

Control of Flooding:

No excavated material is to be stockpiled within the Regional Storm Floodplain and all existing grades are to be maintained. As such, there will be no impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be maintained throughout all phases of construction. The controls are to surround the bore pit locations 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. There are no fisheries related concerns associated with this proposal.

*Plantings*

As no vegetation is to be removed by the proposed works, plantings are not required.

Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Plan (VSCMP).

**CFN: 41063 - Application #: 525/08/CAL**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 30, 2008**

#### **8.1.49 I. O. INVESTMENTS**

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on West Half Lot 18, Concession 6 EHS, (Northeast Corner of Mayfield Road and Torbram Road West (Former Township of Chingacousy)), in the Town of Caledon, Humber River Watershed as located on the property owned by I. O. Investments.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the re-establishment and the restoration of a valley corridor.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking prepared by UMA Engineering, dated August 6, 2008, to address all outstanding ecology and engineering related concerns.**

#### **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 TRCA Regulated Area of the Humber River Watershed in order to facilitate the re-establishment and the restoration of a valley corridor. Historically, fill was removed from this site in the mid-1990's altering the form of the valley corridor. The proposed works involve re-establishing the pre-excavation contours of the valley corridor to be consistent with TRCA's floodplain mapping. Although the proposal involves a small amount of fill placement within the Regional Storm Floodplain, the intent of this application is to restore floodlines to be consistent with TRCA's floodplain mapping. Additionally, the proposed works will not result in any adverse flooding impacts on upstream and/or downstream neighbouring properties. Although no significant vegetation will be removed as a result of this proposal, the applicant has provided an extensive planting plan to enhance the valley corridor to improve the ecological condition of this area.

##### Control of Flooding:

The proposal involves fill placement within the Regional Storm Floodplain to restore floodlines to be consistent with TRCA's floodplain mapping. As such, TRCA staff do not anticipate any impacts to the storage and/or conveyance of flood waters. No adverse impacts to upstream and/or downstream neighbouring properties is anticipated.

##### Pollution:

Sediment and erosion controls will be provided and maintained through all phases of construction in accordance with TRCA guidelines.

##### Dynamic Beaches:

Not applicable.

##### Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

Although no significant vegetation will be removed as a result of construction, the applicant has proposed an extensive planting plan to enhance the valley corridor.

*Plantings*

All plantings are native and non-invasive in accordance with TRCA Guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.4.2 (F) - Opportunities for Regeneration - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40873 - Application #: 372/08/CAL**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: July 30, 2008**

**8.1.50 TOWN OF CALEDON**

To site grade and alter a watercourse on Part Lot 3, Concession 6, E.H.S., (junction of Airport Road and Caledon Trailway), in the Town of Caledon, Humber River Watershed as located on the property owned by Town of Caledon.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the replacement of culverts at the Caledon Trail immediately upstream of Airport Road, in the Town of Caledon.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by A. Kroess, IBI Group, dated August 6, 2008, to address all outstanding planning ecology concerns.**

**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 replacement of two parallel closed bottom culverts at the Caledon Trail immediately upstream of Airport Road in the Town of Caledon. The works are necessary given that this area experiences significant flooding due to the existing undersized and submerged culverts under the Caledon Trail, particularly after rainfall events. The proposed works aim to reduce and/or eliminate the flooding concerns for this area. The replacement structure involves an open bottom bridge structure design. The structure will be a 2.4 metres wide by 6 metres long steel bridge with a douglas fir wood deck. Additionally, the replacement bridge will be situated approximately 6 metres upstream of the existing crossing to provide for a better alignment with the watercourse. The bridge will be installed on helical piers to avoid the need for dewatering and/or instream work for the footing installation.

As a component of this project, the embankment downstream of the proposed bridge will be excavated and lined with river stone to provide a tie-in with the existing channel and to provide additional natural bottom area. A total of 20 metres of channel bottom will be created and a total of 9 metres of channel bottom will be backfilled, resulting in a net gain of 11 metres of creek channel. Additionally, as an element of this project, an enhancement planting plan has been submitted to provide an ecological net gain for this reach of the Humber River Watershed.

Control of Flooding:

Based on our review of a hydraulic analysis completed by the proponent, it is anticipated that the proposed works will improve flooding conditions for this area. Additionally, no adverse impacts to the storage and/or conveyance of flooding waters are anticipated as a result of this proposal.

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 related to this project.

Conservation of Land:

Although the proposed works will involve the removal of existing vegetation in this area, an enhancement planting plan has been incorporated into the design of this project. As well, the overall length of the stream for this reach of the Humber River Watershed will be increased. Based on our review, it is our opinion that the proposed enhancement plantings, as well as the proposed increase in channel length, will result in an overall ecological net gain for this area. The watercourse is classified as a coldwater fish habitat, and as such, no works will occur between September 15 to June 15 of any given year. However, based on the plans submitted and mitigation measures incorporated into the design of this application, the proposed works do not constitute a Harmful Alteration Disruption or Destruction (HADD) of fish habitat in accordance with the *Federal Fisheries Act*. As such, a Letter of Advice (LOA) on behalf of Fisheries and Oceans Canada (DFO) will be issued with this permit.

*Plantings*

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

Policy Guidelines:

The proposed works are in conformity with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 39464 - Application #: 461/07/CAL**

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

**For information contact: Adam Miller, extension 5244**

**Date: July 30, 2008**

## TOWN OF MARKHAM

### 8.1.51 ANGUS GLEN DEVELOPMENT (2003) LTD.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 19, 20, Concession 5, (Kennedy Road and Major Mackenzie Drive), in the Town of Markham, Rouge River Watershed as located on the property owned by Angus Glen Development (2003) Ltd..

The purpose is to undertake site grading, temporary placement of fill material and alter a watercourse in order to decommission an on-line pond.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking from Jo-Anne Lane, agent of the owner, dated August 6, 2008, committing to revise all plans 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 undertake site grading, temporarily place fill material and alter a watercourse in order to commence the first phase of decommissioning of an on-line pond. The 2.57 hectare pond, known as Stollery Pond, is located within the Angus Glen West Village landholdings: a major residential development in the Town of Markham south of Major Mackenzie Drive and west of the Bruce Creek valleylands.

Stollery Pond is an artificial pond. The pond was created by means of a dam by a previous land owner as part of the former farming operation on the subject lands. Stollery Pond is an 'on-line' pond to a tributary of the Bruce Creek. As the pond is 'on-line,' all stream flows from the Bruce Tributary travel through the pond prior to flowing downstream to the remainder of the Bruce Creek subwatershed. The pond has several negative ecological impacts: it disrupts the natural hydrologic and geomorphic regime of the tributary, it acts as a barrier to the movement of fish and other aquatic species up and down stream and it alters the thermal regime of the watercourse by increasing downstream water temperatures.

As a condition to the draft approval of the Angus Glen West Village plan of subdivision (Subdivision File No. 19TM-030004), the owner agreed to decommission Stollery Pond and restore the Bruce Creek tributary, which traverses it, to a more natural state by creating a natural channel. In return, blocks for two future stormwater management ponds were included in the draft plan of subdivision on a portion of the Stollery Pond footprint. Should this proposal be approved, it would represent the first phase of work in the decommissioning of the pond by authorizing the draw down of the pond and the creation of a bypass diversion channel. The bypass diversion will allow the Bruce Creek tributary flows to continue through the work area while the pond bed is dried out and work begins on the construction of a permanent natural channel. It is proposed that the permanent natural channel design would be accommodated through a revision to the initial permit once the detailed design drawings have been reviewed and found to be satisfactory to TRCA staff.

Control of Flooding:

The proposed bypass channel will be designed to convey the 5 year storm, whereas the permanent natural channel design will be designed to convey flows up to the Regional Storm event.

Pollution:

A *Dewatering Program and Construction Staging Plan* has been submitted in support of the proposal. A goal of this proposal is to provide sediment free clean water discharge through careful draw down of the Stollery Pond that minimizes disturbance of suspension of pond bed sediments.

Dynamic Beaches:

Not applicable

Erosion:

The design of staging plans and sediment and erosion control and prevention measures are to be included on the plans to ensure that all erosion associated with construction of the bypass channel and permanent natural channel is prevented or minimized.

Conservation of Land:

This proposal will result in the restoration of a tributary of the Bruce Creek, part of the Rouge River watershed, to a more natural state and will contribute to the restoration of the Bruce Creek as a coldwater fishery. In support of the application, a *Stollery Pond Characterization* report has been submitted. This report catalogues the existing environmental conditions of Stollery Pond and environs. One key observation of the report was that of a Heronry. As part of the decommissioning of the pond a portion of the heronry will be removed, as it is located on an island within the pond. The removal of the heronry will take place pursuant to the requirements of the federal *Migratory Birds Convention Act*.

Issues associated with the management of fish habitat are to be evaluated pursuant to the TRCA's Level III Agreement, TRCA staff will issue a Letter of Advice or refer the proposal to the Department of Fisheries and Oceans Canada for an Authorization pursuant to the requirements of the *Fisheries Act* prior to issuance of the permit.

*Plantings*

The permanent natural channel design is to be fully vegetated with a riparian planting plan once the project proceeds to that phase.

Policy Guidelines:

This proposal is consistent with Section 3.3 C), Policies and Procedures for Identifying Watercourses and Alterations, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 41205 - Application #: 640/08/MARK**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: July 30, 2008**

### **8.1.52 FOREST BAY HOMES LTD.**

To construct, reconstruct, erect or place a building or structure on Block 157, Plan 65M-3669, (southeast corner of Elson Street and Markham Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Forest Bay Homes Limited.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a townhouse condominium complex consisting of 40 semi-detached residential units and 1 single-family dwelling located at southeast corner of Elson Road and Highway 48, in the Town of Markham.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by Forest Bay Homes Ltd., dated August 5, 2008, to address all outstanding engineering and ecology related issues.**

### **RATIONALE**

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

#### Proposal:

The purpose of the application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a townhouse condominium complex consisting of 40 semi-detached residential units and 1 single detached residential unit on a 1.4 hectare (4 acre) parcel located at the southeast corner of Elson Road and Highway 48, in the Town of Markham. The subject property is a planned medium-density residential block located within the approved Villages of Fairtree Subdivision (Draft Plan 19TM-95030), which TRCA staff previously reviewed and approved. The southeast portion of the property is adjacent to a public walkway block and an existing, online stormwater management facility. The proposed development limits were established during the above noted subdivision review. In addition, stormwater management quantity and quality controls will be provided by the existing stormwater management facility. As such, there are no geotechnical, flooding, or ecology related concerns with this proposal.

#### Control of Flooding:

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

#### Pollution:

Appropriate sediment and erosion controls (i.e., silt fencing) 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 anticipated with this application.

Conservation of Land:

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

*Plantings*

Enhancement plantings are proposed between the proposed development and the adjacent stormwater management facility. All plant species are native, non-invasive and 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: 40665 - Application #: 232/08/MARK**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 30, 2008**

**8.1.53 TOWN OF MARKHAM**

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 in a Regulated Area on Enterprise Drive (new road from Connection Road to Main Street), Unionville Gate (2 lane widening from Main Street to Kennedy Road) and Main Street (2 vehicular lane narrowing and addition of 2 bike lanes from Highway 7 to Unionville Gate), in the Town of Markham, Rouge River Watershed as located on the property owned by Town of Markham.

The purpose is to construct a new road, widen an existing road and extend a culvert and narrow a road and replace an existing bridge deck within a warm water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking to provide minor revisions to engineering and sediment and erosion control drawings to the satisfaction of TRCA staff; dated July 25, 2008; received July 25, 2008; prepared by the Town of Markham.**

**RATIONALE**

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

Proposal:

The proposal involves the construction of Enterprise Drive from Connection Road to Main Street, the widening of Unionville Gate from Main Street to Kennedy Road and the narrowing of Main Street from Highway 7 to Unionville gate. The widening of Unionville gate requires an 8 metre extension of an existing open foot 3 metre by 1.8 metre concrete culvert. The culvert extension will be installed in the dry by dam and pump method. Main Street is proposed to be altered in order to change the road characteristics to reduce the number of vehicular lanes from 4 to 2 and add to add 2 bicycle lanes and reduce the width of the roadway by approximately 1.5 metres. These works will include the removal of the existing 10 metre road width bridge deck to be replaced by a 7.3 metre road width bridge deck. The bridge abutments will remain in place.

The project was reviewed through the Municipal Class Environmental Assessment process.

Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters

Pollution:

Standard erosion and sediment control measures (silt/sediment fencing, cofferdam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or wetland. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are 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 (LOA) will be provided by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). No significant vegetation will be removed as a result of construction.

*Plantings*

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

Policy Guidelines:

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

**CFN: 36962 - Application #: 411/05/MARK**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: July 30, 2008**

**8.1.54 26 PRINCE WILLIAM DRIVE**

To construct, reconstruct, erect or place a building or structure at 26 Prince William Drive, in the Town of Markham, Rouge River Watershed.

The purpose is to recognize the unlawful construction of a deck at the rear of an existing dwelling located within a TRCA Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Drawing A0, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A1, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A2, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A3, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A4, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A5, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008;**
- **Drawing A6, prepared by Cutting Edge Construction and Design, dated May 3, 2008, stamped received by TRCA Planning and Development June 25, 2008.**

**RATIONALE**

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

Proposal:

The purpose of the application is to recognize the unlawful construction of a deck at the rear of an existing dwelling located within a TRCA Regulated Area of the Humber River Watershed. The property is located within an approved residential subdivision which is located within the Regional Storm Floodplain. The subject lands currently contain an existing residential dwelling with an unrecognized deck constructed without appropriate permits approximately two months ago. Although the deck is located within the Regional Storm Floodplain, no grades were altered. As such, no impacts to the storage and/or conveyance of flood waters are anticipated. No significant vegetation was removed as a result of construction as the area to which this application applies is manicured lawn.

Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The deck is located outside of the hydraulic floodway. All excavated fill was removed from the Regional Storm Floodplain.

Pollution:

As no development is proposed at this time, no sediment and erosion controls are required.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation was removed as a result of construction. There are no fisheries related concerns associated with this project.

*Plantings*

No significant vegetation was removed as a result of construction. As such, no additional plantings are required.

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: 41056 - Application #: 518/08/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: July 30, 2008**

## **TOWN OF RICHMOND HILL**

### **8.1.55 TOWN OF RICHMOND HILL**

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 in a Regulated Area adjacent to the St. Mark's Apartments located north of Major Mackenzie Drive East east of Pugsley Avenue, in the Town of Richmond Hill, Regional Municipality of York, Don River Watershed as located on the property owned by Town of Richmond Hill and Richmond Hill Ecumenical Homes (easement granted to the Town of Richmond Hill for proposed works) .

The purpose is to construct a pedestrian bridge and asphalt pathway in a Regulated Area within a warm water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking to provide minor revisions to engineering and sediment and erosion control drawings to the satisfaction of TRCA staff; dated July 31, 2008; received July 31, 2008; prepared by Town of Richmond Hill.**

## **RATIONALE**

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

Proposal:

The proposal consists of the construction of a 45 metre span pedestrian bridge and approximately 375 metres of a 1.8 metre wide light duty asphalt pathway. This project proposes to address community requests to the Town to provide safe passage across German Mills Creek from Unity Park to the St. Mark's Apartments, in the Town of Richmond Hill, Regional Municipality of York.

Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (sediment fencing) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or the lake. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

There will be no in stream work associated with the project and no concerns related to fish habitat loss. With the 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).

*Plantings*

All disturbed areas will be restored with native non-invasive species following construction. The Town of Richmond Hill will be planting an additional 20 trees and approximately 130 shrubs as part of this project.

Policy Guidelines:

The proposal complies with Section 4.1.2-New Resource Based Uses- of the Authority's Valley and Stream Corridor Management Program.

**CFN: 40692 - Application #: 254/08/RH**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: July 30, 2008**

### **8.1.56 YORK REGION DISTRICT SCHOOL BOARD**

To construct, reconstruct, erect or place a building or structure on Lot 54, Concession 1, (201 Yorkland Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by York Region District School Board.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of an alternate access driveway for the Richmond Hill High School, located at 210 York Boulevard, in the Town of Richmond Hill.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Letter of Undertaking, prepared by Cole Engineering, dated August 5, 2008, to address all outstanding engineering issues.**

### **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 TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of an alternate access driveway for the Richmond Hill High School, located at 210 York Boulevard, in the Town of Richmond Hill. Currently, the existing school access is shared by both the school buses and passenger vehicles, which has resulted in traffic congestion and safety concerns. The proposed secondary access is necessary in order to separate car and bus traffic and alleviate traffic congestion and safety concerns at the high school. The proposed secondary access is located adjacent to a tributary of the Rouge River. Although the works are sufficiently setback from the watercourse, a portion of the proposed works are located within the Regional Storm Floodplain. However, based on our review of the submitted hydraulic analysis, the proposed works will not impact the storage/conveyance of flood waters. A significant enhancement plan is proposed as an element of this application in order to achieve a net ecological gain.

#### Control of Flooding:

There will be no adverse impacts to the storage or conveyance of flood waters as a result of this project.

#### Pollution:

Appropriate sediment and erosion controls (i.e., silt fencing) 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 anticipated with this application.

Conservation of Land:

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

*Plantings*

Enhancement plantings are proposed between the proposed development and the valley corridor. All plant species are native, non-invasive and consistent with TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Plan (VSCMP).

**CFN: 41147 - Application #: 595/08/RH**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 30, 2008**

**TOWN OF WHITCHURCH-STOUFFVILLE**

**8.1.57 FAWN RIDGE HOLDINGS LTD.**

To construct, reconstruct, erect or place a building or structure on Lot 9, Plan 65M-2841, (16 Wilderness Trail), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Fawn Ridge Holdings Ltd..

The purpose is to construct a new home within a Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of August 8, 2008 to August 7, 2010.

- **Drawing No. 1, Sewage System and Grading Plan, dated April 2008, prepared by Rural Development Consultants, received July 29, 2008;**
- **Drawing No. 3, Restoration Plan, dated July 24, 2008, prepared by Bird and Hale Ltd., received July 29, 2008.**

**RATIONALE**

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

Proposal:

The proposal consists of constructing a new home within a Regulated Area of the Rouge River Watershed. This property is located on the Oak Ridges Moraine within the headwaters of the Bruce Creek. The subject property is an existing lot within a registered plan of subdivision that has been zoned for residential uses. The residential zoning was enacted in 1987 and the lot registered in 1990, well in advance of today's more rigorous planning requirements. As a result the western portion of the lot contains a valleyland. Further, the lot is entirely wooded and is within an area of wetland interference to a wetland.

At the request of TRCA staff and in support of this proposal, the applicant has completed an Environmental Impact Statement in order to determine best efforts at reducing environmental impacts and the appropriate location and mitigation measures for development. There will be a 10 metre buffer from the valleylands that will be renaturalized. Impacts to the natural feature will be reduced to the greatest extent possible in keeping with the previously established development rights to the subject lands.

Control of Flooding:

There are no flooding concerns associated with this application.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues associated with this application.

Conservation of Land:

The subject property is currently well vegetated and most of the vegetation will be removed as part of this application. However, the applicant has proposed a renaturalized 10 meter buffer from the valleylands.

*Plantings*

All plantings will be in accordance with TRCA's Seed Mix Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 G, Infilling, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 40062 - Application #: 883/07/WS**

**Report Prepared by: Shannon McNeill, extension 5744**

**For information contact: Bill Kiru, extension 5306**

**Date: July 30, 2008**

**PERMIT APPLICATION 8.1.58 IS PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS:**

**RES.#B92/08 - PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS  
PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Ron Moeser

Seconded by: Suzan Hall

**THAT permission for routine infrastructure granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the application 8.1.58 - City of Vaughan, which is listed below, be received.**

**CARRIED**

**CITY OF VAUGHAN**

**8.1.58 CITY OF VAUGHAN**

To undertake road/pathway resurfacing or reconstruction on King-Vaughan Road (Highway 27 to Kipling Avenue), Kipling Avenue (King-Vaughan Road to Kirby Road), Kirby Road (Kipling Avenue to Highway 27) and Roe Road, in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan.

The purpose is to implement road/pathway resurfacing or reconstruction in a regulated area to facilitate site preparation, minor ditch grading and paving along King-Vaughan Road (Highway 27 to Kipling Avenue), Kipling Avenue (King-Vaughan Road to Kirby Road), Kirby Road (Kipling Avenue to Highway 27) and Roe Road in the City of Vaughan, Regional Municipality of York, in the Humber River Watershed on property owned by the City of Vaughan.

The permit will be issued for the period of July 14, 2008 to July 13, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing 1 of 30, New Construction from Sta. 10+000 to Sta. 10+250;**
- **Drawing XX of XX, Sta. 10+000 to Sta. 10+250; Drawing 2, Sta. 10+250 to Sta. 10+550; Drawing XX of XX, Sta. 10+250 to Sta. 10+550; Drawing 4, Sta.10+850 to Sta. 11+060; Drawing 5, Sta. 11+060 to Sta. 11+280; Drawing 6, Sta. 11+280 to Sta. 11+540; Drawing 7, Sta. 11+540 to Sta. 11+760; Drawing 8, Sta. 11+760 to Sta. 12+000; Drawing 9, Sta. 12+000 to Sta. 12+260; Drawing XX of XX, Sta. 12+000 to Sta. 12+260; Drawing 10, Sta. 12+260 to Sta. 12+400; Drawing XX of XX, Sta. 12+260 to Sta. 12+400; Drawing 11, Sta. 10+000 to Sta. 10+240; Drawing 12, Sta. 10+240 to Sta. 10+540; Drawing 13, Sta. 10+540 to Sta. 10+840; Drawing XX of XX, Sta. 10+540 to Sta. 10+840; Drawing 14, Sta. 10+840 to Sta. 11+140; Drawing XX of XX, Sta. 10+840 to Sta. 11+140; Drawing 15, Sta. 11+140 to Sta. 11+440; Drawing 16, Sta. 11+440 to Sta. 11+660; Drawing 17, Sta. 10+000 to Sta. 10+200; Drawing 18, Sta. 10+200 to Sta. 10+500; Drawing 19, Sta. 10+500 to Sta. 10+780; Drawing 20, Sta. 10+780 to Sta. 11+080; Drawing 21, Sta. 11+080 to Sta. 11+380; Drawing 22, Sta. 11+380 to Sta. 11+680; Drawing 23, Sta. 11+680 to Sta. 11+980; Drawing 24, Sta. 11+980 to Sta. 12+280; Drawing 25, Sta. 12+280 to Sta. 12+420; Drawing 26, Sta. 10+000 to Sta. 10+240; Drawing 27, Sta. 10+240 to Sta.10+30; Drawing 28, Typical Sections and Details; Drawing 29, Typical Sections and Details; Sheet 30, Typical Sections and Details; all dated March 13, 2008; all received April 21, 2008; red line revised July 14, 2008; prepared by URS**

**RATIONALE**

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

Proposal:

The entire proposal involves re-surfacing of King-Vaughan Road (Highway 27 to Kipling Avenue), Kipling Avenue (King-Vaughan Road to Kirby Road), Kirby Road (Kipling Avenue to Highway 27) and Roe Road in the City of Vaughan, Regional Municipality of York. The proposal has been divided into two separate applications. This application is for site preparation, minor ditch grading and paving in the above described study area except for works proposed from Sta. 10+683 to Sta. 10+749 located on King-Vaughan Road approximately 725 metres west of Highway 27. The proposed works at Sta. 10+683 to Sta. 10+749 involve minor ditch grading, paving and a 2.0 metre extension of an existing 1.0 metre wide csp culvert and a concrete headwall and will be approved under a separate application (CFN 41074).

Control of Flooding:

The proposed project will not have significant impacts on the storage or conveyance of floodwaters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the proposal

Conservation of Land:

As there will be no in stream work associated with the project there will be no concerns related to fish habitat loss. 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)

*Plantings*

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

Policy Guidelines:

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

**CFN: 41076 - Application #: 538/08/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: July 14, 2008**

**PERMIT APPLICATIONS 8.1.59 - 8.1.82 ARE MINOR WORKS LETTER OF APPROVAL:**

**RES.#B93/08 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Ron Moeser  
Seconded by: Suzan Hall

**THAT minor works letter of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the applications (8.1.59 - 8.1.82, inclusive), which are listed below, be received.**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.59 1 VINTONRIDGE DRIVE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 13, Plan 43M-1713, (1 Vintonridge Drive), in the City of Brampton, Humber River Watershed.

**CFN: 41054 - Application #: 515/08/BRAM  
Report Prepared by: Jason Wagler, extension 5743  
For information contact: Quentin Hanchard, extension 5324  
Date: July 7, 2008**

**CITY OF PICKERING**

**8.1.60 1790 FINCH AVENUE, UNIT 31**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (1790 Finch Avenue, Unit 31), in the City of Pickering, Duffins Creek Watershed.

**CFN: 41119 - Application #: 573/08/PICK  
Report Prepared by: Shannon McNeill, extension 5744  
For information contact: Steve Heuchert, extension 5311  
Date: July 17, 2008**

**8.1.61 3245 GREENBURN PLACE**

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 5, Plan 40M-1383, (3245 Greenburn Place), in the City of Pickering, Duffins Creek Watershed.

**CFN: 41045 - Application #: 510/08/PICK  
Report Prepared by: Shannon McNeill, extension 5744  
For information contact: Steve Heuchert, extension 5311  
Date: July 9, 2008**

**8.1.62 2528 LINWOOD STREET**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on, (2528 Linwood Street), in the City of Pickering, Duffins Creek Watershed.

**CFN: 41066 - Application #: 529/08/PICK**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 4, 2008**

**8.1.63 1790 FINCH AVENUE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on, (1790 Finch Avenue, #40), in the City of Pickering, Duffins Creek Watershed.

**CFN: 41178 - Application #: 623/08/PICK**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 29, 2008**

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

**8.1.64 19 LONDON GREEN COURT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on, (19 London Green Court), in the City of Toronto (North York Community Council Area), Humber River Watershed.

**CFN: 41044 - Application #: 502/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 14, 2008**

**8.1.65 81 CHATSWORTH DRIVE**

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 Part Lot 197, 198, Plan 605E, (81 Chatsworth Drive), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 41104 - Application #: 561/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 17, 2008**

**8.1.66 21 WYVERN ROAD**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 33, Plan M981, (21 Wyvern Road), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 41109 - Application #: 565/08/TOR**  
**Report Prepared by: Michelle Stafford, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 11, 2008**

**8.1.67 55 DIANA DRIVE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (55 Diana Drive), in the City of Toronto (North York Community Council Area), Humber River Watershed.

**CFN: 41077 - Application #: 537/08/TOR**  
**Report Prepared by: Michelle Stafford, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 2, 2008**

**8.1.68 14 EASTVIEW CRESCENT**

To install a swimming pool on Block 2, Plan 5217, (14 Eastview Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 41103 - Application #: 563/08/TOR**  
**Report Prepared by: Michelle Stafford, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 11, 2008**

**8.1.69 4 GWENDOLEN CRESCENT**

To install a swimming pool on Lot 117-120, Plan M-442, (4 Gwendolen Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 41117 - Application #: 569/08/TOR**  
**Report Prepared by: Michelle Stafford, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 17, 2008**

**8.1.70 13 BRENTWOOD AVENUE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 4, Plan 2069, (13 Brentwood Avenue), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 41105 - Application #: 560/08/TOR**  
**Report Prepared by: Michelle Stafford, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: July 11, 2008**

**CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

**8.1.71 46 GOLDENE WAY**

To install a swimming pool on Lot 10, Plan 66M-2372, (46 Goldene Way), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed.

**CFN: 41101 - Application #: 555/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 11, 2008**

**8.1.72 77 BONNYDON CRESCENT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 41, Plan 66M-2410, (77 Bonnydon Crescent), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed.

**CFN: 41142 - Application #: 590/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 25, 2008**

**8.1.73 50 GRACKLE TRAIL**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (50 Grackle Trail), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed.

**CFN: 41037 - Application #: 501/08/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: July 10, 2008**

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

**8.1.74 11 CASTLE FRANK CRESCENT**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) and 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 11 Castle Frank Crescent in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

**CFN: 41015 - Application #: 479/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 2, 2008**

**8.1.75 31 SOUTH DRIVE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 20, 21, Plan 104 YORK, (31 South Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

**CFN: 41086 - Application #: 546/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: July 25, 2008**

**8.1.76 73 MATHERSFIELD DRIVE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 29, Plan 66M-2314, (73 Mathersfield Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

**CFN: 41062 - Application #: 523/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

**For information contact: Mark Rapus, extension 5259**

**Date: July 7, 2008**

**CITY OF VAUGHAN**

**8.1.77 BLUEWINTER INVESTMENTS LIMITED**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Block 26, Plan 65M-3001, (Abbruzze Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Bluewinter Investments Limited.

**CFN: 40527 - Application #: 131/08/VAUG**

**Report Prepared by: Anthony Sun, extension 5724**

**For information contact: Bill Kiru, extension 5306**

**Date: July 21, 2008**

**8.1.78 56 VAUGHAN MILLS ROAD**

To install a swimming pool on Lot 8, Plan 65M 2871, (56 Vaughan Mills Road), in the City of Vaughan, Humber River Watershed.

**CFN: 40798 - Application #: 316/08/VAUG**

**Report Prepared by: Anthony Sun, extension 5724**

**For information contact: Bill Kiru, extension 5306**

**Date: July 7, 2008**

## **TOWN OF AJAX**

### **8.1.79 23 WOOLF CRESCENT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 62, Plan 40M-1985, (23 Woolf Crescent), in the Town of Ajax, Carruthers Creek Watershed.

**CFN: 41162 - Application #: 605/08/AJAX**

**Report Prepared by: Shannon McNeill, extension 5744**

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

**Date: July 29, 2008**

## **TOWN OF CALEDON**

### **8.1.80 14650 HEART LAKE 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 31, Concession 2E, (14650 Heart Lake Road), in the Town of Caledon, Humber River Watershed.

**CFN: 41067 - Application #: 530/08/CAL**

**Report Prepared by: Jason Wagler, extension 5743**

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

**Date: July 7, 2008**

## **TOWN OF MARKHAM**

### **8.1.81 17 GATSBY COURT**

To install a swimming pool on Lot 16, Plan 65M-3051, (7 Gatsby Court), in the Town of Markham, Rouge River Watershed.

**CFN: 41071 - Application #: 531/08/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

**For information contact: Lisa Stern, extension 5370**

**Date: July 3, 2008**

## **TOWN OF RICHMOND HILL**

### **8.1.82 12 PLATINUM AVENUE**

To install a swimming pool on Lot 83, Plan 65M-3829, (12 Platinum Avenue), in the Town of Richmond Hill, Humber River Watershed.

**CFN: 41144 - Application #: 592/08/RH**

**Report Prepared by: Lisa Stern, extension 5370**

**For information contact: Lisa Stern, extension 5370**

**Date: July 23, 2008**

## CITY OF BRAMPTON

### 8.1.83 917003 ONTARIO LIMITED

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 15, Concession 9 NDS, (southwest corner of Countryside Drive and The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by 917003 Ontario Limited.

The purpose is to site grade within a Regulated area adjacent to a valley and stream corridor, and to provide restoration plantings within a valley corridor, associated with a residential plan of subdivision.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by M. Presutti, MEP Design Inc., dated August 6, 2008, to address all outstanding engineering and planning ecology concerns.**

### 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 TRCA Regulated Area of the Humber River Watershed in order to facilitate grading operations and the installation of servicing related to a draft approved estate plan of subdivision (21T-92004B) located at the southwest corner of Countryside Drive and The Gore Road, in the City of Brampton. The development consists of 11 estate residential lots. All grading operations, as well as the residential development, will occur on the tableland portion of the subject property. The natural areas related to this development through the subdivision review will be placed into public ownership. An extensive enhancement plantings plan has been submitted with this application to improve the form and function of the natural features on the subject property.

#### Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, the storage and/or conveyance of flood waters will not be impacted as a result of this development.

#### Pollution:

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

#### Dynamic Beaches:

Not applicable

#### Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan incorporating a variety of native and non-invasive species is proposed with this project.

*Plantings*

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

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development and 4.2.2 (F) - Opportunities for Regeneration - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 41197 - Application #: 629/08/BRAM**  
**Report Prepared by: Adam Miller, extension 5244**  
**For information contact: Adam Miller, extension 5244**  
**Date: August 6, 2008**

**CITY OF MISSISSAUGA**

**8.1.84 CITY OF MISSISSAUGA**

To site grade on Part Lot 10, Concession 7 EHS, (3430 Derry Road East and Goreway Drive), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by City of Mississauga.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the repair of a municipal trail.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Restoration of Settlement Areas prepared by Mississauga Community Services, dated July 2008, stamped received by TRCA Planning and Development July 28, 2008.**

**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 TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the repair of a section of the Wildwood Park Trail. The works involve the repair of two areas of the pedestrian trail that have settled in an area that was previously altered as part of the decommissioning of a former sewage treatment plant. The proposed works involve the removal of existing soils and debris in the affected areas, and for these areas to be filled with compacted engineered fill. The site will be resodded and the asphalt trail restored. Although the works are located within the Regional Storm Floodplain, all existing grades will be maintained and all stockpile locations will be located outside of the floodplain. The subject site is currently manicured lawn and asphalt trail, as such no plantings are required.

Control of Flooding:

No significant grading changes are proposed and all excavated material will be removed from the floodplain. As such, TRCA staff do not anticipate any impacts to the storage and/or conveyance of flood waters.

Pollution:

Sediment and erosion controls will be provided and maintained through all phases of construction in accordance with TRCA guidelines.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of this proposal.

*Plantings*

As no vegetation will be removed as a result of this application, no additional plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 (H) - Existing Resource Based Uses - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 41137 - Application #: 585/08/MISS**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: August 6, 2008**

**CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

**8.1.85 TORONTO DISTRICT SCHOOL BOARD**

To construct, reconstruct, erect or place a building or structure on Block D-M-972, B-M-985, Plan, (85 Mount Olive Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Toronto District School Board.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the temporary relocation of six portable classrooms and the permanent relocation of three portable classrooms to accommodate the proposed future construction of a 12-classroom school wing addition to the south side of the existing school building.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **A1.03, Site Plan and Grading Plan, prepared by Taylor\_Smyth Architects, dated June 2008, Revision No. 04, revised on July 25, 2008, received on July 30, 2008.**

## **RATIONALE**

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

### Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the temporary relocation of six portable classrooms and the permanent relocation of three portable classrooms. The temporary relocation of the six portable classrooms is required to accommodate the existing student population during the proposed future construction of a 12-classroom school wing addition to the south side of the existing building. Both the existing and proposed temporary portable classrooms (12 in total) will be removed upon completion of the new school wing. The three permanent portable buildings will be used to accommodate the school's Enrichment Program. The subject site is located north of Finch Avenue West, west of Kipling Avenue in the City of Toronto (Etobicoke York Community Council Area). The Albion Creek transects the perimeter of the existing school site adjacent to the play field and the western edge of the parking lot. It is the flood plain associated with the creek that places the subject lands within the TRCA Regulated Area.

This application is the first in a series of permit applications required as per Ontario Regulation 166/06 in order to comprehensively redevelop the site through a future site plan application.

### Control of Flooding:

The subject property is partially located within the Regional Storm Flood plain of the Humber River Watershed. However, TRCA staff have determined that the proposed works are not located in the flood plain and will not adversely impact the storage and/or conveyance of floodwaters.

### Pollution:

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

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical issues associated with this application.

### Conservation of Land:

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

### *Plantings*

The proposed development involves a later phase whereby the proponent proposes to renaturalize a wetland and redevelop the existing parklands located immediately south of the subject site. The Toronto District School Board and the City of Toronto will work in collaboration to implement these proposed works on lands owned by City of Toronto and managed by the City's Parks, Forestry & Recreation Division. The City of Toronto will be submitting a permit application as per Ontario Regulation 166/06 for these proposed works at a later date.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2.(D), Development and Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 41222 - Application #: 653/08/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: August 6, 2008**

## **TOWN OF RICHMOND HILL**

### **8.1.86 ENBRIDGE GAS DISTRIBUTION INC.**

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on 19th Avenue (west of Bayview Avenue) and Bayview Avenue (south of 19th Avenue), in the Town of Richmond Hill, Regional Municipality of York, Rouge River Watershed as located on the property owned by the Regional Municipality of York under a Franchise Agreement with Enbridge Gas Distribution Inc.

The purpose is to undertake borehole investigations in order to assess the suitability of the subsoil for the proposed alignment of a gas pipeline in a Regulated Area within a cold water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of August 8, 2008 to August 7, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of undertaking to provide minor revisions to drawings and contingency plans in order to address TRCA comments regarding typical notes, restoration, sediment control and dewatering concerns, all to the satisfaction of TRCA; dated August 5, 2008; received August 5, 2008; prepared by Enbridge Gas Distribution Inc.**

### **RATIONALE**

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

Proposal:

The proposal is to undertake a borehole investigation in order to examine the suitability of the subsoil for open trench installation of a NPS 12 gas pipeline east along 19th Avenue from the CNR tracks to Bayview Avenue and south along Bayview Avenue to the Enbridge Gate Station in the Town of Richmond Hill. The pipeline installation is part of another application under CFN 37504. This application is for a total of 14 boreholes proposed to be put down to a depth of about 4.5 metres along the proposed pipeline alignment (West Option); two boreholes along the south shoulder of 19th Avenue (west of Bayview Avenue), eight boreholes along the west shoulder of Bayview Avenue (south of 19th Avenue), and four boreholes along the entrance to the Richmond Hill Gate Station. In the event that the findings of the borehole investigation indicate that the West Option would be unsuitable for open trench pipe installation, an additional seven contingency boreholes are proposed to be drilled along the east shoulder of Bayview Avenue (south of 19th Avenue) (East Option).

Control of Flooding:

The proposed project will have no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fencing) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering any watercourse or wetland. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are 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 provided by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the cold water fisheries timing window.

*Plantings*

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

Policy Guidelines:

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

**CFN: 39553 - Application #: 522/07/RH**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: August 5, 2008**

**RES.#B94/08 -**

**INVAR (FRESHWAY) LIMITED**

Ontario Municipal Board Hearing. Authorization for party status and to appear before the Ontario Municipal Board on referrals related to a Draft Plan of Subdivision application, a Zoning By-law Amendment application and an Official Plan Amendment application to permit the development of a plan of subdivision consisting of 16 blocks for employment uses, 1 block for a sewer and access easement, 2 blocks for open space purposes, 1 block for stormwater management, 1 block for a private road and 1 block for a future transitway on Part of Lots 2 and 3, Concession 4 (east of Jane Street and south of Highway 407), in the City of Vaughan.

Moved by: Colleen Jordan  
Seconded by: Reenga Mathivanan

**THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to appear before the Ontario Municipal Board (OMB) regarding a Draft Plan of Subdivision application, a Zoning By-law Amendment application and an Official Plan Amendment application on Part of Lots 2 and 3, Concession 4 (east of Jane Street and south of Highway 407), in the City of Vaughan (File Nos. 19T-06V09, Z.06.054 and OP.06.024);**

**THAT staff advises the OMB that TRCA has outstanding issues relating to the proposed Draft Plan of Subdivision application, Zoning By-law Amendment application and Official Plan Amendment application;**

**THAT staff continues to work cooperatively with our municipal partners and the appellant to ensure that the requirements of the Valley and Stream Corridor Management Program and Provincial Policy Statement are met;**

**THAT staff be authorized to retain legal counsel to pursue this appeal before the OMB, if required;**

**AND FURTHER THAT the OMB and all parties and participants to the hearing be so advised.**

**CARRIED**

**BACKGROUND**

The subject property is approximately 10.11 hectares in size (24.98 acres) and is located east of Jane Street and south of Highway 407 in the City of Vaughan. The lands are currently vacant. There are existing industrial uses to the east and south, a cemetery to the west and Highway 407 to the north.

A tributary of the Humber River traverses the western boundary of the subject property. There is a 2.5 hectare (6.2 acre) tableland woodlot on the southeast portion of the site.

The owner submitted an application to amend the Official Plan from General Complementary Use under the Parkway Belt West Plan to Employment Area General under OPA 450. The owner has also submitted an application to rezone the lands from PB1(S) Parkway Belt Linear Facilities Zone and PB2 Parkway Belt Complementary Use Zone to PB1(S)(H) Parkway Belt Linear Facilities Zone to permit outside storage uses, EM2(H) General Employment Area Zone to permit employment uses, and OS1(H) Open Space Conservation Zone for landscaped buffers and stormwater management uses, and to allow for the required exceptions to facilitate the proposed uses. A Draft Plan of Subdivision application has also been submitted to facilitate the development on the 10.11-hectare site.

The applications have been appealed to the OMB by the proponent based on the City of Vaughan's failure to render a decision on the proposed Plan of Subdivision and Council's refusal or neglect to enact the proposed Zoning By-law Amendment and Official Plan Amendment, pursuant to the Planning Act.

The applications were initially circulated to TRCA on September 8, 2006. TRCA staff has submitted written comments on the applications to the City and the applicant on three occasions (November 12, 2007, December 4, 2007 and July 24, 2008). These comments were provided upon completion of the review of technical documents and associated re-submissions. TRCA staff has also met with the applicant, its consultants, and staff from the City of Vaughan, Regional Municipality of York and Ministry of Natural Resources on numerous occasions.

## **RATIONALE**

Based on staff review of the applicant's submissions to date, there are six outstanding issues relating to the Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment applications submitted by Invar (Freshway) Limited.

### **i) Functional Servicing Report**

The applicant needs to submit a revised functional servicing report to the satisfaction of TRCA, which speaks to matters such as stormwater management, water balance, and erosion and sediment control.

### **ii) Watercourse Realignment**

As was noted previously, a tributary of the Humber River traverses the western boundary of the subject property. As a condition of sale of the subject property from the Mount Pleasant Group of Cemeteries to Invar (Freshway) Limited, the applicant agreed to construct a berm to separate their new lot from the existing cemetery and to improve the condition of the watercourse that traverses the two properties. The existing channel has been highly altered by previous construction and earthmoving activities. A new channel design has been proposed, which will enhance aquatic and riparian habitat while also conveying flood flows. As part of the channel improvements, Invar (Freshway) Limited proposes to realign the channel entirely onto the lands owned by the Mount Pleasant Group of Cemeteries.

These works require approval from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06). TRCA's Executive Committee approved the permits for the proposed watercourse alteration on October 12, 2007 (Permit Nos. C-07768 and C-07767).

These previous permit approvals need to be accurately reflected and incorporated into the current planning proposals.

**iii) Designation/Zoning**

The applicant needs to demonstrate that the stream corridor on the subject property (the natural feature and hazards plus the requisite buffer) will be designated/zoned in an Open Space category.

**iv) Restoration**

The applicant must ensure that the proposed restoration/re-naturalization of the open space areas, including the realigned stream corridor, stormwater management pond and landscape buffer, will be to the satisfaction of TRCA.

**v) Woodlot**

TRCA staff identified the 2.5 hectare (6.2 acre) tableland woodlot on the subject property as an important feature in the landscape and one that provides habitat functions and ecological services in a portion of Vaughan that has very little natural cover. The woodlot also contains an endangered tree species, Butternut. The feature has been identified as a Regionally Significant Woodlot in the 2005 York Region Significant Woodlands Study because of the presence of Butternut and its proximity to the adjacent watercourse.

Due to the ecological functions the woodlot provides and the policies regarding the protection of Butternut habitat, the initial position of TRCA staff was that this woodlot should be protected. However, the woodlot is currently being impacted by flooding (due to historical drainage issues) and other influences that are significantly reducing its function. Staff notes that the long-term protection of this woodlot and its functions is highly dependant on the appropriate management of this feature. This includes the resolution of the current flooding on the property, the establishment of appropriate buffers and the woodlot's management for Butternut regeneration. TRCA staff recognizes that an intense level of management is required on this site and that this level of management is not necessarily practical, nor is the applicant obligated to undertake such measures.

TRCA staff has also been in contact with staff from the City of Vaughan, the Regional Municipality of York and the Ministry of Natural Resources (MNR) regarding the woodlot.

With respect to the issue of Butternut, MNR has concluded that "Given the worsening condition of the trees, the decline in suitable Butternut habitat, and the lack of recovery habitat in surrounding lands, it is the opinion of MNR staff that the Butternut at this location do not contribute to the long term survival or recovery of the Butternut species in any substantive manner, in the current planning context" (MNR, Letter re. Invar (Freshway) Limited, dated June 23, 2008).

The Regional Municipality of York has opted to proceed with an approach that would allow for the removal of the woodlot, but would require the applicant to prepare a Forested Area Compensation Plan to the satisfaction of York Region Natural Heritage and Forestry Services and TRCA. "The described plan shall outline specific measures to provide a sustainable forest environment for the Butternut trees" (Regional Municipality of York, Letter re. Invar (Freshway) Limited, dated October 11, 2007).

TRCA staff has carefully considered the arguments for both the removal and the retention of the woodlot. Technical staff supports the approach put forward by the Regional Municipality of York. However, we have first recommended that a terms of reference for the Forested Area Compensation Plan, including a conceptual site plan, be provided to TRCA for review and approval. Only once a satisfactory Terms of Reference and conceptual site plan have been submitted, will TRCA staff be in a position to make a recommendation to the City of Vaughan about the removal of the woodlot.

Thus, TRCA's issue at the OMB is whether or not an adequate Terms of Reference for a Forested Area Compensation Plan, including a conceptual site plan, has been prepared by the applicant as it relates to the proposed removal of the woodlot on the subject property.

**vi) Resolution of the Existing Violation**

TRCA Enforcement staff issued a violation notice to the property owner under Ontario Regulation 166/06 on July 22, 2008 (File No. V2388) because the sediment control fences on the site were not being properly maintained, which caused sedimentation in the watercourse. TRCA staff seeks to ensure that this violation is resolved or commitments have been made to ensure its timely resolution through our continued discussions with the applicant on the planning applications.

In light of these issues, TRCA staff attended an OMB pre-hearing for these files on June 26, 2008. Due to the short notice for the pre-hearing and the scheduling of the TRCA's Executive Committee meetings, TRCA staff attended the pre-hearing in order to secure our presence in this matter. This ensured that the TRCA had party status since the first pre-hearing usually sets out the parties, which is done at the request of the hearing chair person. A second pre-hearing is scheduled for July 30, 2008.

**DETAILS OF WORK TO BE DONE**

TRCA staff is requesting the authorization of the Executive Committee to attend the OMB hearing scheduled to commence in October to ensure that TRCA interests are protected and addressed. Staff will retain legal counsel for the hearing should it be deemed necessary.

**Report prepared by: Coreena Smith, extension 5269**

**Email: csmith@trca.on.ca**

**For Information contact: Coreena Smith, extension 5269**

**Email: csmith@trca.on.ca**

**Date: July 29, 2008**

**Attachments: 1**



**RES.#B95/08 -**

**COATSWORTH CUT DREDGING PROJECT**

Tender RSD08-19. Award of Contract RSD08-19 for channel maintenance dredging of the navigation channel at Coatsworth Cut, Ashbridge's Bay Park, City of Toronto.

Moved by: Ron Moeser  
Seconded by: Suzan Hall

**THAT Contract RSD08-19 for the channel maintenance dredging of Coatsworth Cut be awarded to Galcon Marine for the total cost not to exceed \$165,372.50 plus applicable taxes, which includes a contingency amount of \$5,000.00 to be expended as authorized by Toronto and Region Conservation Authority (TRCA) staff, it being the lowest tender meeting TRCA specifications.**

**CARRIED**

**BACKGROUND**

Maintenance dredging at Coatsworth Cut, Ashbridge's Bay Park was last completed in 2007 with the removal of approximately 5,500 cubic metres of material. The dredged material was tested and deemed to meet open water and parkland quality guidelines for disposal at Tommy Thompson Park (TTP) for use in the construction of habitat projects within the park. TRCA performed an updated sounding survey of the channel in June 2008, which indicated that additional material had been deposited within portions of the channel since completion of dredging operations in 2007. Due to the high water levels during the spring and summer seasons, sufficient water depths were maintained within the channel to allow for continued safe navigation. With lower water levels expected during the late summer and early fall, maintenance dredging has been scheduled to commence in early September to provide for continued safe navigation for the balance of the 2008 boating season and into 2009.

**RATIONALE**

Due to the redistribution of material within the channel and additional deposition, portions of the channel have become narrowed, limiting safe navigation for local boaters for the remainder of the 2008 season and into 2009. As a result, TRCA proposes to dredge approximately 4,250 cubic metres of material using a combination of water and land based equipment for dredging and off site disposal to TTP for use in the construction of on site habitat projects as part of the master plan implementation.

Tender RSD08-19 was publicly advertised in the Daily Commercial News on June 26, 2008 with a site information meeting held on July 3, 2008. A total of 3 potential bidders requested tender documents with the following bids submitted:

<b>BIDDER</b>	<b>Mobilization/ Demobilization</b>	<b>Dredging</b>	<b>Contingency</b>	<b>Total Contract Value (Plus GST)</b>
Galcon Marine	\$34,360.00	\$126,012.50	\$5,000.00	\$165,372.50
Ontario Construction Company	\$66,150.00	\$153,000.00	\$5,000.00	\$224,150.00
McNally Construction	\$257,000.00	\$191,250.00	\$5,000.00	\$453,250.00

The bidders mobilization/demobilization estimates are predominately based on the location of their equipment and the costs incurred in transporting equipment to and from a site. McNally Construction's dredging equipment is stationed in Halifax and this is reflected in the variance of their mobilization/demobilization estimate in comparison with the other bidders.

Based on the bid results staff recommend Contract RSD08-19 be awarded to Galcon Marine for a total cost of \$165,372.50, plus GST, as they are the lowest bidder that meets TRCA specifications.

### **FINANCIAL DETAILS**

Funding is available under the City of Toronto Waterfront Development 2008 budget, within account number 211-16.

**Report prepared by: Aaron D'Souza, 416-393-6336**

**Emails: [ajdsouza@trca.on.ca](mailto:ajdsouza@trca.on.ca)**

**For Information contact: Mark Preston, 416-392-9722**

**Emails: [mpreston@trca.on.ca](mailto:mpreston@trca.on.ca)**

**Date: July 18, 2008**

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### **RES.#B96/08 -**

### **MIMICO WATERFRONT LINEAR PARK PROJECT**

Pathway Lighting Assembly. To enter into a purchase agreement for the supply and delivery of lighting assemblies with King Luminaire.

Moved by: Colleen Jordan  
Seconded by: Reenga Mathivanan

**THAT the supply and delivery of lighting assemblies as part of the installation of pathway lighting for the Mimico Waterfront Linear Park Project be awarded as a sole source contract to King Luminaire at a total cost not to exceed \$56,178.00 plus applicable taxes.**

**CARRIED**

### **BACKGROUND**

The Mimico Waterfront Linear Park Project is located at the south end of Superior Avenue south of Lake Shore Boulevard West in the City of Toronto. Implementation of phase one of the Mimico Waterfront Linear Park Project commenced on July 4, 2006 with an anticipated completion date of July 2008. Part of the phase one project includes the incorporation of a lighting system along the newly constructed pedestrian trail connecting Norris Crescent in the west to Superior Avenue at the east phase 1 project limit. The design of the lighting system is to provide functionality as well as a decorative appeal to compliment the many newly constructed features of the waterfront park. The installation of park lighting for the Mimico Waterfront Linear Park Project will provide safe public access and allow for increased visibility along the pedestrian trail and within the vicinity of the waterfront park.

## **RATIONALE**

The City of Toronto Parks staff provided the specification for this proposed light pole and luminaire assembly required for the park lighting. This same lighting system is presently installed at other various waterfront park locations including The Lakeshore Grounds at Colonel Samuel Smith Park and the Prince of Wales Park at 2nd Street and Lakeshore Drive. The use of this type of lighting at these waterfront parks has been found to be practical while enhancing the attributes of the overall park.

In addition, the manufacturer of the specified light pole and luminaire assembly utilizes only one local distributor, King Luminaire, and as a result only one quotation could be obtained. In keeping with the Toronto and Region Conservation Authority's Purchasing Policy, the authorization to enter into negotiations without formal competitive bids is justified as per Criteria 1 that permits obtaining goods and services from King Luminaire based on a need for compatibility with previous goods and services acquired for the aforementioned waterfront parks. As they are the only distributor for this manufactured product, staff is recommending to engage with King Luminaire on a sole source basis to supply and deliver the light pole and luminaire assembly to the Mimico Waterfront Linear Park Project site for a total cost not to exceed \$56,178.00, plus applicable taxes. Sole Source contracts between \$50,000 and \$200,000 requires Executive Committee approval.

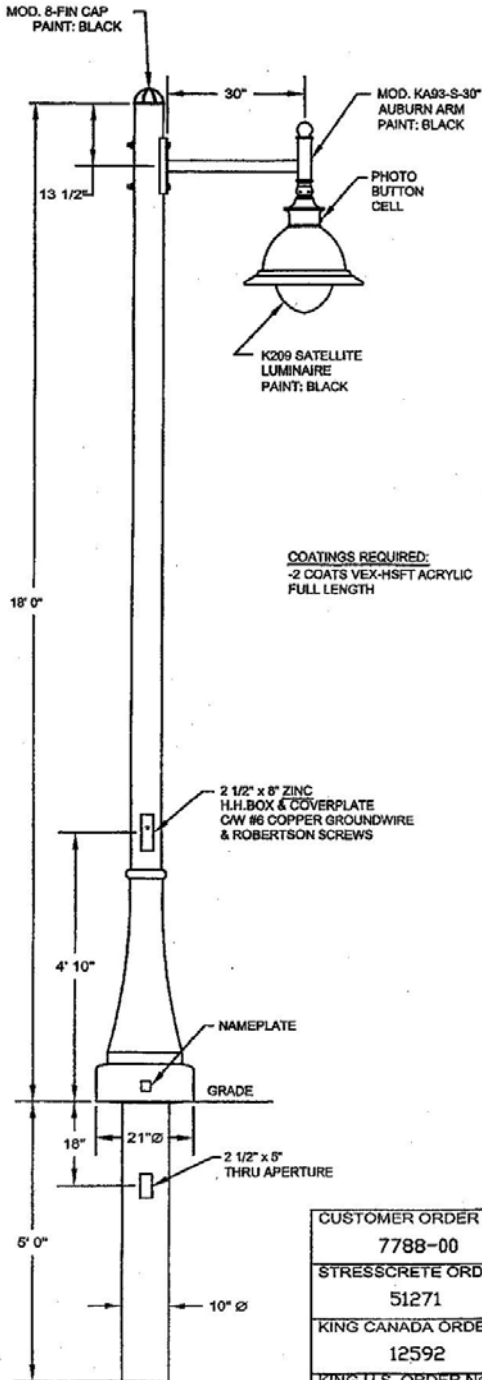
## **FINANCIAL DETAILS**

Cost of the project is not to exceed \$56,178.00, plus applicable taxes. Funds are available within account #206-90 from Toronto Waterfront Revitalization Corporation.

**Report prepared by: Aaron D'Souza**  
**For information contact: Mark Preston 416-392-9722**  
**Email: mpreston@trca.on.ca**  
**Date: July 25, 2008**  
**Attachments: 1**

Attachment 1

REV.	ALTERATION	DATE	BY



**LUMINAIRE SPECIFICATIONS**  
 CATALOGUE NO.: K209-EP5-III-100 (MED)  
 -MH-120-KPL10-PBC  
 QUANTITY: 6  
 OPTICAL SYSTEM: EXTERNAL POLYCARBONATE PRISMATIC  
 IES CLASS: TYPE III  
 WATTAGE: 100W  
 SOCKET TYPE: MEDIUM  
 LIGHT SOURCE: METAL HALIDE  
 LINE VOLTAGE: 120V  
 OPTIONS: KPL10 LEVELING DEVICE  
 PHOTO BUTTON CELL

**ANSI M90 LAMP BY OTHERS**

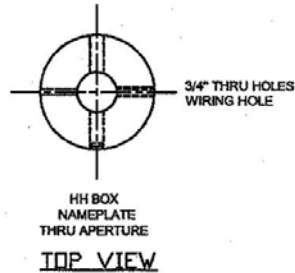
**BALLAST SPECIFICATIONS**

BALLAST TYPE:	SUPPLIED	ALTERNATE
HX-HPF	<input checked="" type="checkbox"/>	HX-HPF
UNIVERSAL	<input type="checkbox"/>	ADVANCE
M100MLTLC3M	<input type="checkbox"/>	71A5390

**OPTIONS**  
 QUICK DISCONNECT   
 TERMINAL BLOCK  PLEASE SELECT ONE  
 OTHER: \_\_\_\_\_



**ARM SPECIFICATIONS**  
 CATALOGUE NO.: MOD. KA93-S-30°  
 QUANTITY: 6  
 MATERIAL: ALUMINUM  
 PAINT: BLACK

**POLE SPECIFICATIONS**  
 CATALOGUE NO.: KK18-G-E11  
 C/W FC S/F KA93-S  
 QUANTITY: 6  
 SECTION: ROUND  
 COLOUR: ECLIPSE  
 FINISH: ETCHED  
 POLE TOP: 6" Ø  
 POLE BUTT: 10" Ø  
 POLE LENGTH: 23' 0"  
 APPROX WEIGHT: 1,864 lbs.



CUSTOMER APPROVAL & DATE: \_\_\_\_\_

CUSTOMER ORDER No:	7788-00
STRESSCRETE ORDER No:	51271
KING CANADA ORDER No:	12592
KING U.S. ORDER No:	36507

 King Luminaire • Stresscrete • Est. 1953 <b>STRESSCRETE GROUP</b>		<b>Manufacturing Locations:</b> Burlington, Ontario 1-800-268-7809 Northport, Alabama 1-800-435-6563 Atchison, Kansas 1-800-837-1024 Jefferson, Ohio 1-800-288-7809		
		PROJECT/CUSTOMER: MAPLE BLVD. - ETOBICOKE		
DRAWN BY: M.L.	AT: SC1	CHECKED BY: 	DATE: NOV. 19, 2007	REVISION:
DRAWING TYPE: APPROVAL DRAWING		DRAWING NUMBER: 12592-1		

**RES.#B97/08 -**

**OUT OF COUNTRY TRAVEL**

Freshwater Algae Sampling and Identification Workshop, Warrensburg, New York, August 25 - 29, 2008. Approval for Toronto and Region Conservation Authority staff to travel outside Canada to attend a seminar in the United States of America.

Moved by: Colleen Jordan  
Seconded by: Ron Moeser

**THAT approval be granted for Cheryl Goncalves, Algae Biomonitoring Biologist, to attend a Freshwater Algae Sampling and Identification Workshop in Warrensburg, New York from August 25 - 29, 2008, at an estimated cost of \$1,800.00 plus applicable taxes;**

**AND FURTHER THAT a presentation be made at Authority Meeting #8/08, to be held on October 24, 2008 with an overview of the workshop.**

**CARRIED**

**BACKGROUND**

Under a partnership agreement with the Ministry of the Environment (MOE), Toronto and Region Conservation Authority (TRCA) has agreed to conduct a Benthic Algae Biomonitoring project in conjunction with the Regional Watershed Monitoring Program at a number of sites within TRCA's watersheds.

This project will involve the refinement and field testing of benthic algae sampling protocols, data collection and analysis and the sharing/transfer of information gained through the program with other conservation authorities and interested partners.

A biologist has been hired to facilitate this work over the next 15 months. This freshwater algae workshop will provide specific knowledge and training that will be applied through this program, in TRCA's watersheds.

It is hoped that this program will promote the use of Algae as a biomonitoring and water quality assessment tool in Southern Ontario, and that TRCA and MOE will be leaders in this initiative.

**RATIONALE**

This workshop will provide specific training related to sample collection, specimen preparation and taxonomic identification of benthic algae samples. This training will assist TRCA in fulfilling the deliverables outlined in the partnership agreement with the Ministry of the Environment. Staff from MOE has reviewed the workshop outline and description and agree that this training is both applicable and beneficial to the overall development and implementation of the algae biomonitoring project.

## **FINANCIAL DETAILS**

Cost to attend this training workshop including registration, travel (mileage), meals, accommodation is estimated at \$1,800.00 plus applicable taxes. Funding is available in account 124-60 to support this training. Overall funding for the program in the amount of \$100,000.00 has been provided by the Ministry of the Environment.

**Report prepared by: Scott Jarvie, extension 5312**

**Emails: [sjarvie@trca.on.ca](mailto:sjarvie@trca.on.ca)**

**For Information contact: Scott Jarvie, extension 5312**

**Emails: [sjarvie@trca.on.ca](mailto:sjarvie@trca.on.ca)**

**Date: July 22, 2008**

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## **SECTION IV - ITEMS FOR THE INFORMATION OF THE BOARD**

### **RES.#B98/08 - LOWEST BID NOT ACCEPTED**

Health and Safety Training. Receipt of reports approved by the Chief Administrative Officer on award of contracts for interior renovations for two Toronto and Region Conservation Authority rental homes.

Moved by: Suzan Hall  
Seconded by: Colleen Jordan

**IT IS RECOMMENDED THAT the report from the Chief Administrative Officer on award of contract to Municipal Health and Safety Association, 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 July 21, 2008 are provided for information.

**Report prepared by: Kathy Stranks, extension 5264**

**Emails: [kstranks@trca.on.ca](mailto:kstranks@trca.on.ca)**

**For Information contact: Kathy Stranks, extension 5264**

**Emails: [kstranks@trca.on.ca](mailto:kstranks@trca.on.ca)**

**Date: July 18, 2008**

**Attachments: 1**

**Attachment 1**

**TO:** Chair and Members of the Procurement Not Requiring Board Approval Meeting Rfq Lowest Bid Not Accepted (\$10,000 up to \$100,000) - July 1 to Dec 31, 2008, December 31, 2008

**FROM:** Catherine MacEwen, Senior Manager, HR, Safety, Marketing and Communications

**RE: HEALTH AND SAFETY TRAINING**

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**KEY ISSUE**

Award of contract for Health and Safety Training for Toronto and Region Conservation Authority staff for 2008.

**RECOMMENDATION**

**THAT the contract be awarded to Municipal Health and Safety Association (MHSA) for health and safety training for Toronto and Region Conservation Authority (TRCA) staff for 2008 at a cost not to exceed \$28,500 plus applicable taxes.**

**RATIONALE**

The TRCA is required to provide safety training for new, returning and existing staff as it is an important legal responsibility to protect the health and safety of our employees. Training will be provided for Supervisors and Managers in two separate two day sessions, and a two day session for members of the TRCA Joint Health and Safety Committee.

Staff received quotations from two vendors as follows:

<b>VENDOR</b>	<b>BID AMOUNT (Plus GST)</b>
Municipal Health & Safety Association	\$28,500
Association of Ontario Road Supervisors	\$23,650

TRCA has used MHSA for previous health and safety training for TRCA staff with positive results. MHSA provides health and safety training for municipalities in Ontario and several conservation authorities. MHSA offered a more comprehensive training package covering more topics relevant to TRCA. As a result, after reviewing both proposals, TRCA staff recommend that MHSA be awarded the contract. While they are not the lowest bidder, they are more familiar with our specific training needs and topics to be covered.

**FINANCIAL DETAILS**

The cost to provide the training is \$28,500 plus GST. Funds are identified in the 2008 Operating and Capital budget in account 018-25.

**Report prepared by: Victoria Kinniburgh, extension 5288**

**Emails: vkinniburgh@trca.on.ca**

**For Information contact: Victoria Kinniburgh, extension 5288**

**Emails: vkinniburgh@trca.on.ca**

**Date: July 18, 2008**

**TERMINATION**

ON MOTION, the meeting terminated at 9:48 a.m., on Friday, August 8, 2008.

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Gerri Lynn O'Connor  
Chair

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Brian Denney  
Secretary-Treasurer

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