



Toronto and Region **Conservation** Authority

Board of Directors Meeting Agenda

The meeting will be conducted via a video conference
Members of the public may view the livestream at the following link:
<https://video.isilive.ca/trca/live.htm>

March 21, 2025
9:30 A.M.

Pages

1. CALL TO ORDER
2. ACKNOWLEDGEMENT OF INDIGENOUS TERRITORY
3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
4. MINUTES OF THE TRCA BOARD OF DIRECTORS MEETING #2/25, HELD ON FEBRUARY 21, 2025
[Minutes Link](#)
5. DELEGATIONS
6. PRESENTATIONS
7. CORRESPONDENCE
8. SECTION I - ITEMS FOR BOARD OF DIRECTORS ACTION

8.1	ACQUISITION FROM NEW DUFFINS VILLAGE INC	5
	Acquisition of property located north of Rossland Road W and west of Church Street N, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 71358).	
8.2	DISPOSTION OF PERMANENT EASEMENT TO THE CORPORATION OF THE CITY OF VAUGHAN	10
	Receipt of a request from the Corporation of the City of Vaughan, for a permanent easement on Toronto and Region Conservation Authority (TRCA) owned lands located east of Islington Avenue and north of Willis Road, City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River Watershed.	
8.3	MEMORANDUM OF UNDERSTANDING WITH DUCKS UNLIMITED CANADA	16
	To obtain Board of Directors approval to enter into a Memorandum of Understanding (MOU) with Ducks Unlimited Canada (DUC).	
8.4	VOLUNTARY PROJECT REVIEW 2024	32
	Summary report on the Voluntary Project Review (VPR) of works undertaken by organizations exempt from the approval process under the <u>Conservation Authorities Act</u> (CA Act) and associated regulations, through VPR letters issued in 2024 and to rebrand the VPR process to a “Toronto and Region Conservation Authority (TRCA) Project Review – Notice of Completion”.	
9.	SECTION III - ITEMS FOR THE INFORMATION OF THE BOARD	
9.1	2024 ANNUAL REPORT ON THE INFORMATION TECHNOLOGY STRATEGY AND ROADMAP	40
	An annual report and progress update on the implementation of Toronto and Region Conservation Authority’s (TRCA) 2023-2026 Information Technology Strategy and Roadmap.	
9.2	2024 SUMMARY OF SENIOR STAFF EXPENSES	72
	Summary report of Toronto and Region Conservation Authority (TRCA) senior staff expenses for 2024.	

9.3	2024 YEAR END FINANCIAL UPDATE	75
	Receipt of Toronto and Region Conservation Authority's (TRCA) unaudited financial report as of December 31, 2024.	
9.4	SERVICE DELIVERY REPORT FOR SECTION 28 PERMIT APPLICATIONS 2024	87
	The purpose of this report is to present Toronto and Region Conservation Authority's (TRCA) Section 28 permit application review service delivery outcomes for 2024 pursuant to the Conservation Ontario Client Service and Streamlining Initiative.	
9.5	SHORT- AND LONG-TERM ACTIONS FOR FLOOD VULNERABLE AREAS IMPACTED BY 2024 STORMS	93
	Summary of continuous review and improvement of Toronto and Region Conservation Authority's (TRCA) Flood Risk Management program by outlining the immediate term, short-term and long-term actions in Flood Vulnerable Areas impacted by the July 16, August 17, and August 18, 2024 storm events.	
9.6	STANDARD DELEGATED PERMITS FOR RECEIPT - STAFF APPROVED AND ISSUED - MARCH 21, 2025	114
	Standard Delegated Permits are processed by Development and Engineering Services Division staff, authorized by designated staff appointed as Authorized Signatories by the Board of Directors and received monthly by the Executive Committee. Permits categorized as Standard Delegated Permits are: standard, routine infrastructure works, emergency infrastructure works, minor works, and permits after the fact/resolution of violations.	
	STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 115)	
	PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 152)	
	PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 160)	
10.	MATERIAL FROM EXECUTIVE COMMITTEE MEETING	
	Executive Committee Meeting on March 7, 2025 was cancelled.	

- 10.1 SECTION I - ITEMS FOR BOARD OF DIRECTORS ACTION
- 10.2 SECTION II - ITEMS FOR EXECUTIVE COMMITTEE ACTION
- 10.3 SECTION III - ITEMS FOR THE INFORMATION OF THE BOARD
- 10.4 SECTION IV - PERMITS ISSUED UNDER SECTION 28.1 OF THE CONSERVATION AUTHORITIES ACT

11. CLOSED SESSION

11.1 ONTARIO LAND TRIBUNAL – UPDATE ON RECENT APPEALS DECEMBER 2024

Pursuant to Section C.4.(2)(e) of the TRCA Board of Directors Administrative By-Law, as the subject matter consists of litigation or potential litigation, affecting TRCA.

11.2 ONTARIO LAND TRIBUNAL - STATUS OF HEARINGS DECEMBER 2024

Pursuant to Section C.4.(e) of the TRCA Board of Directors Administrative By-Law, as the subject matter consists of litigation or potential litigation, affecting TRCA.

11.3 TRCA'S NEW ADMINISTRATIVE BUILDING PROJECT FINANCIAL UPDATE - MARCH 2025

Pursuant to Section C.4.(2)(e) of the TRCA Board of Directors Administrative By-Law, as the subject matter consists of litigation or potential litigation, affecting TRCA.

12. NEW BUSINESS

NEXT MEETING OF THE BOARD OF DIRECTORS #4/25, TO BE HELD AT 9:30AM ON APRIL 25, 2025 AT 5 SHOREHAM DRIVE, TORONTO

John MacKenzie, Chief Executive Officer

/jh

13. ADJOURNMENT

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Kathryn Lockyer, Director, Legislative and Property Services

RE: **ACQUISITION FROM NEW DUFFIN’S VILLAGE INC.**
GREENSPACE ACQUISITION PROJECT FOR 2021-2030
Flood Plan and Conservation Component, Duffins Creek
Watershed New Duffin’s Village Inc. (CFN 71358)

KEY ISSUE

Acquisition of property located north of Rossland Road W and west of Church Street N, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 71358).

RECOMMENDATION:

IT IS RECOMMENDED THAT 0.295 hectares (0.7289 acres), more or less, of vacant land/improvements, located north of Rossland Road W and west of Church Street N, said land being Part of Lot 15, Concession 3, designated as Block 26 on draft plan prepared by G. C. Laframboise at J. D. Barnes Limited under reference no. 19-25-666-07, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham, be purchased from New Duffin’s Village Inc.;

THAT the purchase price be \$2.00;

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

THAT the transaction be completed at the earliest possible date and all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

BACKGROUND

Resolution #A28/20 at Board of Directors Meeting #3/20, held on April 24, 2020, approved TRCA's Greenspace Acquisition Project for 2021-2030.

The acquisition comes to TRCA through a rezoning to facilitate development of 79 residential units. The proposed Zoning By-Law amendment is located north of Rossland Road W and west of Church Street N, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham (PIN: 26408-2264). Access to the subject lands will be achieved through existing TRCA landholdings south (adjacent to lands already in the ownership of TRCA) of the open space being transferred to TRCA.

Attachment 1 is a sketch illustrating the location of the subject lands.

Attachment 2 is an orthophoto illustrating the location of the subject lands.

RATIONALE

The subject lands fall within TRCA's approved plan for acquisition for the Duffins Creek Watershed as outlined in the approved Greenspace Acquisition Project for 2021-2030. The subject land is located at 1192 Church Street North in the Town of Ajax and was previously subject to the following approved Municipal Planning Act applications: Draft Plan of Subdivision (S-A-2020-01), Official Plan Amendment (OPA20-A1), and Zoning By-law Amendment Application No. Z1/20. The site is regulated with respect to the Duffins Creek tributary and its associated regulatory storm floodplain which runs through the center of the site. As part of the applications that were reviewed, TRCA staff were able to request that the natural features and hazard limits be contained within Block 26 of the draft plan of subdivision and be conveyed into public ownership for long-term preservation and maintenance. As part of the conveyance, staff have also requested that there be municipal access easements placed over the headwalls that drain into Block 26 for maintenance, as well as restrictive covenants placed over the adjacent rear yards to limit access. Block 26 will also be re-naturalized, and several wetland pockets will be constructed as per the landscape drawing package. Securities for these plantings are being held by the Town of Ajax and will be released back to the applicant once it has been determined that the plantings have been achieved to TRCA's and Ajax's satisfaction and the required monitoring period has ended.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 3 Community Prosperity:

- 3.1 Connect communities to nature and greenspace

TAXES AND MAINTENANCE

Based on TRCA's preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, the subject property should be eligible for a tax exemption. While it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs at this location, an assessment of the aggregate acquisitions in the area will be undertaken and the results will be integrated into TRCA's land management program and associated budgets.

FINANCIAL DETAILS

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

Report prepared by: Stella Ku, Property Agent

Email: stella.ku@trca.ca

For Information contact: Stella Ku, (437) 880-1956; Alexander Schuler, (437) 880-1950

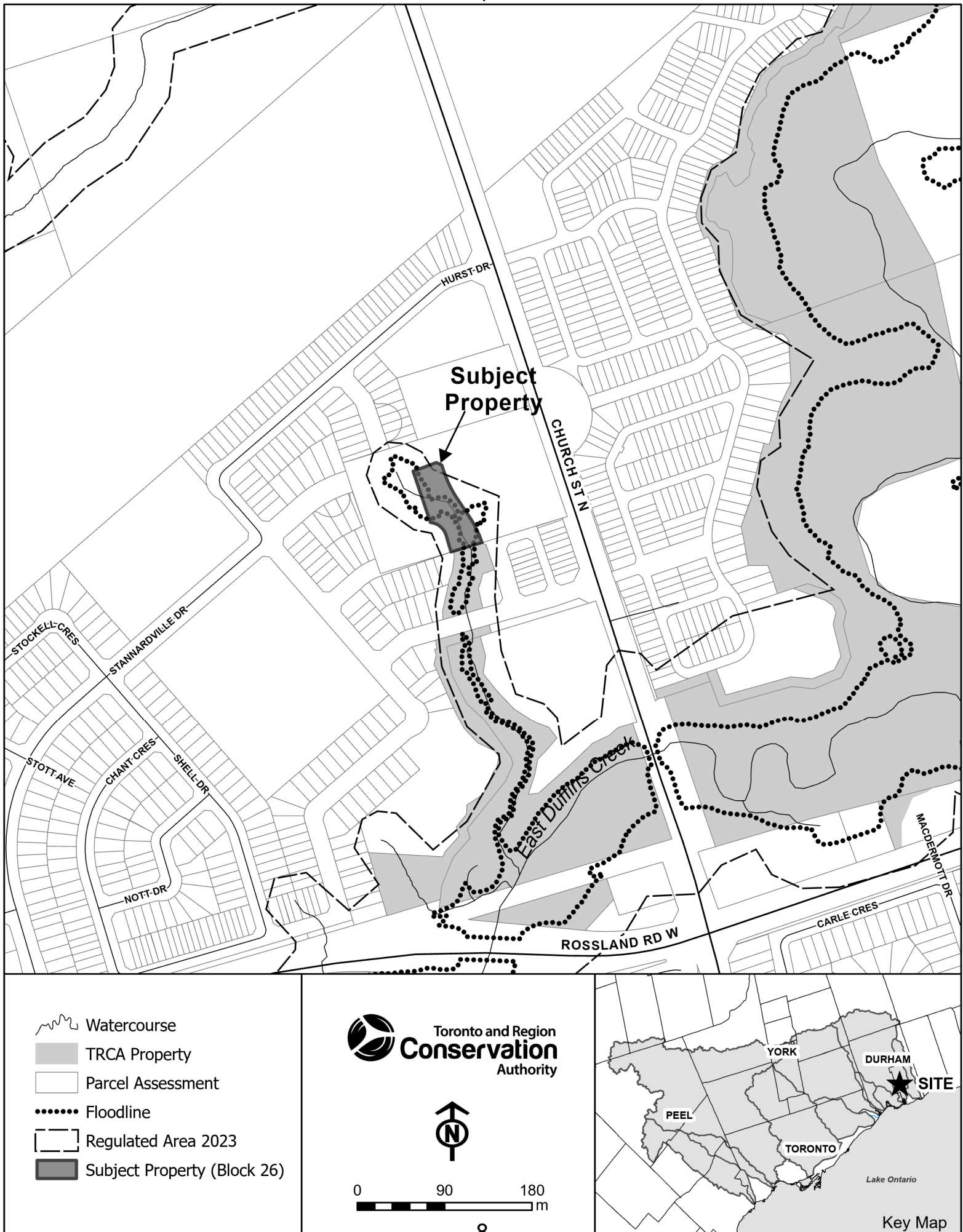
Emails: stella.ku@trca.ca; alexander.schuler@trca.ca

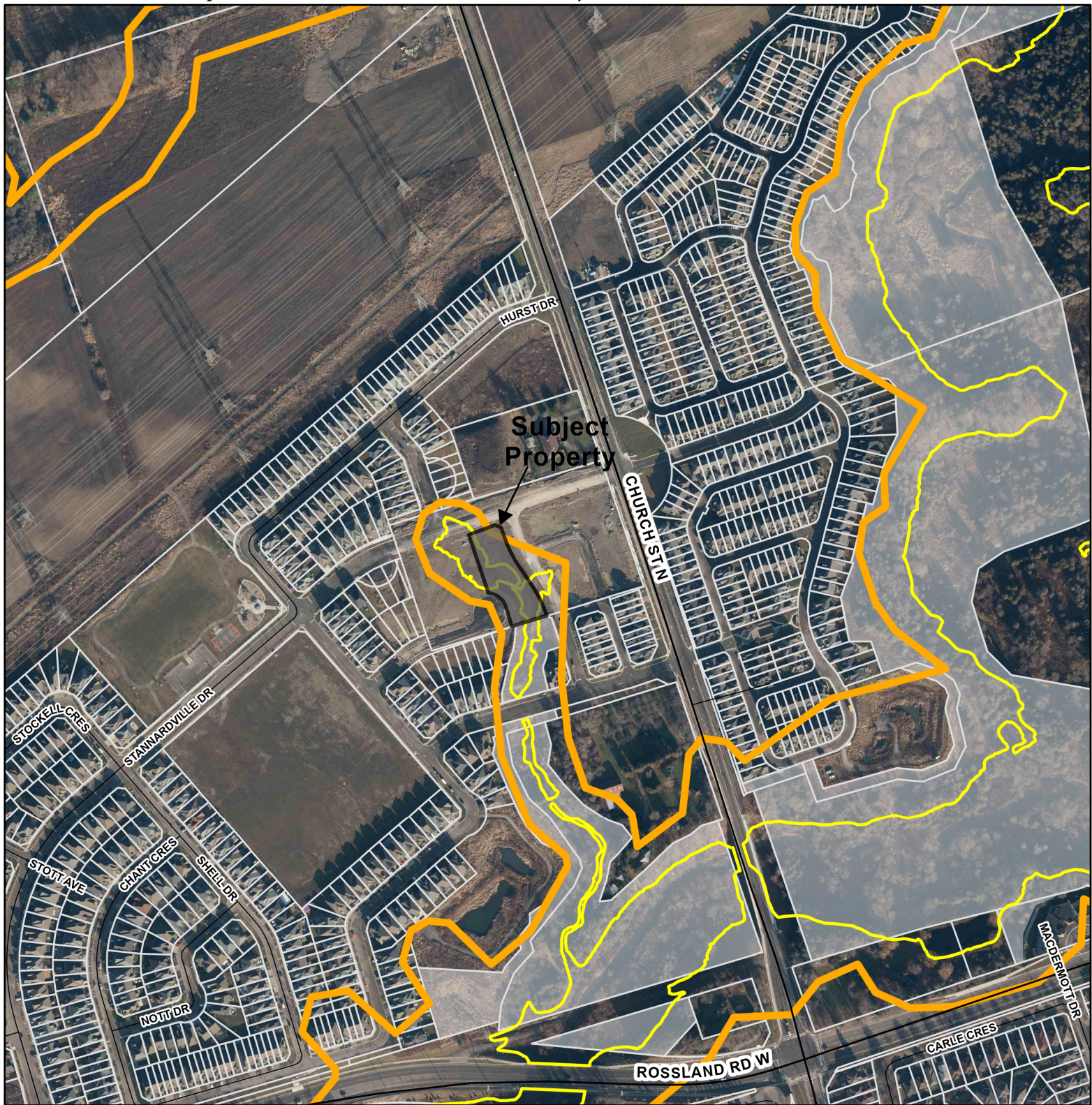
Date: January 7, 2025

Attachments: 2

Attachment 1: Site Plan – 1192 Church Street N, Town of Ajax

Attachment 2: Orthophoto – 1192 Church Street N, Town of Ajax

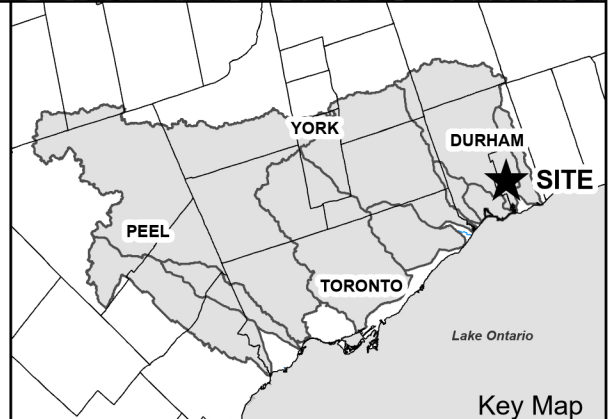




- Floodline
- TRCA Property
- Parcel Assessment
- Regulated Area 2023
- Subject Property (Block 26)



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Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Kathryn Lockyer, Director, Legislative and Property Services

RE: **DISPOSTION OF PERMANENT EASEMENT TO THE CORPORATION OF THE CITY OF VAUGHAN**
Request from the Corporation of the City of Vaughan for a Permanent Easement of Toronto and Region Conservation Authority-owned Lands Required for rehabilitation of stormwater outfall and protection of an active erosion site, City of Vaughan, Humber River Watershed (CFN 71364)

KEY ISSUE

Receipt of a request from the Corporation of the City of Vaughan, for a permanent easement on Toronto and Region Conservation Authority (TRCA) owned lands located east of Islington Avenue and north of Willis Road, City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River Watershed.

RECOMMENDATION:

IT IS RECOMMENDED THAT WHEREAS TRCA is in receipt of a request from the Corporation of the City of Vaughan (City of Vaughan) for the conveyance of a permanent easement on TRCA-owned lands located east of Islington Avenue and north of Willis Road, City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River watershed;

AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with City of Vaughan in this instance;

THEREFORE LET IT BE RESOLVED THAT a permanent easement on a parcel of TRCA-owned land containing 0.05 hectares (0.13 acres), more or less, required for rehabilitation of stormwater outfall and protection of an active erosion site, designated as Part 1 on a draft Plan prepared by J.D. Barnes Limited as reference number 24-12-400-

00, on November 18, 2024, City of Vaughan, be conveyed to City of Vaughan;

THAT consideration be the nominal sum of \$2.00 and all legal, survey and other costs to be paid by City of Vaughan;

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

THAT an archaeological investigation be completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of City of Vaughan;

THAT a landscape plan be prepared for TRCA staff review and approval, in accordance with existing TRCA landscaping guidelines at the expense of City of Vaughan;

THAT a permit pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 be obtained prior to the commencement of construction;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

BACKGROUND

City of Vaughan has requested the conveyance of a permanent easement on TRCA-owned lands, located east of Islington Avenue and north of Willis Road, in City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River Watershed.

The proposed works includes installation of vegetated buttress for bank protection, concrete headwall, and angular stone lined scour pad. The proposal also includes construction of a temporary access route and temporary watertight coffer dam to facilitate in-water works. City of Vaughan also proposes removal of the existing 700 mm concrete headwall and corroded outfall grate.

TRCA Planning and Technical staff have reviewed the project to ensure the detailed design and construction are in accordance with TRCA regulatory permitting responsibilities of the Conservation Authorities Act and Ontario

Regulation 41/24 and have no concerns. Additionally, a permission to enter will be issued to the City of Vaughan for the temporary works (e.g. access route and coffer dam).

For soil stabilization, all disturbed areas will be restored with topsoil, TRCA native non invasive seed mix. Further, a landscaping plan approved by TRCA staff will be implemented away from the stormwater infrastructure.

The subject TRCA-owned lands were acquired from City of Vaughan on April 5, 1956 for nominal consideration under the project Flood Homes Assistance.

Attachment 1 is a sketch illustrating the location of the subject lands.
Attachment 2 is an orthophoto illustrating the location of the subject lands.

RATIONALE

City of Vaughan has conveyed lands to TRCA over the years for nominal consideration of \$2.00 and has requested that TRCA lands required for City of Vaughan be for nominal consideration.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillar and Outcome set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

FINANCIAL DETAILS

City of Vaughan has agreed to assume all legal, survey and other costs involved in completing this transaction.

Report prepared by: Lendita Konjuvca, Property Agent

Email: Lendita.Konjuvca@trca.ca

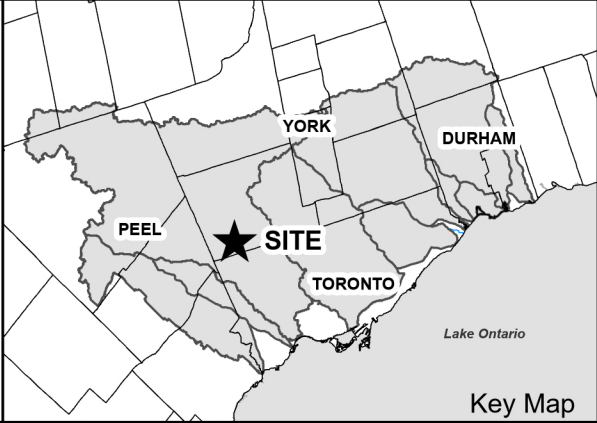
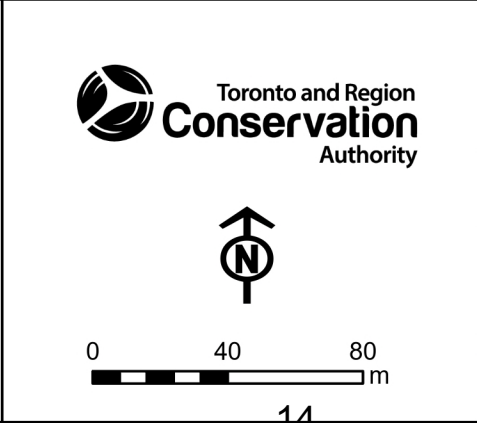
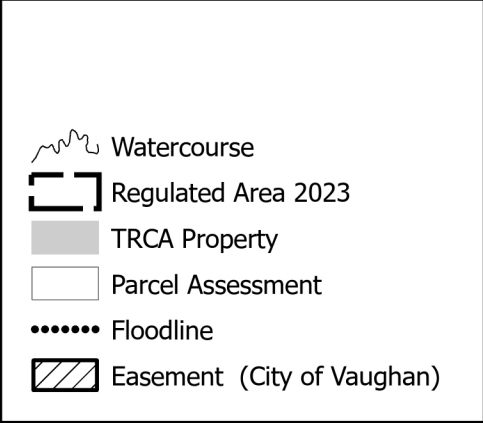
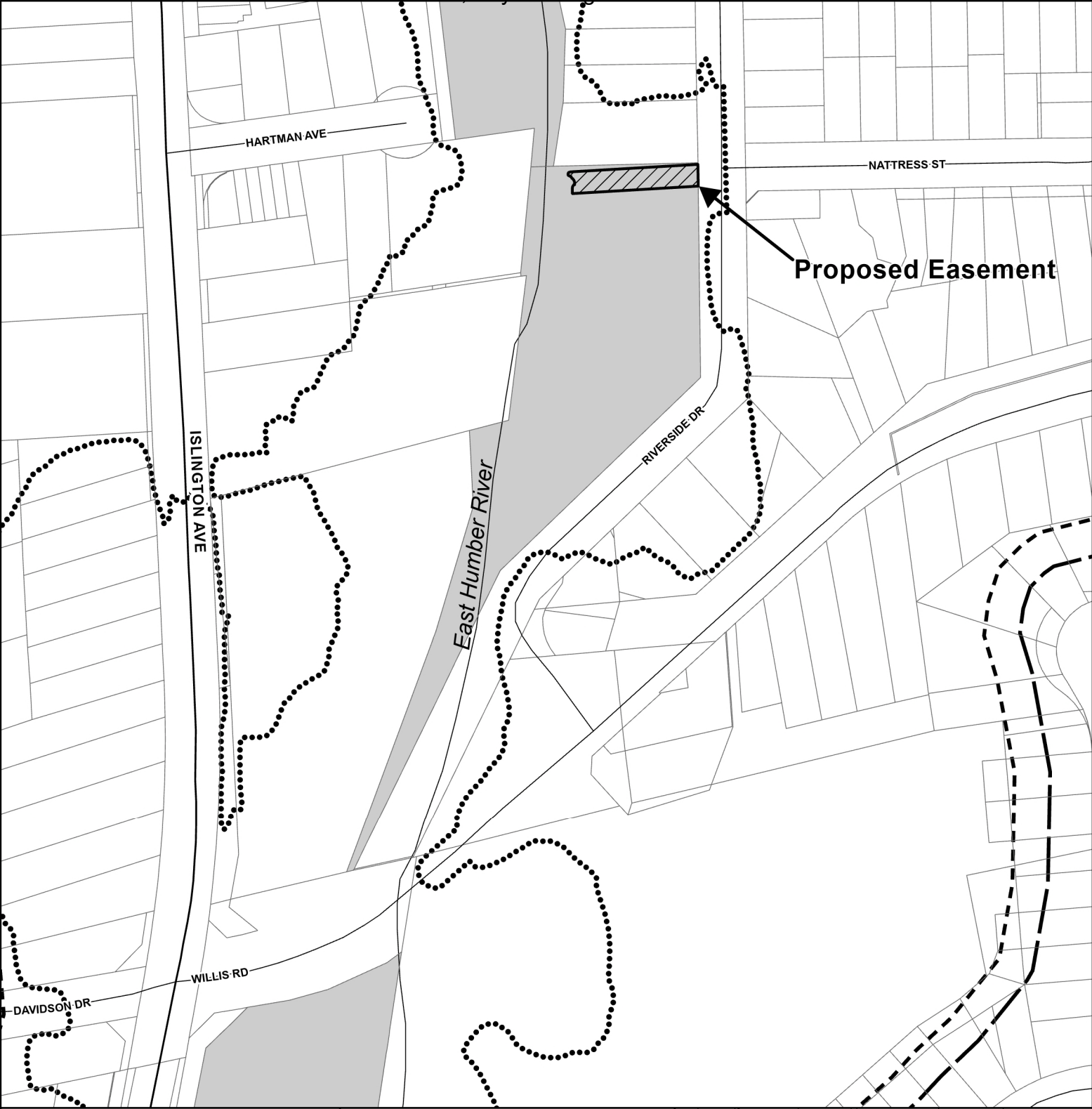
For Information contact: Lendita Konjuvca, (437) 880-1963; Alexander Schuler, (437) 880-1950

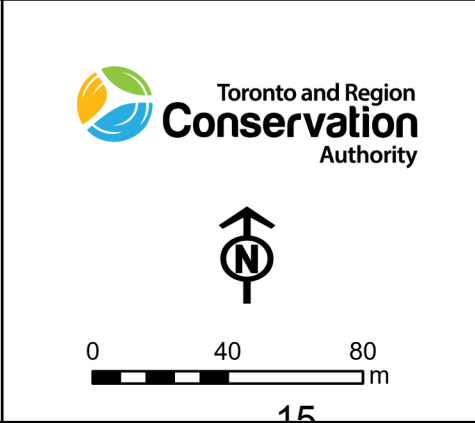
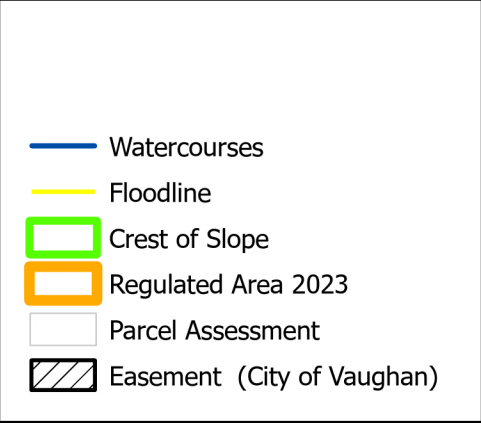
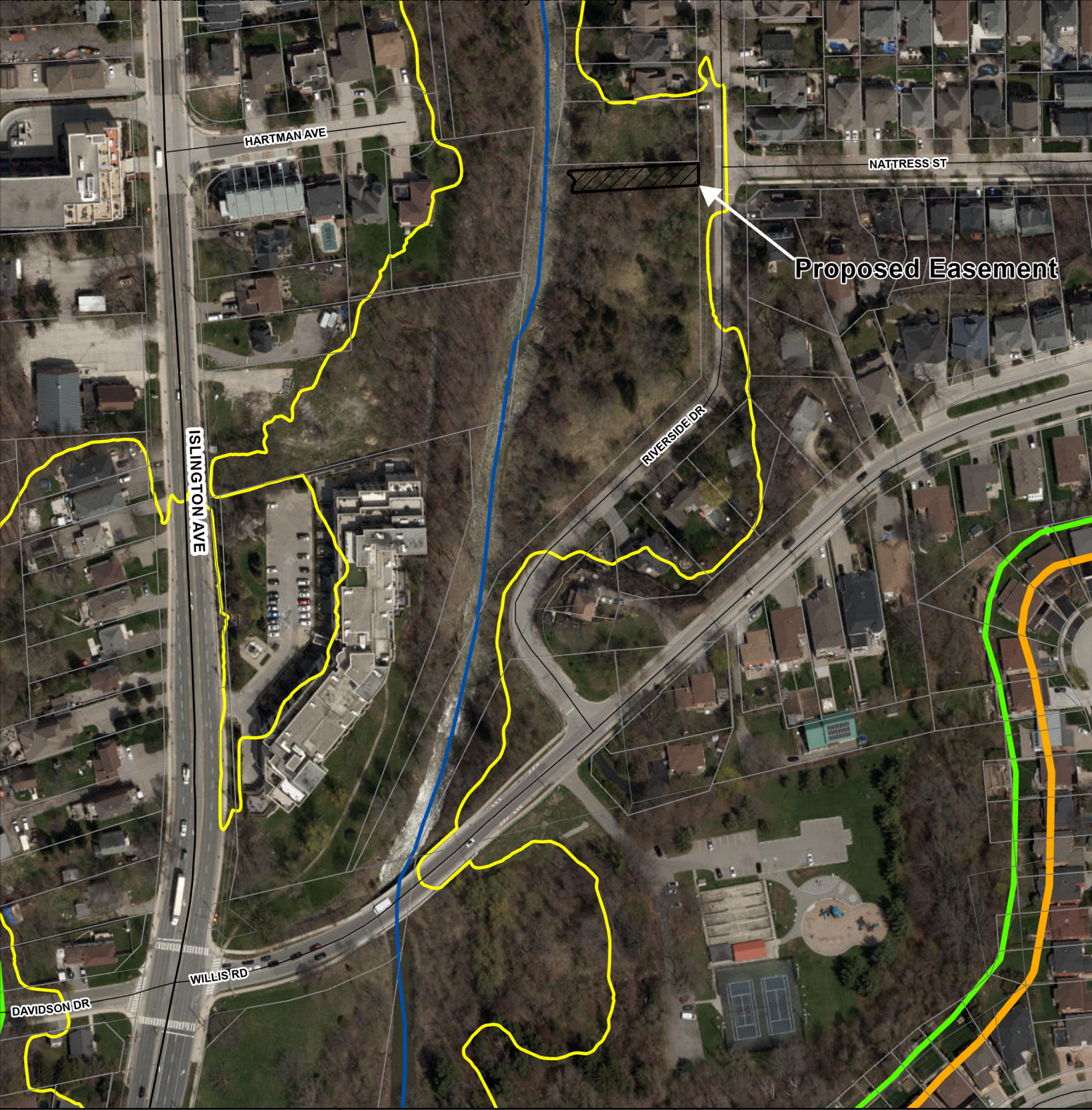
Emails: Lendita.Konjuvca@trca.ca; Alexander.Schuler@trca.ca

Date: January 27, 2025

Attachments: 2

Attachment 1: Site Plan – Permanent Easement, City of Vaughan
Attachment 2: Orthophoto – Permanent Easement, City of Vaughan





Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Anil Wijesooriya, Director, Restoration and Infrastructure

RE: **MEMORANDUM OF UNDERSTANDING WITH DUCKS
UNLIMITED CANADA**

KEY ISSUE

To obtain Board of Directors approval to enter into a Memorandum of Understanding (MOU) with Ducks Unlimited Canada (DUC).

RECOMMENDATION:

THAT Toronto and Region Conservation Authority (TRCA) staff be authorized to enter into a MOU, and other related agreements, with Ducks Unlimited Canada (DUC) for the purposes of collaborative partnerships, delivery of fee-for-service work, and other programs and projects of mutual interest.

BACKGROUND

TRCA frequently partners with aligned organizations to leverage funds, resources, and expertise, to maximize the impact of funding partner investments and TRCA's work. TRCA has previously partnered with DUC on restoration projects, and both organizations continue to look for opportunities to work together on wetland conservation and restoration. As a result of recent discussions following successful joint projects, TRCA and DUC intend to enter a MOU to formalize the relationship between the two organizations. The MOU will lay out roles, responsibilities, and a process for working together on specific projects.

Since 1978, TRCA and DUC have collaborated in sharing wetland science and restoration expertise. In the 1980's and 1990's, DUC constructed wetlands on TRCA properties, including the Caledon Tract Wetland Management Area, the Kortright Centre for Conservation's Interpretive Wetland in the Humber Watershed, and the Ernest Thompson (ET) Seton Wetland along the Don River in the City of Toronto. The partnerships evolved throughout the 2000's to include a variety of individual wetland partnerships projects where TRCA utilized DUC's engineering and design

services to support TRCA's wetland implementation program. These included work on a privately owned wetland in King City, the Lake St. George wetland complex, the Reesor Wetland in Rouge National Urban Park, and the Corner Marsh Project in Duffin's Marsh.

Recently, the partnerships evolved further with DUC providing funding and partnering with TRCA, municipalities and the Province to support our wetland restoration programs. In 2023, DUC provided \$200,000 of funding for planting of the Brock North Meadow Wetland Complex and undertook corporate plantings with the insurance industry. In 2021, DUC also provided \$177,000 in funding to support creating the 1-hectare Church and Bayly Wetland in the Town of Ajax.

TRCA is currently working with DUC to complete the Kingston Road Wetland Restoration Project. The project involves restoring a series of fallow fields, once used for agricultural purposes, to seven hectares of wetland habitat. DUC provided funds to implement a portion of the project, with additional leveraged funds from the City of Ajax and MECP.

Building on the wetland restoration partnership, DUC and TRCA has had a close working relationship in the areas of education and community engagement, including TRCA delivering DUC's Healthy Wetlands, Health Communities program at the Kortright Centre, partnering on DUC's Wetland Centres of Excellence program, and participating in many forums, committees and boards within the environmental and sustainability education system.

As a result of many successful partnerships and projects, TRCA and DUC have engaged in detailed discussions and site tours to identify opportunities to expand and diversify our partnership and support a longer-term wetland restoration strategy. In December of 2024, senior management of TRCA, and DUC, with City of Brampton staff present, met and toured TRCA's wetland restoration work at Loafers Lake supported by the City of Brampton and MECP. Key actions from that meeting included developing a joint list of priority projects, with the intent to develop a long-term wetland restoration, research, and management program. The meeting included a joint commitment by DUC and TRCA to immediately commence work on the development of a MOU. The MOU has now been developed in draft to recognize the shared goals and mandates of our organizations and to act as a mechanism to enhance our working

partnerships, enabling both partners to quickly utilize a range of funding sources, and staff capacities to complete new joint projects.

RATIONALE

TRCA and DUC share aligned goals regarding restoration, conservation of environmentally significant lands to support wetlands, and greenspace management. TRCA and DUC continue to work together to pursue cost sharing opportunities, complementary joint funding applications, strategic planning, sharing of best practices, public engagement and awareness, and education and outreach.

Given the history of productive restoration and education partnerships between our organizations, TRCA and DUC have developed and are seeking approval to enter into a MOU in order to formalize the relationship between the two organizations, including to lay out roles, responsibilities, resources, areas of partnership opportunity, and a process for working together on specific projects.

This MOU would be an enabling agreement and would not bind TRCA and DUC to work together. Rather, the establishment of the MOU recognizes and enables the two organizations to partner on mutually agreed upon areas of work, such as restoration partnerships, funding partnerships and business development, invasive species management, greenspace securement, and wetland and conservation policy. The MOU is intended to complement existing TRCA processes and agreements and does not impact any budget processes with participating municipalities nor does it impact existing agreements, projects, programs, or partnerships. To ensure clarity around roles and to comply with purchasing and reporting requirements, specific agreements with project charters will be prepared on a project-by-project basis.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 4 Service Excellence:

4.3 Responsive relationships and a trusted brand with a reputation for excellence

Pillar 1 Environmental Protection and Hazard Management:

1.3 Maintain healthy and resilient watershed ecosystems in the face of a changing climate

Pillar 1 Environmental Protection and Hazard Management:

1.2 Leadership in greenspace conservation

FINANCIAL DETAILS

Work on specific initiatives, partnerships, or projects will be funded through the appropriate team accounts.

DETAILS OF WORK TO BE DONE

Restoration and Infrastructure staff have compiled a ten-year priority list of prospective restoration projects that have been identified as opportunities for partnership with DUC. TRCA and DUC staff are continuing to share information and work together on aligned projects and other opportunities. The Brock South Wetland Project is a priority on the project list and is being targeted as the next priority project to jointly move forward on. Concurrent with finalizing the DUC and TRCA MOU, staff will commence work on a project agreement and project charter in consultation with partners including municipal stakeholders.

Discussions related to education and community outreach are ongoing and designed to respond to specific opportunities or needs in terms of engaging specific communities.

**Report prepared by: Victoria Kramkowski, Senior Manager,
Government and Community Relations, Peel-York Watersheds**

Email: Victoria.Kramkowski@trca.ca

For Information contact: Victoria Kramkowski, (647) 920-1632

Email: Victoria.Kramkowski@trca.ca

Date: January 17, 2025

Attachments: 1

Attachment 1: Ducks Unlimited Canada Slide Deck

Memorandum of Understanding for Partnership and Collaboration Arrangements

TORONTO AND REGION CONSERVATION AUTHORITY and DUCKS UNLIMITED CANADA (DUC)

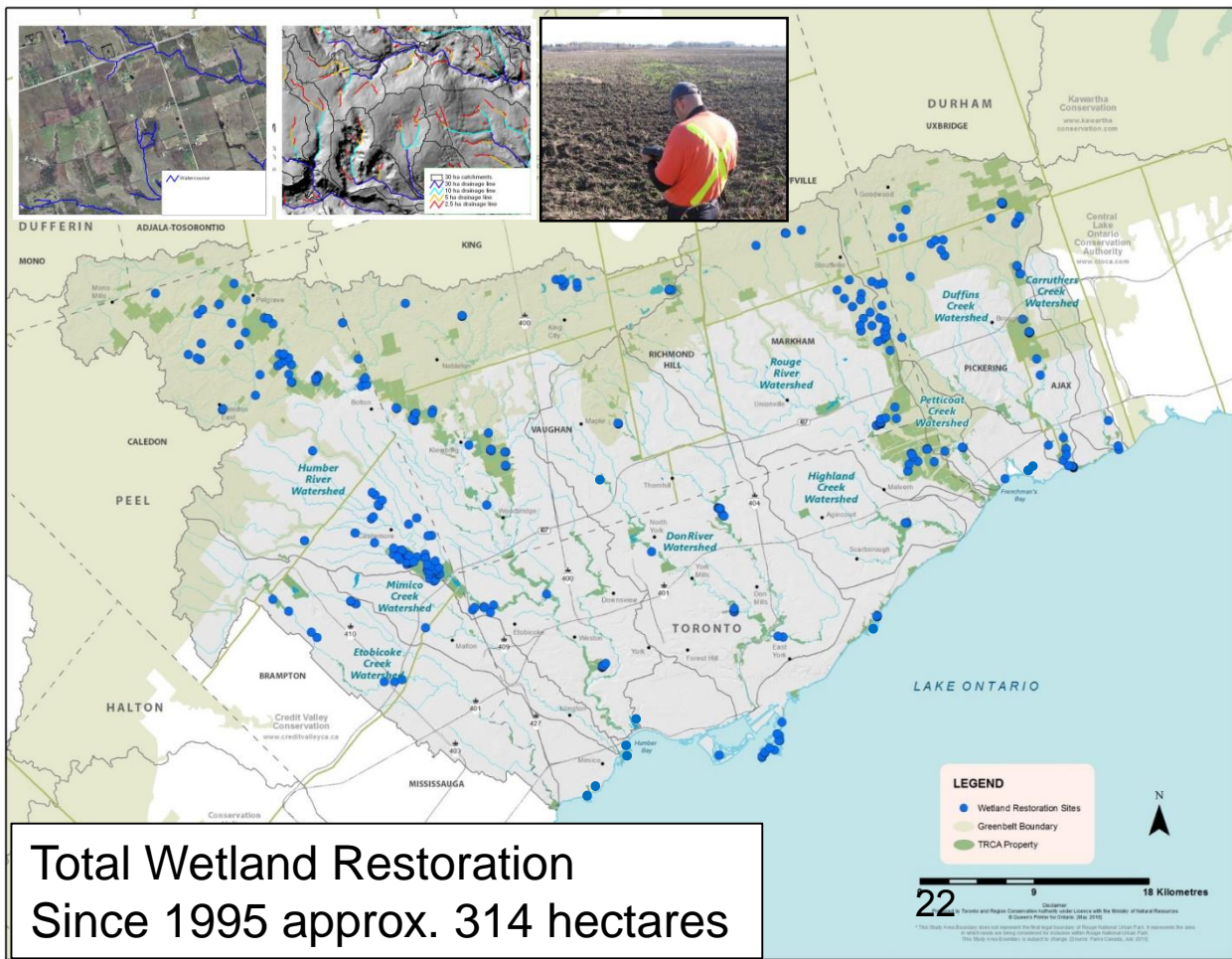
March 21, 2025

TRCA Restoration and Resource Management

- Restoration Projects
- Ecosystem Management
- Forestry and Nursery Production



TRCA Terrestrial and Coastal Wetland Restoration



Over 70 Ha of Coastal Wetland Restoration

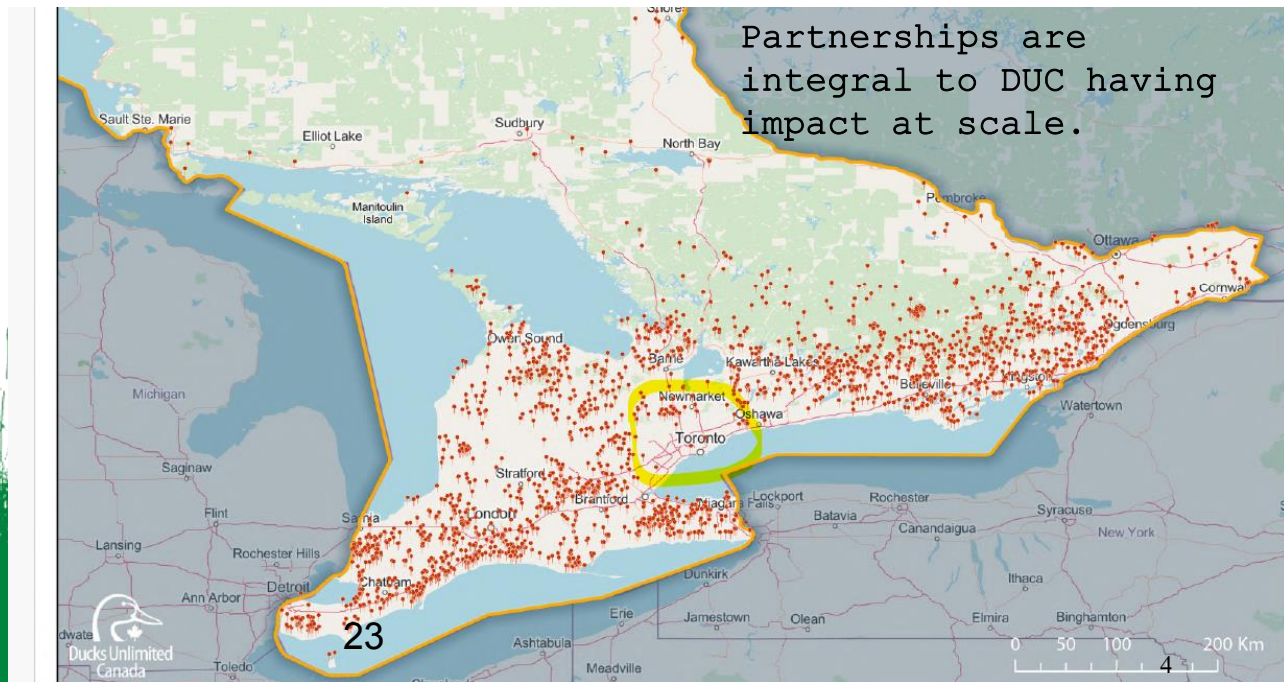
Ducks Unlimited Canada

We conserve, restore and manage wetlands and associated habitats for the benefit of North America's waterfowl, wildlife and people

ONTARIO CONSERVATION SUCCESS *(cumulative)*

Over 6,000
HABITAT PROJECTS

1,008,815
ACRES CONSERVED



DUC Ontario focus areas

- Small wetland restoration (0.5-1.0 acres)
- Infrastructure maintenance/rebuilds
- Wetland retention through Conservation Agreements
- Wetland habitat acquisition (fee-simple, conservation easements)
- Management of invasive species.



Past Partnerships

- Kortright Wetland (2 ha)
- ET Seaton Wetland (2.5 ha)
- Caledon Tract Wetland (10 ha)
- Claireville Oxbow Wetland (3 ha)
- Duffins Corner Marsh (10 ha)
- Tommy Thompson Park Embayment D (7 ha)
- Reesor Wetland (4 ha)
- Lake St George Wetland (3 ha)



Current Partnerships or Under Discussion

- Bayly and Church Wetland (1 ha)
- Kerrison Wetland Complex (2.5 ha)
- Brocklands North Meadow Wetland (1 ha)
- Kingston Road Wetland Complex (2 ha)
- Kortright DU Wetland Retrofit (1.5 ha)
- Brocklands South Wetland Complex (5 ha)
- Loafer's Lake and Etobicoke Creek Valley Wetland (6 ha)

TRCA and DU completed and upcoming partnerships totaling 13 ha wetland habitat

Kerrison Wetland

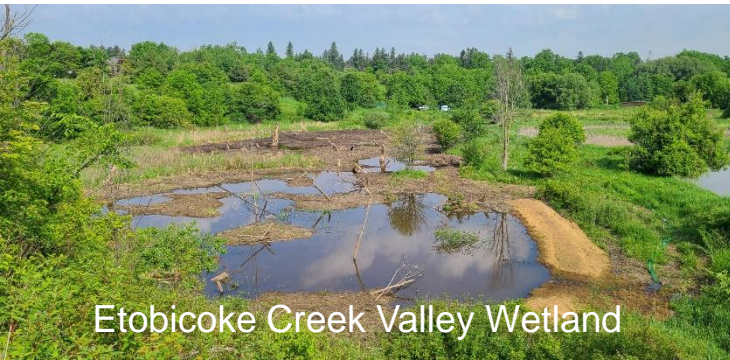
Wetland
implemented
2022



Where are we Going



- 10-year Priority Wetland Restoration Strategy
 - Annually implementing priority wetlands across TRCA jurisdiction
- Research and New Science
- Knowledge Sharing
- Communication and Outreach Marketing and Media Opportunities



Etobicoke Creek Valley Wetland



27

Kingston Road Wetlands



8

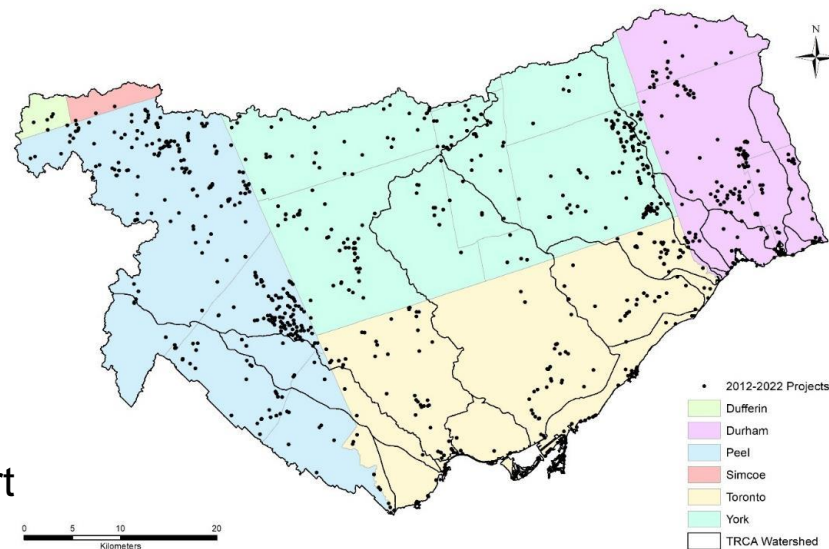
Brocklands North Wetland

10-year Priority Wetland Restoration Strategy

TRCA and DUC are working to develop a 10-year wetland restoration strategy targeting priority projects with our municipal and agency partners to secure long term funding.

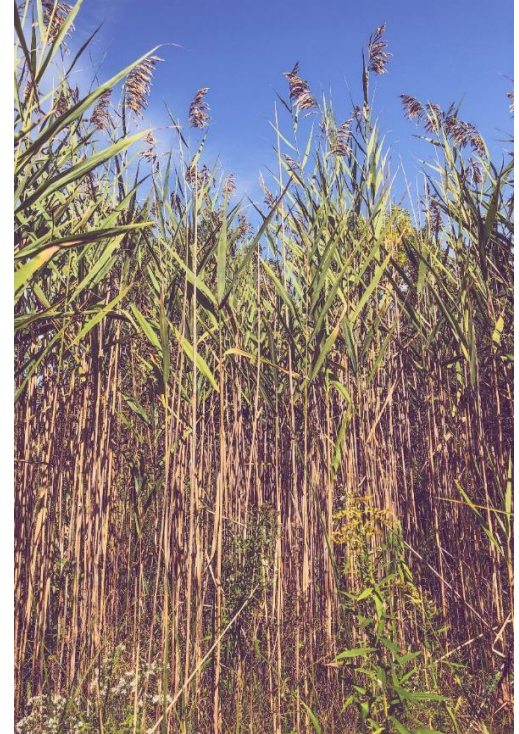
Key project areas currently include;

- Durham Coastal Wetlands
- Brocklands Wetland Complex
- Private Land Wetlands
- Seaton Lands Wetland Restoration
- Rouge National Urban Park & Former Transport Canada Lands
- Brampton Wetlands
- Land Stewardship and acquisition opportunities



Opportunity: Phragmites Research and Management Collaboration

- Phragmites has been called “Canada’s Worst Invasive Plant”
- TRCA has successfully managed Phragmites at various sites since 2018
- New biological control options offer another potential tool
- DUC, TRCA and UofT collaborating on a proposal to develop a “Phragmites Management Demonstration Site” at Tommy Thompson Park where techniques, including biocontrol, will be profiled to educate and inspire others



Knowledge Sharing

Collaboration Opportunities

- Project implementation, innovation and best practices
- Wetland performance and impacts to flooding, water quality, biodiversity, resiliency and Climate Change



Education and Outreach

- March/April issue of Water Canada Magazine
DUC, TRCA and the Town of Ajax contributed to an article focused on the collaborative conservation efforts in Ajax
- Tommy Thompson Park will be a host site for DUC's Duck and Run national fundraiser for wetland conservation on June 22, 2025
- Social Media and awareness campaign
- Corporate planting and stewardship partnerships



Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **VOLUNTARY PROJECT REVIEW 2024**
Works Undertaken by Organizations Exempt from
Conservation Authorities Act and associated Regulations

KEY ISSUE

Summary report on the Voluntary Project Review (VPR) of works undertaken by organizations exempt from the approval process under the Conservation Authorities Act (CA Act) and associated regulations, through VPR letters issued in 2024 and to rebrand the VPR process to a “Toronto and Region Conservation Authority (TRCA) Project Review – Notice of Completion”.

RECOMMENDATION:

IT IS RECOMMENDED THAT the summary information related to provincial and federal Crown Corporation projects reviewed through TRCA’s Voluntary Project Review in accordance with Section 28 of the CA Act and associated regulations, be received;

AND THAT TRCA staff continue to advocate that Crown corporations undertaking environmental assessments for infrastructure projects consider working with TRCA through its VPR process during the environmental assessment and detailed design phase for projects located within TRCA’s regulated area to ensure projects do not affect the control of flooding, erosion, and dynamic beaches or unstable soil or bedrock and not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;

AND THAT the TRCA VPR process letter be rebranded to a “TRCA Project Review - Notice of Completion” process and letter to conform to Metrolinx requirements;

AND FURTHER THAT TRCA staff continue to report back to the TRCA

Board of Directors on a yearly basis for projects completed under this review process.

BACKGROUND

Since 2014, TRCA has provided an option for provincial and federal government ministries and Crown corporations exempt from the CA Act to apply for a VPR under the requirements of Section 28 regulatory approval processes. The intent of this application process is to assist ministries and government agencies in reducing risk from natural hazards and to better protect the natural environment and address flooding, erosion, and all applicable tests under the CA Act.

To protect the environment, reduce risk and achieve greater certainty for provincial and federal government proponents, TRCA developed a process whereby the exempt ministry or crown corporate may voluntarily request TRCA to review and comment on detailed design activities to confirm that TRCA policies and procedures applicable to non-exempt proponents are being addressed. Once TRCA concerns are satisfied, a VPR letter is provided by TRCA staff at the design stage confirming TRCA objectives and requirements have been satisfied as set out in The Living City Policies and the CA Act and associated regulations.

The TRCA VPR program began in 2014, with the signing of the first TRCA-Metrolinx Service Level Agreement, which includes stipulations related to TRCA's review of GO Expansion, Bus Rapid Transit, Light Rail Transit and Subway projects. Applications received by TRCA for Metrolinx and their contractors include works such as retaining walls, bridges and culverts, track expansions, station and parking facilities, staging, storage and access, erosion and sediment controls, restoration, and utility relocations. During the past decade, TRCA has issued a total of 138 VPR letters, 91% of which were issued to Metrolinx or their contractors. The remaining letters have been issued for 407 ETR, Ministry of Transportation, Ports Toronto, Parks Canada, Waterfront Toronto, and Infrastructure Ontario projects.

In 2024, TRCA issued 25 VPR letters, 24 of which were issued for Metrolinx projects (18 letters were issued to Metrolinx, and 6 to their contractors). The remaining letter was issued to Waterfront Toronto. Details are provided in Attachment 1: Summary of 2024 Voluntary Project Review Projects. Also in 2024, Metrolinx staff advised that from a contract administrative perspective, the term "Voluntary" Project Review has been

misinterpreted by their staff and contractors, and respectfully requested TRCA rebrand the program.

RATIONALE

In executing its contracts, Metrolinx has advised that the term “Voluntary” Project Review has been interpreted as a voluntary process in their contracts and by their staff, which it is not. The term “voluntary” was originally intended to reflect Metrolinx’s (and other crown agency’s) commitment to complying with the CA Act and associated regulations, which they are not legally obligated to follow, on a voluntary basis. Metrolinx follows a similar process for Planning Act reviews with the City of Toronto which is branded as a “Compliance Review” and the City subsequently issues a “Notice of Completion” letter. Metrolinx has recently and respectfully requested TRCA follow suit in order to reduce future misinterpretations.

Relationship to TRCA’s 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA’s 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 2 Knowledge Economy:

- 2.3 Advocacy and adaptability in the face of policy pressures

NEXT STEPS

Staff will continue to work with partners to advocate for and review projects submitted under the TRCA Project Review - Notice of Completion (formerly VPR) process; update the branding on relevant documents to reflect “Notice of Completion”, including templates, Standard Operating Procedures, Service Level Agreements, the Planning Application Review and Enforcement System (PARES), the Planning and Permits fee schedule for infrastructure projects, and web materials; advise proponents of the rebranding/naming change; and report back to the TRCA Board of Directors through the Executive Committee on Notice of Completion letters issued in 2025.

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Date: January 8, 2025

Attachments: 1

Attachment 1: Summary of 2024 Voluntary Project Review Projects

ATTACHMENT 1 SUMMARY OF 2024 VOLUNTARY PROJECT REVIEW PROJECTS

ITEM #	CFN	PROJECT NAME	PROPONENT	WATERSHED	PROJECT DESCRIPTION	PROGRAM, IF METROLINX	CORRIDOR, IF METROLINX	PROPERTY OWNER	TRCA PM	ISSUED ON
1.	70168	Lawrence East Station - THESL Relocation Works	Scarborough Transit Connect (Metrolinx)	Highland Creek	Hydro pole relocation, installation of duct bank, tree removal.	Subway	Scarborough Subway	City of Toronto	George Tsourounis	March 1, 2024
2.	69055	Union Station Enhancements Project (USEP)	Metrolinx	Don River	New utility bridges and duct bank, extension of Don Fleet Transition Station, Expansion of Wilson Yard.	GO Expansion	Union Station Rail Corridor	Metrolinx, City of Toronto, TRCA	Zack Carlan	March 21, 2024
3.	70165	Parliament Slip Lake Fill	Waterfront Toronto	Waterfront	Construction of a new dock wall, lake filling and dredging activities to accommodate future infrastructure, staging and laydown areas on the west side of Parliament Slip, a new revetment adjacent to the northern dockwall.	Subway		Waterfront Toronto	Zack Carlan	March 21, 2024
4.	70629	Geotechnical Investigation – Etobicoke Creek Bridge	Metrolinx	Etobicoke Creek	Geotechnical investigation including boreholes and concrete cores.	Non-SLA program - maintenance		Metrolinx	Jackie Ho	March 22, 2024
5.	70771	ECWE Elevated Guideway Borehole Investigations	Metrolinx	Humber River	Fast fence and ESC installation, construction access, temporary equipment and material storage area, 46 borehole advancements, site restoration.	Subway	Eglinton Crosstown	Metrolinx and City of Toronto	Madison Antonangeli/Zack Carlan	March 26, 2024
6.	70147	Ontario Line AW Package V – West Don Laydown	Metrolinx	Don River	Temporary Laydown and Access Roads	Subway	Ontario Line	TRCA, City of Toronto	Zack Carlan	March 27, 2024
7.	64020	Barrie Rail Corridor Expansion Project Contract 3 Phase 2	Metrolinx	Humber River	Upgrades to the Barrie Rail Corridor including grading works, culvert extensions/replacements, corridor fencing and noise walls, utility relocation/protection, retaining walls and bridge pier protection work on rail tracks between Mile 20.66 just north of Kirby Road in the City of Vaughan and Township of King to Mile 26.5 at Bathurst Street north of Bloomington Road	GO Expansion	Barrie Rail Corridor	Metrolinx, City of Vaughan	Nasim Shakouri/Harsimrat Pruthi	April 15, 2024
8.	67031	Ontario Line AW Package II – DVP Sewer Relocation	Metrolinx	Don River	Sewer Relocation at Don Valley parkway	Subway	Ontario Line	City of Toronto, TRCA	Zack Carlan	April 22, 2024

9.	70635	Geotechnical Investigation – Mimico Creek Bridge	Metrolinx	Mimico Creek	Construction access, installation of silt socks, drilling of 1 borehole and 3 coreholes.	Non-SLA Program Maintenance		Metrolinx, City of Toronto, TRCA	Madison Antonangeli	April 25, 2024
10.	68173	ECWE ATC2 Jane Portal Site Prep	Strabag (Metrolinx)	Humber River	ESC installation, sewer line extension and temporary hydrant installation, grading and drill platform installation, stormwater and civil works, temporary haul road construction, batch Plant Installation and Water Treatment Plant Set up, and Staging and Laydown Areas.	Subway	Eglinton Crosstown	Metrolinx and City of Toronto	Madison Antonangeli/Zack Carlan	April 29, 2024
11.	67171	Ontario Line Lower Don Bridge EW3 Phase 1	Metrolinx	Waterfront	Construct Ontario Line Lower Don Bridge (with exception of temporary in-water works).	Subway	Ontario Line	City of Toronto, TRCA, Metrolinx	Zack Carlan	May 23, 2024
12.	70780	ECWE ATC2 Jane Portal SOE Works	Strabag (Metrolinx)	Humber River	Site preparation and erosion and sediment control measures, backfill and secant pile installation, place timber lagging, excavation, dewatering, waler and anchor installation.	Subway	Eglinton Crosstown	Metrolinx and City of Toronto	Madison Antonangeli	June 13, 2024
13.	VPR-2024-00001 (formerly 70974)	ECWE Elevated Guideway SUE Test Pit Investigations	Aecon Infrastructure Management Ltd. (Metrolinx)	Humber River	Site preparation and access, hydrovac truck set up and investigations, and site restoration.	Subway	Eglinton Crosstown	Metrolinx and City of Toronto	Madison Antonangeli	June 21, 2024
14.	70808	Ontario Line Lower Don Bridge EW3 Phase 2	Metrolinx	Waterfront	In-water works to construct Ontario Line Lower Don Bridge (temporary trestle bridges).	Subway	Ontario Line	City of Toronto, TRCA, Metrolinx	Zack Carlan	August 8, 2024
15.	VPR-2024-00020 (formerly 68830)	Ontario Line Lakeshore East Joint Corridor Early Works Stage 1 – Saulter Street Sewer Relocations	Metrolinx	Waterfront	Sewer Relocations at Saulter Street.	Subway	Ontario Line	Metrolinx, City of Toronto	Zack Carlan	August 13, 2024
16.	VPR-2024-00014 (formerly 61359)	Lakeshore East, West Corridor Expansion Project (Phase 3) between Eastern Avenue and Kennedy Road – Small's Creek Restoration and Boardwalk Construction	Metrolinx	Don River	ESC installation, access road and temporary crossing construction, boardwalk construction, site stabilization and restoration.	Subway	Ontario Line	Metrolinx and City of Toronto	Zack Carlan	September 6, 2024
17.	VPR-2024-00016	OMSF (Phase 1) – Advanced Works - Storm	Metrolinx	Don River	ESC installation, construction of temporary access roads and staging areas, storm sewer and outlet	Subway	Ontario Line	City of Toronto, HONI,	Zack Carlan	September 6, 2024

	(formerly 69957)	Sewer Culvert and Embankment			construction, embankment grading, site stabilization and restoration.			Metrolinx Easement		
18.	VPR-2024-00012	SmartTrack Finch-Kennedy GO Station – Sewer and Headwall Replacement	Metrolinx	Highland Creek	Installation of new headwall and storm sewer.	GO Expansion	Stouffville Line	Metrolinx and City of Toronto	George Tsourounis	September 18, 2024
19.	68307	Metrolinx Barrie Rail Corridor Track Expansion	Metrolinx	Humber River	Metrolinx Barrie Rail Corridor track expansion along the existing corridor (BRCE Contract 4) and installation.	GO Expansion	Barrie Rail Corridor	Metrolinx	Manirul Islam	September 20, 2024
20.	VPR-2024-00002	SSE - Lawrence East Station - Road Diversion and Utility Relocation	Scarborough Transit Connect (STC) (Metrolinx)	Highland Creek	Temporary road diversion and widening, sidewalk installation, curb and gutter, wet and dry utility relocations.	Subway	Scarborough Subway	Metrolinx and City of Toronto	George Tsourounis	September 25, 2024
21.	VPR-2024-00019 (formerly 69048)	Don Valley Crossings (Contract 3) - Minton Portal Support of Excavation	Metrolinx	Don River	ESC installation, work area installation, SOE construction and slope stabilization, drainage and utility works, site stabilization and restoration.	Subway	Ontario Line	Metrolinx and City of Toronto	Zack Carlan	September 26, 2024
22.	VPR-2024-00018 (formerly 69017)	West Don Crossing – Temporary Works	Metrolinx	Don River	Temporary work associated with the West Don Crossing, including construction of temporary access roads and staging areas, work compound setup, installation of erosion and sediment controls, grubbing, temporary bridge construction, crane pad construction within the footprint of the temporary access roads and staging areas and temporary site stabilization.	Subway	Ontario Line	Metrolinx, TRCA, HydroOne, private property	Sharon Lingertat	October 9, 2024
23.	VPR-2024-00021 (formerly 69047)	Don Valley Crossing – Temporary Works	Metrolinx	Don River	Temporary work associated with the Don Valley Crossing, including construction of temporary access roads and staging areas, work compound setup, installation of erosion and sediment controls, grubbing, temporary bridge construction, crane pad construction within the footprint of the temporary access roads and staging areas and temporary site stabilization.	Subway, Ontario Line		Metrolinx, TRCA, City of Toronto	Sharon Lingertat	October 23, 2024

24.	VPR-2024-00008	Elevated Guideway -VPR 3 Priority 1 – Cleaning and Grubbing	Aecon (Metrolinx)	Humber River	Phase 1 clearing and grubbing of ECWE elevated guideway alignment. This work does not include any clearing and grubbing within Metrolinx fee simple lands.	Subway	ECWE	Metrolinx	Zack Carlan	November 13, 2024
25.	VPR-2024-00013	Lake Shore East Joint Corridor Early works – North Side Works – Site Prep and Grading (Stage 2)	Metrolinx	Don River	Works include the site preparation and grading for the north side - Lake Shore East Joint Corridor Stage 2 works. This includes ESC installations, temporary access road construction, site grading, excavation and retaining wall preparation.	Subway	Ontario Line	Metrolinx	Madison Antonangeli	November 20, 2024

Section III – Items for the Information of the Board

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Linda Charlebois, Director, Corporate Services

**RE: ANNUAL REPORT ON THE INFORMATION TECHNOLOGY
STRATEGY AND ROADMAP**
2024 Annual Report

KEY ISSUE

An annual report and progress update on the implementation of Toronto and Region Conservation Authority's (TRCA) 2023-2026 Information Technology Strategy and Roadmap.

RECOMMENDATION:

IT IS RECOMMENDED THAT the 2024 Annual Report on the Information Technology Strategy and Roadmap, be received;
AND THAT IT Strategy and Roadmap priority items continue to be included in TRCA's Unmet Needs List to inform TRCA and municipal partner budget processes.

BACKGROUND

In 2023, the Information Technology and Records Management (ITRM) business unit of Corporate Services published its 2023-2026 IT Strategy and Roadmap. This document was designed to guide technology initiatives and investments over the next four years and support TRCA's digital and transformation efforts. The IT Strategy and Roadmap serves as an enabling strategy to advance the goals outlined in TRCA's Strategic Plan.

The IT Strategy seeks to deliver on five key goals identified by the organization:

- Modernize legacy systems;
- Modernize customer service and engagement;
- Become a data powered organization by leveraging data assets;
- Build organizational agility through innovation and coordinated planning; and

Item 9.1

- Address human capital challenges in service delivery through access to technology.

The IT Strategy and Roadmap consists of five strategic priorities covering both business-centric and technology-centric needs:

Strategic Priority	Description
Data Insights	Developing the capabilities of the organization to make data-driven, science-based decisions to better support its goals.
Business Modernization	Increasing organizational capabilities to deliver services through the modernization of business solutions.
Digital Services and Engagement	Supporting stakeholder engagement and the organizational transparency through the adoption of digital technologies.
Technical Modernization	Supporting foundational technology services for the organization through effective lifecycle management and service planning.
Information Management & Data Security	Building organizational resiliency through an effective cybersecurity and information asset management program.

Table 1 - IT Strategy: Strategic Priorities

These priorities form the foundation for grouping business and technology initiatives, enabling focused resource planning and improved measurement of outcomes and success.

Supporting Themes & Actions

To support the delivery of these priorities, the IT Strategy and Roadmap outlines three key action areas aimed at enhancing the organization's overall digital maturity.

Supporting Theme	Description
Digital Readiness	Developing the digital maturity of the organization to better adopt transformative technologies through: <ul style="list-style-type: none">• Skills development and technical training;• Adopting a customer-centric approach; and

Item 9.1

	<ul style="list-style-type: none">• Promote innovation and experimentation.
Resource Capacity	Optimizing the use of resources to implement and support technology through: <ul style="list-style-type: none">• Encouraging collaboration and the adoption of common platforms;• Developing effective support models to manage technology platforms; and• Identifying roles and staffing needs to meet digital service needs.
Architecture and Standards	Optimizing technology investments across the organization through: <ul style="list-style-type: none">• Establishing a program for technology lifecycle planning;• Defining technology standards and policies to guide investment decisions; and• Developing an IT audit program to monitor and evaluate services.

Table 2 - IT Strategy: Supporting Themes & Actions

These themes focus on the policy and planning activities of the ITRM business unit. They are also a key focus of the Information Technology & Information Management Working Group (IT&IM Working Group), which provides governance and oversight for the IT Strategy and Roadmap and helps promote continuous improvement in our digital capabilities. These supporting themes will continue to require a broader collaboration across divisions on processes and governance.

At Executive Committee Meeting held on April 14, 2023, Resolution #B 24/23 was approved as follows:

IT IS RECOMMENDED THAT the 2023-2026 Information and Technology Strategy and Roadmap, be received.

RATIONALE

The following chart provides a summary of key accomplishments related to the workplan items in 2024. These accomplishments are the result of the efforts of many staff across TRCA's divisions.

Strategic Priority	2024 Accomplishments
Data Insights	<ul style="list-style-type: none"> • Completion of the ArcGIS Portal platform migration • Completion of LiDAR data processing and release of updated data for 2023 Leaf-Off collection • Streamlined collection of data for the Rouge River Watershed Plan land use updates and analysis • Adoption of data transformation tools for enriching and automating data resources • Completion of a pilot project for an analytics dashboard of planning, permit and enforcement data • Development of a data asset lifecycle strategy to streamline the provisioning and budgeting for critical data resources
Business Modernization	<ul style="list-style-type: none"> • Completion of the PARES implementation for a modernized planning application review and enforcement system • Completion of the technical update of TRCA's financial management system, and user training for reporting development • Deployment of new financial services, including EFT payments • Upgrades and enhancements of the Centralized Planning and Reporting system (CPR)
Digital Services and Engagement	<ul style="list-style-type: none"> • Initiated a project to modernize Parks and Education Customer Management Systems • Initiated a pilot project for PARES Customer Self Service Portal • Completed architecture design for modernizing the Stream, Erosion and Infrastructure Database system (SEID) • Developed Parks facility reservation permit

	<p>enhancements to verify bookings and arrivals</p> <ul style="list-style-type: none"> • Implemented pilot for virtual desktop services
Technical Modernization	<ul style="list-style-type: none"> • Upgraded and replacement of legacy data centre equipment • Migration of the core data centre and internet services to the new head office • Implemented new Virtual Private Network (VPN) platform to replace legacy services • Migration of SEID to Azure cloud infrastructure • Completion of upgrades and patching of core infrastructure services
Information Management & Data Security	<ul style="list-style-type: none"> • Implementation of new firewall services • Implementation of modernized back-up and recovery services • Pilot evaluation of Web Application Firewall products • Engagement with the City of Toronto to participate in the Executive Cyber Risk Management Group (ECRMG) • Completed the technical architecture and initial testing for the corporate Electronic Document and Records Management system upgrade

Table 3 – 2024 Accomplishments: Strategic Priorities

In addition to these completed projects, TRCA made substantial advancements in several other initiatives, including:

- Released a Request for Proposal for a new solution to modernize Parks and Education Customer Management Systems;
- Initiated a pilot project for the PARES Customer Self Service Portal;
- Initiated a consulting assessment to develop a roadmap and budget estimate to modernize TRCA's financial systems; and
- Initiated a digitization project for historical engineering drawings and flood plain maps.

The IT&IM Working Group continued to meet quarterly through 2024 to review the progress of the strategy workplan, as well as the supporting themes and actions. Each meeting provides an opportunity to collaborate on one of the themes and to seek ways to advance TRCA's digital

Item 9.1

capabilities.

The following chart provides a summary of 2024 accomplishments in this area:

Supporting Theme	Description
Digital Readiness	<ul style="list-style-type: none"> • Expanded training opportunities to leverage municipal partner resources for GIS training • Evaluated cybersecurity awareness programs through the City of Toronto partner support offerings • Initiated workshop discussions on promoting innovation and identifying barriers • Continued development of a multi-year Total Cost of Ownership workbook to support a technology project costing and planning.
Resource Capacity	<ul style="list-style-type: none"> • Continued discussions on shared technology support resourcing for core business applications, such as PARES, a new Parks and Education Customer Management System, as well as divisionally managed technologies.
Architecture and Standards	<ul style="list-style-type: none"> • Completed divisional meetings to consult on the new IT Policy framework • Began draft policy updates for review and adoption in 2025 • Mobilized new collaboration teams reporting to the IT & IM Working Group to investigate special interest topics: <ul style="list-style-type: none"> ○ The use of artificial intelligence tools ○ Data assets and governance ○ Business automation and workflow

Table 4 – 2024 Accomplishments: Supporting Themes & Actions

Continuing Challenges and Pressures

Mid-way through the roadmap and plan, TRCA has made significant progress in reaching the goals of the IT Strategy. However, several longstanding challenges remain, particularly regarding legacy systems that impact efficiency and service delivery. TRCA's continued use of Lotus Notes for certain business functions is a key example. While the platform has supported operations over the years, it presents limitations in workflow efficiency, enterprise reporting, and seamless integration with modern cloud-based solutions. As TRCA moves toward more agile and data-driven processes, updating these systems will be an important focus.

To support this transition, the Information Technology and Information Management Working Group is developing an approach to modernizing legacy applications, ensuring minimal disruption to operations. In the interim, efforts are focused on exploring enhancements and integrations that improve workflow efficiency while longer-term solutions are developed. Additionally, this group is coordinating investments in staff training, resource planning, and innovation projects in automation, data insights, and artificial intelligence.

Outlook for 2025

TRCA will continue to build on the accomplishments of the past year and meet the goals of the organization through the upcoming year. The following is a summary of key projects and workplan activities to be delivered in 2025:

- Modernize legacy systems:
 - Continue to work to address workflows and investigate alternatives to reliance on aging corporate systems including Lotus Notes.
 - Rollout of the Customer Self-Service portal for PARES to enable online planning and permit applications, file collaboration and payments;
 - Deployment and staff training for the upgraded Corporate Records Management System;
 - Financials system replacement business case and project roadmap;
 - Acquire and implement Cybersecurity and Data Protection roadmap priorities; and
 - Continue to match licensing and asset requirements with organizational and staff user requirements to ensure cost

Item 9.1

efficient service delivery.

- Modernize customer service and engagement:
 - Selection of a new Parks and Education Customer Management System and initial phased implementation;
 - Implementation of the new SEID system; and
 - Event calendar consolidation and enhancements for websites.
- Become a data powered organization:
 - Consolidation and improvements to Open Data services;
 - Continue the development data asset lifecycle plans and integrated budgets;
 - Enhanced data management for Watershed Plan initiatives
 - Develop corporate and program data marts to improve access to organizational data; and
 - Continue to develop corporate and program analytics dashboards.
- Build organizational agility:
 - Complete IT Policy updates and baseline technology standards;
 - Continue the design and deployment of project costing/Total Cost of Ownership toolkit; and
 - Continue to develop and deploy project intake and review process, with integration into the ITRM service desk systems.
- Address Human Capital challenges:
 - Continue technology support planning with Divisions; and
 - Expand technology and project management training for TRCA staff.

The IT&IM Working Group will also continue in 2025 to collaborate on building TRCA's digital readiness through its support of the various activities of the strategy.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 4 Service Excellence:

4.1 A strong and skilled workforce

Pillar 4 Service Excellence:

4.2 Provide and manage an efficient and adaptable organization

Pillar 4 Service Excellence:

4.4 Transparent decision making and accountable results

FINANCIAL DETAILS

The IT Roadmap and Workplan encompass several projects designed to modernize how TRCA engages with customers and stakeholders, leverages data, and ensures the continuous improvement of its technology assets. These initiatives will provide transformative changes in TRCA's administrative and customer services, delivering operational efficiencies and new marketing opportunities to deliver programs to our customers.

These initiatives will require significant investments in both staff and financial resources. Beyond the initial investments, some projects may involve ongoing operational costs to sustain services. TRCA has included some of our early estimates of costs in the Unmet Needs List that is reported on to the Board of Directors and will continue to do so. The Unmet Needs List will also inform discussions on required operational and capital investments with participating municipalities as part of the budget process. In addition, TRCA will continue to pursue grant opportunities from senior levels of government, where applicable, to offset capital costs.

Business cases and Statement of Interest (SOI) will be developed for planned investments for the approval of the Board and managed as part of the Unmet Needs List. These requests will follow a similar model to the Permit Application, Review and Enforcement System (PARES), which was approved in March 2021, and will outline the project and annual operating needs, as well as a funding and payback schedule where required.

Key priorities include:

- Financial Systems modernization project, following the Roadmap project identified above. This project is currently on the Unmet Needs List with an estimated budget of \$3.5M;
- Cybersecurity and Data Protection services to increase the capabilities of TRCA to prevent cybersecurity incidents and data loss. This initiative is currently being reviewed to incorporate shared service opportunities with the City of Toronto;
- Capital Project Costing and Management system will require similar investments to the PARES initiative; and
- Network Infrastructure and Capacity Upgrades, which will increase network services to meet long term needs of TRCA properties and businesses. A ten-year upgrade plan is anticipated to include capital improvements of approximately \$500-600K, and service upgrades of \$60-80K annually.

Business case development is ongoing, and these estimates will be

updated with more detailed projections.

Managing Operational Costs

Technology costs will continue to create pressures for the organization, generated by market increases, growth pressures along with the modernization projects. Critical services are seeing significant cost increases, substantially above inflation, impacting our base costs. TRCA's Microsoft Enterprise Agreement has seen increases of 20-30% across products, and updated vendor of record agreements are also seeing similar increases. ITRM will continue to leverage enterprise agreements and other public procurement arrangements to stabilize costs as much as possible for the organization. ITRM will also continue to monitor relevant trade agreements and potential tariffs for their impact on existing contracts.

TRCA is also seeing growth pressures related to technology, as the organization continues to expand its staff and services, and as it continues to expand its use of new cloud services for storage and computing services. The requirements of the cybersecurity program are also continuing to grow due to the increased threat activity and complexity in mitigating cybersecurity risks. ITRM will monitor the growth and usage of technology products and work with the organization to consolidate services to optimize the use of past investments and migrate storage to lower cost services.

ITRM will continue to work with TRCA business units to plan new technology initiatives to drive value in our services, develop effective support models to maximize their returns, as well as to develop lifecycle plans for technology assets and systems.

TRCA will continue to discuss operational and capital investments with participating municipalities, such as the collaboration with the City of Toronto on cybersecurity services. The organization will also pursue grant opportunities from senior levels of government, where applicable, to offset capital costs.

DETAILS OF WORK TO BE DONE

Over the remaining two years of the IT Strategy, ITRM will work with divisional stakeholders to continue to monitor progress and adapt the workplan to deliver on the key priorities and projects. The Strategy will also continue to be reviewed annually to ensure it continues to support and enable progress on the pillars of TRCA's corporate strategic plan.

Item 9.1

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Date: January 15, 2025

Attachments: 1

Attachment 1: 2023-2026 IT Strategy and Roadmap Report

IT Strategy and Roadmap 2023-2026



BACKGROUND

The Information Technology and Records Management (ITRM) business unit of Corporate Services initiated the development of a new IT Strategy and Roadmap that would help guide technology initiatives and investments over the next four years and develop a roadmap for the future. The strategy development process involved substantial collaboration and support from staff across the organization, encompassing:

- More than 25 interviews of divisional leadership and management;
- A survey of IT service quality and customer service priorities;
- A Digital Maturity survey to assess the readiness of the organization to advance transformative projects;
- A survey of IT functions to assess service delivery across IT domains;
- Environmental analysis workshops to analyze key pressures impacting the organization; and
- Multiple workshops and divisional meetings to review IT priorities and project readiness.

The consolidated results of this process have resulted in the following document that outlines IT project and investment priorities for the term of this strategy.



CONNECTION TO TRCA'S 2023-2034 STRATEGIC PLAN

The IT Strategy and Roadmap is an enabling strategy to support the delivery of the organization's Strategic Plan. The pillars of the IT Strategy have been chosen, reflecting on the priorities identified by the organization, to align with those of the strategic plan:

Pillar 1 – Environmental Protection and Hazard Management

Pillar 2 – Knowledge Economy

Pillar 3 – Community Prosperity

Pillar 4 – Service Excellence

As an enabling strategy for the organization, the role of the IT Strategy is to support the achievement of the vision and mission of TRCA through the use of our technology and information assets. The term of the IT Strategy aligns to the first phase of the corporate strategic plan and playbook, focusing on the next four years of priorities. The IT Strategy will be reassessed within each four-year phase of the corporate strategic plan to ensure it continues to support the progress of TRCA's priorities.

MONITORING PROGRESS

The IT Strategy workplan will be reviewed annually to monitor progress, update initiative priorities and schedules, and address barriers. TRCA has established a working group to monitor the progress in implementing the roadmap and workplan, as well as to maintain a high degree of collaboration with the divisions and business units.

The working group will meet quarterly to review progress on initiatives, prioritize projects, and manage the intake of major initiatives within the term of the strategy. The working group will assess the resourcing needs for its business technologies, including staff roles and skills development, and support requests for capital and operating budget needs. It will also provide input into the development of IT policy and standards.

IT STRATEGY FRAMEWORK

Strategic Priorities

The IT Strategy consists of five strategic priorities covering both business-centric and technology-centric needs.

STRATEGIC PRIORITY	DESCRIPTION
Data Insights	Developing the capabilities of the organization to make data-driven, science-based decisions to better support its goals.
Business Modernization	Increasing organizational capabilities to deliver services through the modernization of business solutions.
Digital Services and Engagement	Supporting stakeholder engagement and organizational transparency through the adoption of digital technologies.
Technical Modernization	Supporting foundational technology services for the organization through effective lifecycle management and service planning.
Information Management and Data Security	Building organizational resiliency through an effective cybersecurity and information asset management program.

Supporting Themes & Actions

To support the delivery of these priorities, the IT Strategy also identifies three action areas that focus on developing the broader digital maturity of the organization.

STRATEGIC PRIORITY	DESCRIPTION
Digital Readiness	<p>Developing the digital maturity of the organization to better adopt transformative technologies through:</p> <ul style="list-style-type: none">• Skills development and technical training• Adopting a customer-centric approach• Promote innovation and experimentation
Resource Capacity	<p>Optimizing the use of resources to implement and support technology through:</p> <ul style="list-style-type: none">• Encouraging collaboration and the adoption of common platforms• Developing effective support models to manage technology platforms• Identifying roles and staffing needs to meet digital service needs
Architecture and Standards	<p>Optimizing technology investments across the organization through:</p> <ul style="list-style-type: none">• Establishing a program for technology lifecycle planning• Defining technology standards and policies to guide investment decisions• Developing an IT audit program to monitor and evaluate services

These themes will focus on the policy and planning activities of the ITRM business unit, as well as the IT&IM Working Group. They will require a broader collaboration across divisions on processes and governance.



Data Insights

GOAL: Developing the capabilities of the organization to make data-driven, science-based decisions to better support its goals.

OUTCOMES:

- Implement data governance
- Develop a data catalogue
- Develop a lifecycle plan for data assets
- Build an analytics infrastructure
- Improve access to data



The Digital Insights priority was one of the most discussed topics throughout the strategy development process. It aligns directly with TRCA's corporate commitment to science-based decision-making, stakeholder engagement and leveraging data to meet our service excellence goals.

ACTIONS

1.1 Establish a Data Governance model to support the development of a Data Insights program:

- Form a Data Governance Working Group representing TRCA divisions to provide oversight to the Data Insights program; and
- Develop a resource and skills development plan for staff.

1.2 Inventory and catalogue TRCA data assets to provide a resource for the organization to leverage existing data:

- Complete an inventory and catalogue of TRCA data assets;
- Develop data models for core business services; and
- Develop workplans to address gaps in managing data collection, storage, and quality assurance processes.

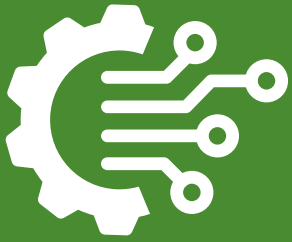
1.3 Develop data lifecycle plans to manage created and acquired data assets:

- Identify and implement an acquisition cycle for critical 3rd-party data assets;
- Develop quality assurance and monitoring processes for data asset creation; and
- Identify and implement retention plans for data assets.

1.4 Develop a solution architecture for data analytics services:

- Research and develop a solution architecture plan for providing data analytics services;
- Develop a corporate data lake/data warehouse service; and
- Develop data visualization services to support corporate and business service dashboards.





Business Modernization

GOAL: Increasing organizational capabilities to deliver services through the modernization of business solutions.

OUTCOMES:

- Implement new business solutions
- Develop application lifecycle plans
- Develop an application architecture
- Develop support resource capabilities



Modernizing corporate and business technologies was another priority identified during the strategy development process. TRCA has made substantial advances in its core technologies, including adoption of the Microsoft O365 suite of collaboration products, a rapid migration to cloud applications and infrastructure-as-a-service on Microsoft Azure, as well as implementation of multi-factor authentication. However, TRCA's business applications are in need of upgrade or replacement to provide the service levels needed for our customers and internal operations.

ACTIONS

2.1 Identify and implement new business solutions to advance core administrative and operational services:

- Implementation of the Permit Application Review and Enforcement System to modernize planning and development operations;
- Complete the implementation of the Asset Management and Maintenance Management platform to deliver a corporate platform for asset lifecycle management processes;
- Gather and evaluate requirements and solution needs for a modernized Enterprise Resource Planning platform; and
- Gather and evaluate requirements and solution needs for a modernized capital planning and project management platform.

2.2 Develop and implement application lifecycle plans to maintain business applications at supported release levels:

- Develop upgrade and release management plans for the business application portfolio;
- Identify and prioritize solution replacements;
- Analyze custom, internally developed applications and develop re-development and re-platforming opportunities; and
- Develop application decommissioning plans, including content and records management.

2.3 Develop a solution architecture for business application services to leverage common platforms and optimize investments:

- Research and develop a solution architecture plan for providing business application services;
- Identify and implement migration projects to leverage common application and/or development platforms;
- Identify and develop opportunities to leverage Microsoft M365 services;
- Identify and develop opportunities for integration; reduce duplicate data entry, combine and analyze data across platforms; and
- Identify and develop opportunities for partnerships with municipalities and other conservation authorities.

2.4 Develop technology support models to leverage business, ITRM and 3rd-party resources:

- Review and develop internal job roles to support business technology solutions;
- Review and align ITRM support functions along core business portfolios;
- Develop a staffing plan to provide joint business and technical support for business solutions; and
- Identify and develop opportunities to leverage 3rd-party managed services to complement operational support and development needs.





Digital Services and Engagement

GOAL: Supporting stakeholder engagement and organizational transparency through the adoption of digital technologies.

OUTCOMES:

- Implement new digital services
- Develop 360-degree customer and stakeholder insights
- Build partnerships and collaboration



TRCA has a diverse portfolio of services with stakeholders that include residents, visitors, commercial clients and government partners. Each service and stakeholder group has unique customer needs and ways they interact with the organization. Internally, TRCA continues to seek options to improve how we work to better share information, streamline processes and increase operational efficiency. The Digital Services and Engagement priority area will focus on transforming the way we work and interact with our customers through digital service.

ACTIONS

3.1 Identify and implement new digital services to modernize service delivery and customer experience:

- Implement admission and membership systems to improve visitor experience, improve efficiency and provide customer insights;
- Implement program registration and management systems to streamline services for education programs;
- Streamline digital services across channels to simplify user experience, including web content, online store and order management, and payment processing; and
- Support automation and self-service features through digital services.

3.2 Develop stakeholder relationship management capabilities to provide 360-degree views of TRCA customer and stakeholder interactions:

- Research and develop a solution architecture plan for customer and stakeholder services;
- Leverage internal and 3rd-party sources to develop data insights for customer and stakeholder interactions and behaviours; and
- Identify and implement customer and stakeholder management solutions to provide integrated views of customer activity.

3.3 Develop partnership with conservation authorities and municipalities to promote integrated services:

- Participate in partnership forums and working groups to develop shared service and collaboration opportunities;
- Identify and develop projects to converge on common technologies; and
- Identify and develop projects for system integration.





Technical Modernization

GOAL: Supporting foundational technology services for the organization through effective lifecycle management and service planning.

OUTCOME:

- Implement lifecycle plans
- Maintain service levels
- Develop a technical architecture
- Develop support resource capability
- Deploy modern, secure and efficient technology tools



TRCA has a good foundation of core technologies that leverage cloud services. These services provide increased flexibility and resiliency for critical business services, such as email, productivity and collaboration tools, data center and communications infrastructure. However, TRCA continues to rely on a wide range of legacy technologies that have limited scalability and require updates or replacement to deliver required service levels and maintain supportability. Remote offices and parks locations also have continued network communication challenges due to service limitations and/or outdated equipment.

ACTIONS

4.1 Develop and implement technology lifecycle plans to maintain warranty coverage and operational performance:

- Develop maintenance and refresh plans for the technical infrastructure and device portfolios;
- Identify and prioritize solution replacements; and
- Analyze locally deployed solutions to identify consolidation opportunities on common platforms.

4.2 Develop and implement service level plans for core technologies to meet the needs of the organization across locations:

- Develop a network and communications plan to maintain consistent services and eliminate gaps in coverage;
- Develop a storage management strategy to manage files and content efficiently for active, backup and archival records;
- Identify and implement identity and content management solutions to support the lifecycle of staff and non-employee users;
- Evaluate requirements and end-user device needs, and work with divisions to manage the lifecycle of the device fleet; and
- Identify and implement performance monitoring and infrastructure management tools.

4.3 Develop a technical architecture for core services to leverage cloud platforms and optimize investments:

- Research and develop a solution architecture plan for providing network, communications, storage and security services;
- Identify and implement migration projects to leverage common platforms for network attached devices;
- Identify and develop opportunities to leverage Microsoft M365 services; and
- Identify and develop opportunities for partnerships with municipalities and other conservation authorities.

4.4 Develop technology support models to leverage business, technical and 3rd-party resources:

- Review and develop internal job roles to support enterprise architecture and IT planning services;
- Develop a staffing plan to support solution delivery and operational services; and
- Identify and develop opportunities to leverage 3rd-party managed services to complement operational support needs.





Information Management and Data Security

GOAL: Building organizational resiliency through an effective cybersecurity and information asset management program.

OUTCOME:

- Develop a comprehensive cybersecurity program
- Develop a security architecture
- Support a business continuity framework
- Develop information asset lifecycle plans



IT security and maintaining a resilient organization are continuing priorities, given the increasing activity and threats from cyberattacks globally. TRCA needs to maintain a multi-layered and evolving approach to protect its information assets from external threats. In addition, TRCA needs to maintain its ability to respond to major service disruptions through an effective disaster recovery and business continuity plan. Further, TRCA must maintain an effective information asset management program through effective records and data management.

ACTIONS

5.1 Develop and implement a comprehensive cybersecurity program:

- Assess existing technology infrastructure and develop a continuous improvement approach to mitigate risks;
- Identify and implement cyber-security plans/best practices;
- Identify and implement security monitoring tools;
- Develop a user cybersecurity awareness and education program; and
- Update security incident and response plans.

5.2 Develop a security architecture for managing information assets across business, application and technology domains:

- Research and develop a security architecture plan to guide policy, process and technical investments to optimize cybersecurity capabilities;
- Identify and develop opportunities to leverage Microsoft M365 services; and
- Identify and develop opportunities for partnerships with municipalities and other conservation authorities.

5.3 Support corporate initiatives in Business Continuity and Disaster Recovery planning:

- Assess current state backup and recovery services and define baseline recovery objectives; and
- Support Risk Management in business continuity planning.

5.4 Develop the Records and Information Management (RIM) program to support business needs for the protection and management of information assets through their lifecycle:

- Modernize RIM technologies to provide a comprehensive solution for managing physical and electronic records;
- Support divisions to classify information and manage records and information in line with policy;
- Implement a Privacy Impact Assessment process to manage information privacy and security risks; and
- Develop a staffing plan to support information management across TRCA business lines.



SUPPORTING THEMES AND ACTIONS

Where the IT Strategy Priorities provide a focus for project investments in technology, TRCA must also invest in building the digital maturity of the organization. The following Supporting Themes and Action areas are intended to address the TRCA's capability and capacity to adopt digital tools to transform the organization.

Digital Readiness

GOAL: Developing the digital maturity of the organization to better adopt transformative technologies

OUTCOMES:

- Skills development
- Value-driven priorities
- Business transformation focus
- Partner collaboration

ACTIONS

A.1 Develop organizational capabilities through skills development and technical training:

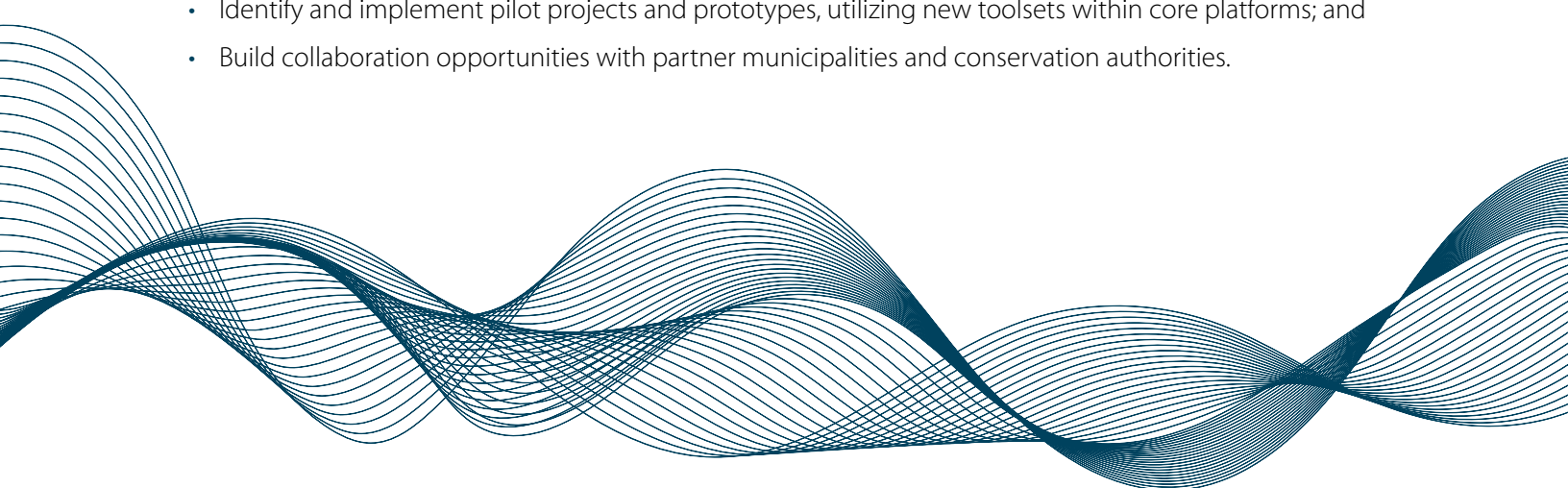
- Identify and promote training opportunities for staff on core technology platforms;
- Investigate and adopt industry methodologies; and
- Encourage learning opportunities through projects and pilot innovations.

A.2 Develop a Business Transformation approach to identifying priority projects and initiatives:

- Evaluate digital transformation opportunities through Stakeholder Journey Mapping, focusing on high return value streams;
- Develop Journey Maps for key business services; and
- Incorporate digital transformation priorities into broader corporate planning.

A.3 Promote and enable innovation and experimentation:

- Identify and implement pilot projects and prototypes, utilizing new toolsets within core platforms; and
- Build collaboration opportunities with partner municipalities and conservation authorities.



Resource Capacity

GOAL: Optimizing the use of resources to implement and support technology.

OUTCOMES:

- Focus on common platforms
- Shared Business and IT support
- Develop roles and capacity
- Develop sustainable operational resources and budgets

ACTIONS

B.1 Encourage divisional collaboration and adoption of common platforms:

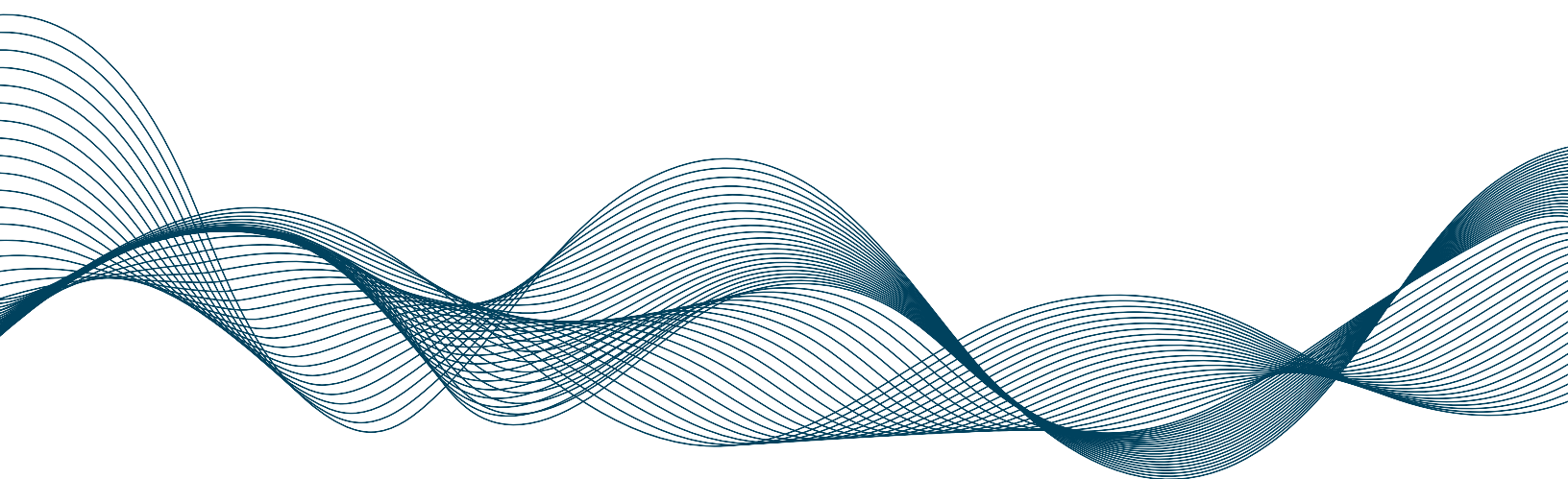
- Identify and promote the use of common technology platforms to support multiple business services;
- Minimize support resources through the adoption of Cloud-first services and limiting custom development for business solutions; and
- Focus custom development on common platforms.

B.2 Develop effective support models to manage technology platforms:

- Plan sustainable operating budgets and resources for technology investments;
- Build partnerships for shared support responsibilities with business units; and
- Leverage SaaS and 3rd-party managed services to complement internal support resources.

B.3 Identify roles and staffing needs to meet digital service needs:

- Develop roles and job descriptions to support modern technology needs; and
- Develop a long-term technology staffing plan to support business and ITRM resource demands.



Architecture and Standards

GOAL: Developing a technology planning framework to optimize investments across the organization

OUTCOMES:

- Improved technology planning
- Modernized technology standards and policies
- Improved monitoring and capacity management
- Continuous improvement of service levels and solution delivery

ACTIONS

C.1 Establish a program for technology lifecycle planning:

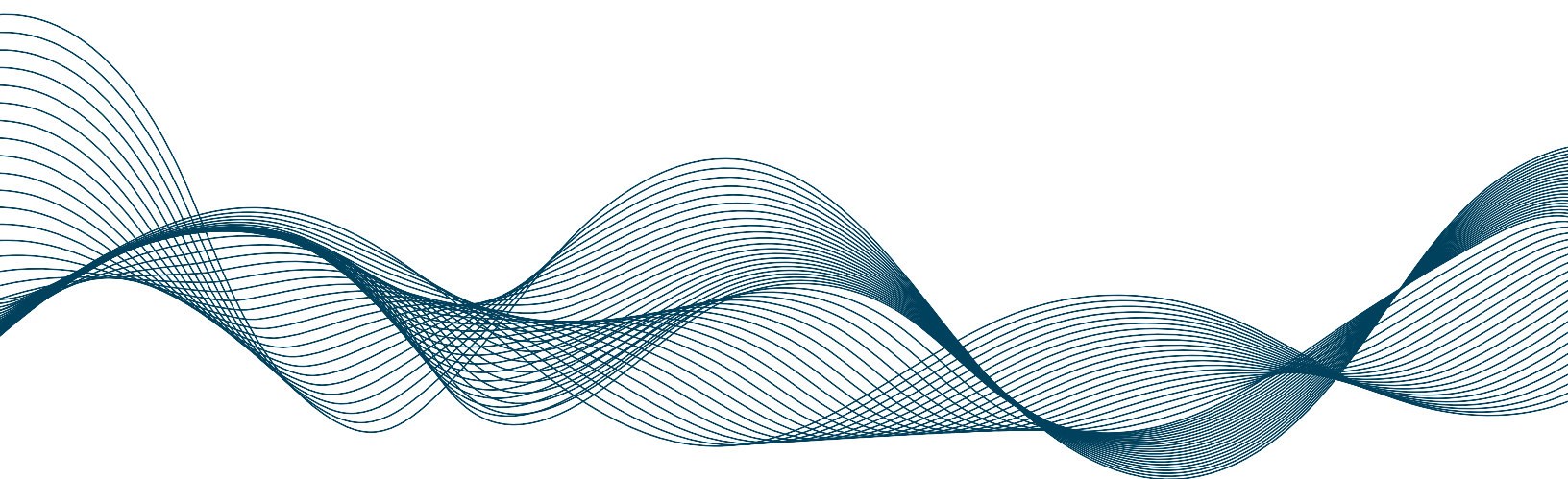
- Identify and adopt an Enterprise Architecture framework to guide technology planning;
- Document current state architecture domains; and
- Develop a technology asset lifecycle plan.

C.2 Define technology standards and policies to guide investment decisions:

- Develop and document baseline technology standards;
- Develop policies to guide procurement of new technology assets; and
- Implement Privacy Impact Assessment and Threat Risk Assessment processes for new acquisitions.

C.3 Develop an IT audit program to monitor and evaluate services:

- Implement a Root Cause Analysis process to analyze disruptions and recommend changes; and
- Identify and develop system performance, capacity and security monitoring capabilities.



ROADMAP AND WORKPLAN

The development of the IT Strategy Roadmap and Workplan involved several workshops with ITRM and Divisional representatives to review inflight and backlog projects. A wide range of technology needs were identified, covering enterprise system projects, business program solutions, data and analytics services, legacy system upgrades, and custom development, as well as a large number of ITRM initiatives related to core infrastructure and service operations. A prioritization model provided a framework for an initial workplan of initiatives to be scheduled over the next four years of the IT Strategy, based on their strategic alignment and implementation readiness.

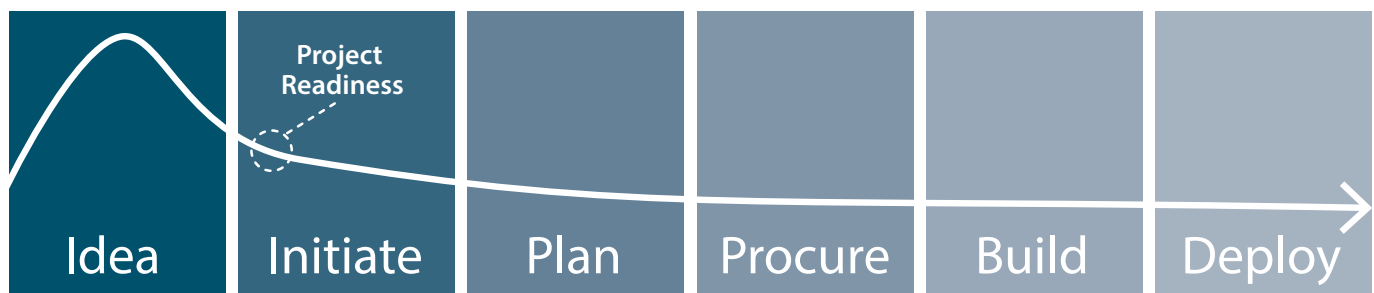
Business Support for Backlog Projects and Service Requests

The initial workplan focuses on several active projects and immediate business priorities, there is a substantial backlog of project and service requests. Most requests were assessed as being at the Idea or Initiation stage, requiring further investigation and scoping to advance further toward implementation.

There is a need to address this backlog through support with maturing these project ideas. This would involve support in developing more defined scopes of work, estimating resources and develop business cases for approval and funding allocations.

ACTIONS:

- Develop a project intake and review process to support the introduction and lifecycle management of projects; and
- Develop organizational capabilities to support business analysis and project management to assist with managing projects through their lifecycle.



Project Costing and Approvals

A critical challenge in mobilizing projects is the difficulty in estimating the costs and resource needs in order to demonstrate the business case for an investment in technology. The organization identified the need to have additional support to estimate project and operational costs, including a toolkit to be developed to assist with project intake and funding estimates. This would also include the development of a business case model that would support the Statement of Interest (SOI) process for approvals.

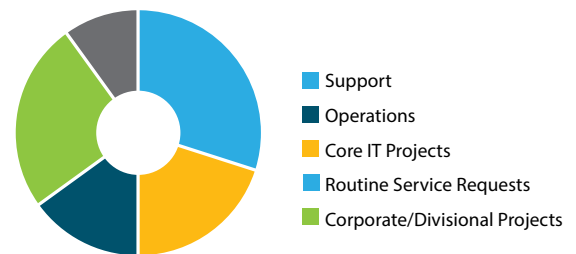
ACTIONS:

- Develop a Total Cost of Ownership toolkit to assist with project budgeting, including capital and operational impacts; and
- Develop a Business Case framework that supports funding and resourcing decisions through the Statement of Interest (SOI) process and other approval mechanisms.

Resource Capacity, Operations and Project Delivery

All divisions and business units must manage their resource capacity as part of their project and operational planning. Divisions need to allocate resources to cover program operations, administrative functions, and support projects and initiatives. In the case of ITRM, this includes:

- User Support and Issue Management
- Routine Service Requests
- Operational Monitoring and Management
- Divisional and Corporate Projects
- IT Infrastructure Projects



Project resource planning needs to account for staff availability across business and IT resources and build in appropriate backfill or supplementary resources.

ACTIONS:

- Incorporate human resource capacity into project budgeting and resource planning;
- Develop a balanced approach to resource allocation to provide support across project and operational functions, as well as across corporate, business program, and core infrastructure priorities; and
- Leverage major projects to provide backfill and staff augmentation to support broader operational priorities.

PLANNING AND LIFECYCLE MANAGEMENT

The implementation of the Roadmap and Workplan will need to overcome several challenges in order to be effective.

Setting Workplan Priorities and Timelines

Following the workshops, the project team held individual meetings with each division to review their individual project backlogs and set specific priorities for the term of the Strategy. As noted above, the majority of the identified projects require further assessment and scoping in order to be advanced further. However, the remainder provide the basis for an initial workplan. Divisions provided input on the potential timing and activities for each project, which translated into a quarterly workplan schedule.

The focuses on quarterly activities through 2023 and 2024, with annual targets in the final two years of the Strategy. The Workplan will be reviewed quarterly for progress and updated to reflect changes due to:

- Intake of new priority divisional projects and corporate initiatives
- Budget and/or resource impacts
- Project scheduling impacts of inflight projects
- Review and reassessment of project priorities

The Workplan includes projects that are business-delivered, ITRM-delivered, as well as jointly delivered initiatives in order to provide visibility to the utilization of internal resources, as well as the interdependency of initiatives.

Operational Impacts and Budget Planning

The IT Roadmap and Workplan contains many projects that will transform how TRCA engages with its customers and stakeholders, utilizes data and promotes a continuous modernization and upkeep of technology assets. It will require the investment of staff and financial resources in order to implement these projects. In addition to the upfront investments, projects may have an ongoing operational impact in order to maintain services. These operational impacts may result from such costs as:

- Subscriptions or licenses for software
- Hardware technology maintenance contracts
- Staff resources to support and administer technology systems
- 3rd-party services for operational support or managed services
- Future projects due to periodic maintenance and upgrades

These operating costs directly relate to the sustainability of the systems and continued delivery of program services.

Cost Drivers and Priorities

When considering projects and operational needs there are sources of cost pressures that can influence the priority of investments. These include both discretionary and non-discretionary pressures.

COST DRIVER	DESCRIPTION
Base or contractual increases	These include market or contractual drivers that are imposed on future costs
Growth-related pressures	These costs are related to increased usage of services due to the growth in staff or program activity
Legislative pressures	These costs are related to legislative or regulatory requirements imposed on operations
Service Enhancements	These costs result from discretionary investments in business operations

A further consideration is related to managing the useful life of the technology or system. Like any tangible asset, even with ongoing maintenance, there will be a time in the future where it reaches the end of its useful life and its ability to deliver effective service for the business. ITRM will work with TRCA business units to manage the eventual replacements of technologies and systems.

CONCLUSION

The IT Strategy development process provided the ITRM team an opportunity to reconnect with the organization, allowing staff to interact and collaborate throughout the project journey. The process provided insights on the perception of IT services and identified key areas where ITRM can provide added value in providing support and operational functions, as well as to advance business transformation across TRCA's services. The project team learned about key internal and external environmental pressures that continue to influence how we will prioritize work, interact with our customers and stakeholders, and how we utilize our available resources.

The new strategy framework will provide structure to support project planning and delivery, as well as focus investment on five business priorities:

- Data Insights
- Business Modernization
- Digital Services and Engagement
- Technical Modernization
- Information Management and Data Security

The supporting themes will help develop broader organizational capacity to adopt digital transformation through investments in digital readiness, resource capacity and architecture standards. In addition, updated processes to manage project intake and prioritization, along with toolkits to assist with business case development and resource planning will help with overall project approvals and lifecycle management.

Over the next four years of the IT Strategy, ITRM will work with divisional stakeholders to monitor progress and adapt the workplan to deliver on the key priorities and projects. The Strategy will continue to be reviewed to ensure it continues to support and enable progress on the pillars of TRCA's corporate strategy.

Section III – Items for the Information of the Board

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Linda Charlebois, Director, Corporate Services

RE: **2024 SUMMARY OF SENIOR STAFF EXPENSES**

KEY ISSUE

Summary report of Toronto and Region Conservation Authority (TRCA) senior staff expenses for 2024.

RECOMMENDATION:

IT IS RECOMMENDED THAT the summary of senior staff expenses for TRCA’s Chief Executive Officer, Chief Human Resources Officer, and Divisional Directors for the year ended December 31, 2024, be received.

BACKGROUND

At City of Toronto City Council meeting held on November 29, 30 and December 1, 2011, Council approved the publication on the City's public website, on a semi-annual basis, expenses related to business travel, conferences and training, hospitality, and protocol for senior staff positions at the Division Head level and above. Additionally, Toronto City Council requested that the City’s major agencies and corporations adopt a similar policy for their organization.

RATIONALE

While the TRCA is not an agency of the City of Toronto and is not bound to follow this directive, the City is a major funding partner and TRCA has chosen to voluntarily publish this information taking into account the above City of Toronto Council resolution. Reporting for 2024 is provided for TRCA senior staff positions of Chief Executive Officer, Chief Human Resources Officer, and Divisional Directors. Financial information related to this disclosure will be made available on TRCA’s website as part of this report within the meeting agenda.

The following expenses have been detailed in Attachment 1:

1. Business Travel, which includes any mileage reimbursement with

Item 9.2

- a personal vehicle, or operating costs of a TRCA vehicle provided to staff as a taxable benefit;
2. Conferences, Training and Professional Fees, which include registration fees, accommodations, and per diem allowances; and
 3. Hospitality and Protocol, which includes hosting non-staff at TRCA events, eating establishments or other permitted locations.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillar and Outcome set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 4 Service Excellence:

4.4 Transparent decision making and accountable results

FINANCIAL DETAILS

A detailed summary of TRCA Senior Staff Expenses for 2024 for the positions of Chief Executive Officer, Chief Human Resources Officer, and Divisional Directors is included as Attachment 1. The combined total for all expenses in the above categories for senior staff at TRCA is \$25,392, with allocation for these expenses provided within Divisional and Business Unit administrative budgets.

Report prepared by: Annette Street, Manager, Finance

Email: annette.street@trca.ca

For Information contact: Linda Charlebois, (437) 880-2260

Email: linda.charlebois@trca.ca

Date: January 31, 2025

Attachments: 1

Attachment 1: 2024 SUMMARY OF SENIOR STAFF EXPENSES

Attachment 1: 2024 SUMMARY OF SENIOR STAFF EXPENSES

NAME	Title	Business Travel	Conferences, Training and Professional Association Fees	Hospitality and Protocol	Total
John MacKenzie	Chief Executive Officer	\$9,198	\$1,960	\$203	\$11,361
Natalie Blake	Chief Human Resources Officer	\$111	\$559	\$0	\$670
Darryl Gray	Director, Education & Training	\$4,107	\$450	\$0	\$4,557
Laurie Nelson	Director, Policy Planning	\$48	\$848	\$0	\$896
Sameer Dhalla	Director, Development & Engineering Services	\$1,078	\$1,150	\$0	\$2,228
Richard Ubbens	Director, Conservation Parks & Lands	\$1,825	\$680	\$0	\$2,505
Anil Wijesooriya	Director, Restoration & Infrastructure	\$0	\$848	\$0	\$848
Linda Charlebois	Director, Corporate Services	\$368	\$0	\$0	\$368
Kathryn Lockyer	Director, Legislative & Property Services	\$309	\$1,650	\$0	\$1,959
Total		\$17,044	\$8,144	\$203	\$25,392

Section III – Items for the Information of the Board

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Linda Charlebois, Director, Corporate Services

RE: **2024 YEAR END FINANCIAL UPDATE**

KEY ISSUE

Receipt of Toronto and Region Conservation Authority's (TRCA) unaudited financial report as of December 31, 2024.

RECOMMENDATION:

IT IS RECOMMENDED THAT the Year End Variance Report for the year ending December 31, 2024 be received.

BACKGROUND

As part of TRCA's financial governance procedures, this report presents the 2024 year-end financial report, which covers the spend rate of expenditures and recognition of revenue for all of 2024. For the purposes of this report, TRCA's four revenue categories have been consolidated under a single category titled 'Revenue' in the attached financial charts. These include:

- Authority Generated: Revenues raised through activities such as user fees, retail, rentals, program fees, event fees, and investment and interest income.
- Government Funded: Municipal, federal, and provincial grants and contract services.
- Levies: Operating and Capital levies from municipal partners.
- Reserves: Accumulated *surplus*, which is intended to finance unforeseen costs related to ongoing operations or unfunded *capital expenses* for the organization.

RATIONALE

TRCA prioritizes transparency and accountability in spending, revenue recognition, and performance evaluation against approved budgets, both at the organizational level and for each project and program individually. This

Item 9.3

is further supported by TRCA's core values which prioritize accountability of staff to be increasingly responsible for their actions, behaviours, and outcomes. TRCA recognizes that all projects and programs have cost implications and that all expenditures support practical and affordable service delivery. Transparency throughout the budget management process is achieved in part through the analysis and reporting on year-to-date revenues/expenses as compared to the current fiscal year budget. In addition, TRCA regularly collaborates with municipal and government agency partners, sharing budget expenditure and variance information throughout the year and during budget planning for the upcoming fiscal period. In order to improve the accuracy in reporting anticipated issues in expenditures, TRCA established a seasonal forecasting baseline using historical data from the past three years to estimate the seasonal variances within each program area.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillar and Outcome set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 4 Service Excellence:

4.4 Transparent decision making and accountable results

FINANCIAL DETAILS

The operating and capital reports by Service Area and underlying Program Areas are provided in Attachments 1-5 respectively. The attachments provide a summary analysis of expenditures and revenues to date and the variance explanations by Program Area. The variance threshold for both revenues and expenditures are +/- 10% and \$500,000 from anticipated. Variances within these thresholds are considered within the expected range. A summary of the year end capital budget is shown in *Table 1* below.

Table 1 – Year End Capital Variance

	Budget	2024 Year to Date (Unaudited)	Budget Variance
Revenue	176,499,000	167,943,064	(8,555,936)
Expenditure	188,128,000	133,328,005	(54,799,995)
Reserves	(11,630,000)	-	-
Excess of Revenue over Expenditures	-	34,615,059	(46,244,059)

Sixteen (16) capital expenditure and eight (8) capital revenue variances are explained in *Attachment 5*.

A summary of the year-end operating budget is shown in *Table 2* below.

Table 2 – Year End Operating Variance

	Budget	2024 Year to Date (Unaudited)	Budget Variance
Revenue	57,338,000	56,635,570	(702,430)
Expenditure	57,403,000	55,014,099	(2,388,901)
Reserves	(64,000)	-	-
Excess of Revenue over Expenditures	-	1,621,471	(1,686,471)

Four (4) operating expenditure and three (3) operating revenue variances are explained in *Attachment 5*.

DETAILS OF WORK TO BE DONE

As TRCA's financial governance procedures and systems continue to evolve over time, internal processes for in-year billing from vendors, invoices of customers and recognition of deferred revenue/internal recoveries will become a greater area of focus for the organization.

The year 2024 is projected to yield a minimal contribution of \$1.3 million to the corporate reserve. In addition, an estimated \$1.7 million from the operating budget will be allocated to cover costs within the Education and Outreach School Programs. Further, \$750,000 will be directed towards

Item 9.3

Planning and Development Review, while \$480,000 will be allocated for Information Infrastructure, Management, and Human Resources. An additional \$825,000 will be used for Vehicle and Equipment expenses within Corporate Services. These allocations reflect the strategic distribution of resources to support ongoing operational needs while managing financial priorities.

Staff will increase the frequency of expenditure monitoring in 2025, providing the Board of Directors with quarterly financial reports. Furthermore, a comprehensive financial sustainability review will be carried out for both the Education and Outreach School Programs and Corporate Services Vehicles and Equipment. This review will focus on identifying and addressing any financial gaps to ensure that these shortfalls are effectively mitigated throughout 2025, supporting long-term fiscal stability.

Report prepared by: Jenifer Moravek, Senior Manager, Strategic Business Planning & Performance

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For Information contact: Linda Charlebois, (437) 880-2260

Email: linda.charlebois@trca.ca

Date: March 7, 2025

Attachments: 5

Attachment 1: 2024 TRCA Year End Capital Expenditures

Attachment 2: 2024 TRCA Year End Capital Revenue

Attachment 3: 2024 TRCA Year End Operating Expenditures

Attachment 4: 2024 TRCA Year End Operating Revenue

Attachment 5: 2024 TRCA Year End Variance Explanations

Attachment 1: 2024 Year End TRCA Capital Expenditures

Program Area	2024 Budgeted Capital Expenditure (\$)	2024 Actual Capital Expenditure (\$)	2024 Capital Expenditure Variance (\$)	Variance (%)	Reportable Capital Expenditure Variance
Watershed Planning and Reporting	1,484,000	986,278	(497,722)	-33.5%	
Climate Science	666,000	523,964	(142,036)	-21.3%	
Water Resource Science	4,491,000	2,455,026	(2,035,974)	-45.3%	A
Erosion Management	61,503,000	53,463,911	(8,039,089)	-13.1%	B
Flood Management	4,880,000	8,529,222	3,649,222	74.8%	C
Biodiversity Monitoring	2,500,000	2,435,399	(64,601)	-2.6%	
Ecosystem Management Research and Directions	11,180,000	7,602,086	(3,577,914)	-32.0%	D
Forest Management	1,505,000	965,387	(539,613)	-35.9%	E
Restoration and Regeneration	24,860,000	16,600,089	(8,259,911)	-33.2%	F
Greenspace Securement	2,175,000	406,696	(1,768,304)	-81.3%	G
Greenspace Management	9,945,000	5,968,477	(3,976,523)	-40.0%	H
Waterfront Parks	15,855,000	2,818,957	(13,036,043)	-82.2%	I
Conservation Parks	434,000	265,892	(168,108)	-38.7%	
Trails	6,469,000	3,043,304	(3,425,696)	-53.0%	J
Black Creek Pioneer Village	1,657,000	615,271	(1,041,729)	-62.9%	K
Environmental Assessment Planning and Permitting	-	23,236	23,236	0.0%	
Policy Development and Review	745,000	563,687	(181,313)	-24.3%	
School Programs	5,591,000	4,934,546	(656,454)	-11.7%	L
Newcomer Services	195,000	176,084	(18,916)	-9.7%	
Family and Community Programs	9,000	(7,007)	(16,007)	-177.9%	
Living City Transition Program	6,821,000	5,099,220	(1,721,780)	-25.2%	M
Community Engagement	3,848,000	2,571,064	(1,276,936)	-33.2%	N
Financial Management	697,000	80,356	(616,644)	-88.5%	O
Corporate Management and Governance	19,761,000	12,724,003	(7,036,997)	-35.6%	P
Human Resources	115,000	355,071	240,071	208.8%	
Corporate Communicatios and Events and Festivals	-	-	-	0.0%	
Information Infrastructure and Management	741,000	372,713	(368,287)	-49.7%	
Project Recoveries	1,000	(244,926)	(245,926)	-24592.6%	
Vehicles and Equipment	-	-	-		
Grand Total	188,128,000	133,328,005	(54,799,995)	-29.1%	

Attachment 2: 2024 Year End TRCA Capital Revenues

Program Area	2024 Budgeted Capital Revenue (\$)	2024 Actual Capital Revenue (\$)	2024 Capital Revenue Variance (\$)	Variance (%)	Reportable Capital Revenue Variance
Watershed Planning and Reporting	1,484,000	1,272,331	(211,669)	-14.3%	
Climate Science	666,000	618,522	(47,478)	-7.1%	
Water Resource Science	4,577,000	3,327,108	(1,249,892)	-27.3%	Q
Erosion Management	61,280,000	55,038,928	(6,241,072)	-10.2%	R
Flood Management	4,723,000	9,584,791	4,861,791	102.9%	S
Biodiversity Monitoring	2,718,000	2,847,659	129,659	4.8%	
Ecosystem Management Research and Directions	11,239,000	10,987,893	(251,107)	-2.2%	
Forest Management	1,505,000	1,470,490	(34,510)	-2.3%	
Restoration and Regeneration	25,039,000	23,160,814	(1,878,186)	-7.5%	
Greenspace Securement	2,175,000	1,829,614	(345,386)	-15.9%	
Greenspace Management	9,783,000	7,380,911	(2,402,089)	-24.6%	T
Waterfront Parks	15,855,000	15,176,423	(678,577)	-4.3%	
Conservation Parks	434,000	(608,161)	(1,042,161)	-240.1%	U
Trails	6,469,000	5,714,389	(754,611)	-11.7%	V
Black Creek Pioneer Village	557,000	557,162	162	0.0%	
Environmental Assessment Planning and Permitting	-	23,775	23,775	0.0%	
Policy Development and Review	745,000	745,206	206	0.0%	
School Programs	5,591,000	6,295,302	704,302	12.6%	W
Newcomer Services	195,000	195,369	369	0.2%	
Family and Community Programs	9,000	(1,624)	(10,624)	-118.0%	
Living City Transition Program	6,821,000	6,497,246	(323,754)	-4.7%	
Community Engagement	3,848,000	3,909,009	61,009	1.6%	
Financial Management	697,000	696,884	(116)	0.0%	
Corporate Management and Governance	9,232,000	10,432,756	1,200,756	13.0%	X
Human Resources	115,000	31,919	(83,081)	-72.2%	
Corporate Communicatios and Events and Festivals	-	-	-	0.0%	
Information Infrastructure and Management	741,000	753,697	12,697	1.7%	
Project Recoveries	1,000	4,650	3,650	365.0%	
Vehicles and Equipment	-	-	-	0.0%	
Grand Total	176,499,000	167,943,064	(8,555,936)	-4.8%	0

Attachment 3: 2024 Year End TRCA Operating Expenditures

Program Area	2024 Budgeted Operating Expenditure (\$)	2024 Actual Operating Expenditure (\$)	2024 Operating Expenditure Variance (\$)	Variance (%)	Reportable Operating Expenditure Variance
Watershed Planning and Reporting	454,000	472,971	18,971	4.2%	
Climate Science	-	-	-	0.0%	
Water Resource Science	-	-	-	0.0%	
Erosion Management	179,000	187,235	8,235	4.6%	
Flood Management	1,249,000	1,311,781	62,781	5.0%	
Biodiversity Monitoring	-	-	-	0.0%	
Ecosystem Management Research and Directions	-	-	-	0.0%	
Forest Management	133,000	113,838	(19,162)	-14.4%	
Restoration and Regeneration	1,083,000	166,552	(916,448)	-84.6%	Y
Greenspace Securement	-	-	-	0.0%	
Greenspace Management	947,000	635,945	(311,055)	-32.8%	
Rental Properties	1,732,000	1,336,094	(395,906)	-22.9%	
Waterfront Parks	-	-	-	0.0%	
Conservation Parks	6,946,000	7,111,701	165,701	2.4%	
Trails	-	447	447	0.0%	
Bathurst Glen Golf Course	1,567,000	1,489,349	(77,651)	-5.0%	
Black Creek Pioneer Village	3,645,000	3,527,719	(117,281)	-3.2%	
Events and Festivals	459,000	596,628	137,628	30.0%	
Development Planning and Regulation Permitting	8,556,000	8,938,253	382,253	4.5%	
Environmental Assessment Planning and Permitting	6,334,000	5,699,664	(634,336)	-10.0%	
Policy Development and Review	672,000	244,650	(427,350)	-63.6%	
School Programs	6,579,000	6,658,315	79,315	1.2%	
Newcomer Services	1,222,000	1,130,857	(91,143)	-7.5%	
Family and Community Programs	1,250,000	1,309,096	59,096	4.7%	
Living City Transition Program	-	-	-	0.0%	
Community Engagement	200,000	252,415	52,415	26.2%	
Financial Management	4,318,000	3,792,296	(525,704)	-12.2%	Z
Corporate Management and Governance	6,407,000	7,131,844	724,844	11.3%	AA
Human Resources	2,495,000	2,657,289	162,289	6.5%	
Corporate Communications	1,495,000	1,532,394	37,394	2.5%	
Information Infrastructure and Management	3,035,000	3,363,496	328,496	10.8%	
Project Recoveries	(3,873,000)	(5,471,810)	(1,598,810)	41.3%	
Vehicles and Equipment	319,000	825,079	506,079	158.6%	BB
Grand Total	57,403,000	55,014,099	(2,388,901)	-4.2%	

Attachment 4: 2024 TRCA Year End Operating Revenues

Program Area	2024 Budgeted Operating Revenue (\$)	2024 Actual Operating Revenue (\$)	2024 Operating Revenue Variance (\$)	Variance (%)	Reportable Operating Revenue Variance
Watershed Planning and Reporting	454,000	454,000	-	0.0%	
Climate Science	-	-	-	0.0%	
Water Resource Science	-	-	-	0.0%	
Erosion Management	179,000	179,000	-	0.0%	
Flood Management	1,253,000	1,346,705	93,705	7.5%	
Biodiversity Monitoring	-	-	-	0.0%	
Ecosystem Management Research and Directions	-	-	-	0.0%	
Forest Management	133,000	133,000	-	0.0%	
Restoration and Regeneration	1,083,000	883,197	(199,803)	-18.4%	
Greenspace Securement	-	-	-	0.0%	
Greenspace Management	958,000	905,608	(52,392)	-5.5%	
Rental Properties	2,220,000	2,302,369	82,369	3.7%	
Waterfront Parks	-	-	-	0.0%	
Conservation Parks	7,120,000	7,614,598	494,598	6.9%	
Trails	-	-	-	0.0%	
Bathurst Glen Golf Course	1,551,000	1,736,084	185,084	11.9%	
Black Creek Pioneer Village	2,343,000	2,217,578	(125,422)	-5.4%	
Events and Festivals	1,155,000	1,311,604	156,604	13.6%	
Development Planning and Regulation Permitting	9,401,000	8,823,664	(577,336)	-6.1%	
Environmental Assessment Planning and Permitting	6,269,000	5,049,846	(1,219,154)	-19.4%	CC
Policy Development and Review	255,000	255,000	(0)	0.0%	
School Programs	6,478,000	5,154,943	(1,323,057)	-20.4%	DD
Newcomer Services	1,198,000	1,102,278	(95,722)	-8.0%	
Family and Community Programs	832,000	700,686	(131,314)	-15.8%	
Living City Transition Program	-	-	-	0.0%	
Community Engagement	200,000	159,809	(40,191)	-20.1%	
Financial Management	4,900,000	7,012,596	2,112,596	43.1%	EE
Corporate Management and Governance	2,786,000	2,757,617	(28,383)	-1.0%	
Human Resources	2,112,000	2,112,000	0	0.0%	
Corporate Communications	1,495,000	1,453,000	(42,000)	-2.8%	
Information Infrastructure and Management	2,963,000	2,969,837	6,837	0.2%	
Project Recoveries	-	-	-	0.0%	
Vehicles and Equipment	-	1,549	1,549	0.0%	

Grand Total	57,338,000	56,636,570	(701,430)	-1.2%	
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CAPITAL REPORTABLE VARIANCE NOTES

A	The lower than anticipated expenditures are related to the Toronto Storm Water Management (SWM) Ponds Maintenance and Retrofits program. The final agreement was signed by the City of Toronto at the end of Q4. TRCA will commence mobilization, dewatering for three (3) SWM ponds, and initiate sediment removal of one (1) pond in Q1 2025. The bulk of the work is scheduled for Q2 and Q3 with substantial completion anticipated by year-end 2025. Once these works are taken into account, the variance is \$336K and 7% which is within the acceptable threshold.
B	The lower than anticipated expenditures are related to projects within the Erosion Management program, including Rainbow Creek Sanitary Decommissioning, 39-41 Topcliff, Centennial Park Watercourse Restoration, and Carabram Park Remediation. Implementation delays were caused by closing agreements, final permit authorizations, sub-contractor hold ups, and weather constraints resulting in late construction starts with substantial completion anticipated by Q4 2025. Once these works are taken into account, the variance is \$5M and 8% which is within the acceptable threshold.
C	The higher-than-anticipated expenditures are related to the Keating Channel Dredging fee-for-service project, which was executed mid-year to support the City of Toronto with the Port Lands' operations and management. These unbudgeted expenditures are fully funded and recovered by the City of Toronto under a revenue agreement. Once this is taken into account, the variance is \$350K and 7% which is within the acceptable threshold.
D	The lower-than-anticipated expenditures are related to the Annandale Restoration Project, which remains in its final design and planning stages. While site preparation, archaeology, and access staging began in late 2024, the majority of restoration and construction is scheduled for 2025 and 2026. Additionally, Ajax will be incorporating extra trail construction in 2026. Once these works are taken into account, the variance is \$478K and 4% which is within the acceptable threshold.
E	The lower-than-anticipated expenditures are related to the Forest Management and Managing Hazard Trees in Peel Region, primarily due to salary savings resulting from the vacancy of the Senior Project Manager of Forestry and the delayed hiring of an Indigenous Consultation Consultant to complete the Forest Management Plan. This work is scheduled for Q2 2025. Once these activities are taken into account, the variance is \$130K and 9% which is within the acceptable threshold.
F	The lower-than-anticipated expenditures are primarily related to two (2) Fee for Service (FFS) projects and a group of new compensation projects; 1) Humber Bay Park East Pond Design Enhancement was delayed due to engineering changes and contractor delays. The City and TRCA have finalized the workplan where substantial completion is anticipated by the end of Q3 2025; 2) NIF Grant: Rowntree Mills Wetland Enhancements is a FFS project with the City of Toronto that received an extension through the NIF funding program. TRCA will commence construction in Q1 2025, and extended the agreement to the end of 2025 to add an additional growing season. A total of four (4) compensation restoration projects including Habitat Structures, ORCCR Planting, Coastal Wetlands Restoration, and Pomona Creek Restoration are currently being designed and planned for implementation in 2025 and 2026 to match these compensation funds with grant funding and municipal partnerships. Once these works are taken into account, the variance is \$2.3M and 9% which is within the acceptable threshold.
G	The lower-than-anticipated expenditures are related to a pending property closing with Metrolinx, which is anticipated by Q1 2025. Once this is taken into account, the variance is \$168K and 8% which is within the acceptable threshold.
H	The lower-than-anticipated expenditures are related to delays in implementation for The Meadoway Section 3. Section 6 is now complete and Section 3 is underway and will continue throughout the end of 2025. Once these considerations are taken into account, the variance is \$876K and 9% which is within the acceptable threshold.
I	The lower-than-anticipated expenditures are related to the Scarborough Waterfront Project (Brimley Multi-Use Trail component), which has experienced delays due to additional design work requested by the City and extended timelines of permits and property related negotiations arising from changes requested by the City. Once these factors are taken into account, the variance is \$1M and 7% which is within the acceptable threshold.
J	The lower-than-anticipated expenditures are related to the Peel Multi-Use Trail Bolton Resource Management Tract project and Rouge Park Whitchurch-Stouffville trail project. Both projects experienced implementation delays with some elements now underway continuing into 2025. Once these factors are taken into account, the variance is \$425K and 7% which is within the acceptable threshold.
K	The lower-than-anticipated expenditures are related to The Village at Black Creek south parking lot improvements, which experienced delays in project mobilization and construction. Substantial completion is anticipated during Q1 2025. Once this is taken into account, the variance is \$141K and 9% which is within the acceptable threshold.
L	The lower-than-anticipated expenditures are related to delays in construction of the new entrance and parking lot at Bolton Camp and timing of invoices. The project has substantial completion with minimal deficiencies to be completed in Q1 of 2025. Once this is taken into account, the variance is \$456K and 8% which is within the acceptable threshold.

M	The lower-than-anticipated expenditures are related to the deferral of projects in 2023 (energy and GHG emissions savings in Peel building operations) as well as delays in the start up of 2024 projects (biofuel from woody debris), a shift in direction away from renewable diesel and sustainable aviation fuel due to high Life Cycle Assessment (LCA) CO2e emissions. In addition, changes in staffing have delayed work with the SNAP's GHG calculator. Expenditures began to increase in Q4 and will continue into Q1 2025. Once this is taken into account, the variance is \$621K and 9% which is within the acceptable threshold.
N	The lower-than-anticipated expenditures are related to staff vacancies and the delay in issuance of external consulting contracts for the Tommy Thompson Visitor Experience Plan. These delays were pending confirmation of funding, scope, and governance with the City of Toronto, as well as the subsequent recruitment of a Senior Project Manager. Additionally, within the Rural Clean Water Program, a private landowner withdrew a project in 2024, prompting staff to advance additional projects for 2025 implementation to allocate the deferred funds. Once these considerations are taken into account, the variance is \$377K and 10% which is within the acceptable threshold.
O	The lower-than-anticipated expenditures are related to Climate Key Performance Indicators in Peel and York, the preparatory nature of the project tasks, whereby data acquisition, processing and preliminary analysis is a requirement to proceeding further. These projects are ongoing and will incur more significant expenditures into 2025, supported by partner municipalities. Once these works are taken into account, the variance is \$456K and 8% which is within the acceptable threshold.
P	The lower-than-anticipated expenditures are related to the New Administrative Head Office, as the construction period has been extended, with costs being drawn out over a longer period of time resulting in lower progress draws. The majority of costs will be processed by the end of Q1 of 2025. Once this is taken into account, the variance is \$1M and 5% which is within the acceptable threshold.
Q	The lower-than-anticipated revenues are related to the Toronto Storm Water Management Ponds Maintenance and Retrofits program, noted above in A. Once these works are taken into account, the variance is \$450K and 10% which is within the acceptable threshold.
R	The lower-than-anticipated revenues are related to deferred shoreline protection and restoration works at Humber Bay Park East to accommodate the City's construction access for their ponds project. Once these works are taken into account, the variance is \$5.7M and 9% which is within the acceptable threshold.
S	The higher-than-anticipated revenues are related to the Keating Channel Dredging FFS project that was only executed mid year to support the City of Toronto with operations and management of the Port Lands noted above in C. Once these works are taken into account, the variance is \$460K and 10% which is within the acceptable threshold.
T	The lower-than-anticipated revenues are related to delays in implementation for The Meadoway Section 3, noted above in H. Once this is taken into account, the variance is \$902K and 9% which is within the acceptable threshold.
U	The lower-than-anticipated revenues are related to the cashflow and timing of approved matching reserve funding associated with the Canda Community Revitalization Fund grant. Once this is taken into account, the variance is \$42K and 10% which is within the acceptable threshold.
V	The lower-than-anticipated expenditures are related to the Peel Trail program and Rouge Park Whitchurch-Stouffville trail project delays, noted above in J. Once these works are taken into account, the variance is \$629K and 10% which is within the acceptable threshold.
W	The higher-than-anticipated revenues are related to an unplanned grant from the Canada Community Revitalization Fund, a program operated by the Federal Economic Development Agency for Southern Ontario. The grant supported capital works including site preparation, architectural and electrical work, earthworks and removals, and landscaping relating to the expansion of the Bolton Camp entrance, noted above in L. Once this is taken into account, the variance is \$455K and 8% which is within the acceptable threshold.
X	The revenue variance is related to reserve draws required to fund the new Head Office Administrative building. This will be adjusted at the formal year end through surpluses and draws from the reserve. Once this is taken into account, the variance is \$800K and 9%, which is within the acceptable threshold.

OPERATING REPORTABLE VARIANCE NOTES

Y	The lower-than-anticipated expenditures are related to the Inland Fill program, that imported less material than originally forecasted for 2024 for Brock North. Once this is taken into account, the variance is \$66K and 6% which is within the acceptable threshold.
Z	The lower-than-anticipated expenditures are related to gapping of three (3) positions within the Strategic Business Planning and Performance business unit during 2024. Once this is taken into account, the variance is \$376K and 9% which is within the acceptable threshold.

AA	The higher-than-anticipated expenditures are related to infrastrcuture work at the Boyd Office that will be offset prior to the formal year end procedures. Once this is taken into account, the variance is \$224k and 4%, which is within the acceptable threshold.
BB	The higher-than-anticipated expenditures are related to the Vehicle and Equipment program which saw lower usage and recovery during 2024. Staff plan to review recovery rates in 2025 to propose a new rate structure that will recover all required costs. Once this is taken into account, the variance is \$6K and 2% which is within the acceptable threshold.
CC	The lower-than-anticipated revenues are related to Environmental Assessment Planning and Permitting that was low due to a reduced volume in new FFS Environmental Assessment Act review applications and lower than expected service level agreement review submissions related to the Metrolinx GO-RER and Bus programs. Once these considerations are taken into account, the variance is \$620K and 10% which is within the acceptable threshold.
DD	The lower-than-anticipated revenues are related specifically to School Programs. Revenue for both overnight and day-visit school programs were lower than planned due to schools ability to participate in field trips. Once this is taken into account, the variance is \$572K and 9% which is within the acceptable threshold.
EE	The higher-than-anticipated revenues are driven by higher than budgeted investment income during 2024 due to market fluctuations. Once this is taken into account, the variance is \$412k and 8%, which is within the acceptable threshold.

Section III – Items for the Information of the Board

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: SERVICE DELIVERY REPORT FOR SECTION 28 PERMIT APPLICATIONS, 2024

KEY ISSUE

The purpose of this report is to present Toronto and Region Conservation Authority's (TRCA) Section 28 permit application review service delivery outcomes for 2024 pursuant to the Conservation Ontario Client Service and Streamlining Initiative.

RECOMMENDATION:

IT IS RECOMMENDED THAT the Service Delivery Report for Section 28 Permit Applications, 2024 be received for information.

BACKGROUND

On March 29, 2019, the Board of Directors adopted [RES.#A38/19](#) which states in part:

“...THAT the Board of Directors endorse the three key areas identified by the Conservation Ontario working group for all Conservation Authorities to: 1) improve client service and accountability; 2) increase speed of approvals; and 3) reduce the notion of “red tape” and regulatory burden, in addition to the ongoing streamlining measures being undertaken by TRCA...;

AND THAT staff be directed to work with Conservation Ontario, municipalities, and stakeholders, including but not limited to the Building Industry and Land Development Association (BILD), to identify additional improvements and report back to the Board of Directors on the outcome of this work.”

Item 9.4

Guidance related to service delivery standards for Section 28 permit applications was historically specified in the Ministry of Natural Resources and Forestry (MNR) Policies and Procedures for Conservation Authority Plan Review and Permitting Activities (2010).

As part of a renewed commitment to efficient regulatory services, Conservation Ontario (CO) Council endorsed new Client Service Standards for Conservation Authority Plan and Permit Review in June 2019. This guidance established a more ambitious set of service standards that Conservation Authorities should meet as best practice. Under this framework, Conservation Authorities should render a decision on complete applications within 63 days for “major” applications, 42 days for “minor” applications and within 14 days for a new category of “routine” applications. Staff have been reporting under this framework since 2020. Staff has consistently met these targets between 84 – 90% of the time, with continuous improvements from 2020 to 2023.

In 2024, the Province implemented amendments to the Conservation Authorities Act (the Act) and replaced TRCA’s previous regulation with O. Reg. 41/24. These Act amendments and the new regulation require conservation authorities to prepare an annual report outlining statistics on permits and the level of compliance with the requirements of Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits). Conservation Ontario Council endorsed the new Annual Reporting Guidance and Template: Permit Timelines and Regulatory Compliance on September 23, 2024. This guide established a revised set of service standards that Conservation Authorities should meet as best practice. Under this framework, Conservation Authorities should render a decision on complete applications within 90 days for “major” applications and 30 days for “minor” applications. Applications received and issued by TRCA between April 1, 2024, and December 31, 2024, under this new framework are reported in the table below.

RATIONALE

Consistent with Pillar 4, Service Excellence, of TRCA’s Strategic Plan, the Development Planning and Permits and Infrastructure Planning and Permits business units have committed to the objective of delivering at least 80% of all permit issuances within the Conservation Ontario Guideline timeframes. The following table presents the service delivery results for all

Item 9.4

Section 28 permits between April 1, 2024, and December 31, 2024, within TRCA's jurisdiction.

Annual Reporting – Permit Statistics	
Total Permits Issued (Overall) (January 1 ¹ – December 31):	634
Total Major Permits Issued (January 1 ¹ – December 31):	227
Total Minor Permits Issued (January 1 ¹ – December 31):	407
Total Applications Subject to Minister's Order (Minister's Review):	0
Annual Reporting – Permit Timelines	
COMPLETE APPLICATION REVIEW Total complete application reviews completed in 21 days:	582 (92%) Reason for reviews over 21 days: - Staff Turnover and adjustments to new regulatory requirements
PERMIT TIMELINES (MAJOR) Total Major Permits Issued <u>Within</u> Decision Timeline (90 Days):	223 (98%)
PERMIT TIMELINES (MAJOR) Total Major Permits Issued <u>Outside</u> Decision Timeline (90 Days):	4 (2%)
PERMIT TIMELINES (MINOR) Total Minor Permits Issued <u>Within</u> Decision Timeline (30 Days):	348 (86%)
PERMIT TIMELINES (MINOR) Total Minor Permits Issued <u>Outside</u> Decision Timeline (30 Days):	59 (14%)
VARIANCE FROM TIMELINES Reason for Variance from Timelines (Optional):	<ul style="list-style-type: none"> - Complexity - Proponent Requested Holds - Multiple Resubmissions / Proposal Changes

¹ Note: For the first Annual Report using this framework will only capture permits issued from April 1 – December 31, 2024.

Item 9.4

Annual Reporting – Permit Timelines cont.	
PERMIT TIMELINES (AVERAGE – ALL) Overall Average Permit Review Timeline:	Average of 16 days
PERMIT TIMELINES (AVERAGE – MAJOR – 90 DAYS) Average Major Permit Review Timeline:	Average of 19 days
PERMIT TIMELINES (AVERAGE – MINOR – 30 DAYS) Average Minor Permit Review Timeline:	Average of 15 days
Annual Reporting – Compliance with O. Reg. 41/24	
MAPPING Are maps of regulated areas available at the CA head office and on the CA website? (ss. 4(1) of O. Reg. 41/24)	Yes
MAPPING Has the Authority undertaken an annual review of the mapping and made necessary updates? (ss. 4(2) of O. Reg. 41/24)	Yes
ADMINISTRATIVE REVIEWS Total requests for administrative reviews made to the Authority:	0
ADMINISTRATIVE REVIEWS Total administrative reviews completed within 30 days of the request:	N/A

Assumptions include the following:

- All infrastructure permits and development planning permits were identified as “Major” or “Minor” depending on the complexity of the application per the definitions in the Template;
- Pursuant to the CA Act and O. Reg. 41/24, the completeness review timeline is identified as 21 days;

Item 9.4

- Only the first complete application review for each permit is reported;
- CO Decision Timelines are 90 and 30 calendar days for “Major” and “Minor” permits, respectively; and
- As a result of the legislative changes on April 1, 2024, and consistent with advice from Conservation Ontario, only permits received and issued between April 1, 2024 and December 31, 2024, were included. Some permits received before April 1, 2024 and issued within this window are not included.

Of the 634 permits received and issued between April 1, 2024, and December 31, 2024, 227 were “major” permits and 407 were “minor” permits. 582 or 92% of the complete application reviews were completed within the legislative timeline. 571 or 90% of the permits met the CO Guideline, which exceeds the 80% objective. The latter is consistent with the 90% achieved in 2023, but it is important to note that the revised CO Guideline requires accelerated service delivery over previous Guidelines. Accelerated service delivery was achieved despite transition to the implementation of legislative changes and the soft launch of our new digital Planning Application Review and Enforcement System (PARES) in 2024. Applications that did not meet the Guideline include complex infrastructure and development permits requiring multiple submissions. In some cases, the reviews may have been impacted by holds at the proponent’s request or multiple resubmissions / proposal changes. Permit review timelines from when a complete application is received are at an average of 16 days, with 19 days for major permits and 15 days for minor permits.

This is the fourth year of TRCA’s annual reporting to the Board of Directors on Section 28 permit application service delivery and staff continue to anticipate reporting annually. However, further to RES.# A38/19, staff have been meeting regularly with the Building Industry and Land Development Association (BILD) to provide updates and receive feedback on service delivery. Feedback from BILD members has been positive and appreciative of TRCA’s commitment to excellence in service delivery.

TRCA is in the process of implementing a soft launch of PARES with our selected enterprise software vendor. The client facing component of the system is anticipated to launch in 2025. This digital file management software will result in more streamlined review. We anticipate the software

will assist staff with meeting our obligations under the revised regulatory framework. Due to current fee increase restrictions imposed by the Province and despite the success of above noted streamlining efforts, TRCA does foresee increased challenges in meeting service delivery standards tied to our inability to fully recover the costs for permit reviews. TRCA will continue to work with other CAs to request an end to the Provincial fee increase restriction.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.1 Deliver provincially mandated services pertaining to flood and erosion hazards

Pillar 4 Service Excellence:

- 4.2 Provide and manage an efficient and adaptable organization

FINANCIAL DETAILS

Section 28 permitting services are funded through permit application fees, account code 110-05.

DETAILS OF WORK TO BE DONE

Staff will continue to report annually on the service delivery for Section 28 Permit applications annually.

Report prepared by: Terina Tam, Planner, Development Planning and Permits

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For information contact: Steven Heuchert, (437) 880-2384

Date: February 12, 2025

Section III – Items for the Information of the Board

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

**RE: SHORT- AND LONG-TERM ACTIONS FOR FLOOD
VULNERABLE AREAS IMPACTED BY 2024 STORMS**

KEY ISSUE

Summary of continuous review and improvement of Toronto and Region Conservation Authority's (TRCA) Flood Risk Management program by outlining the immediate term, short-term and long-term actions in Flood Vulnerable Areas impacted by the July 16, August 17, and August 18, 2024 storm events.

RECOMMENDATION:

IT IS RECOMMENDED THAT the report on Short- and Long-Term Actions for Flood Vulnerable Areas impacted by 2024 Storms, be received.

BACKGROUND

At Board of Directors Meeting held on September 27, 2024, Resolution #A 115/24 was approved as follows:

THAT staff, in consultation with municipal and agency partners, be directed to report back at the next available meeting on available options and associated funding estimates for enhanced and updated weather alert notification applications and communication strategies;

AND THAT staff be directed to report back at the next available meeting with a report on what actions can be taken in the immediate term, short term and long term for Flood Vulnerable Areas impacted by the July 16, August 17, and August 18, 2024 storm events.

AND THAT TRCA Engineering Services staff review the TRCA Hydrometrics program to identify potential improvements.

Item 9.5

AND THAT TRCA retain the services of a consultant to undertake a post-storm event analysis report.

At the Board of Directors Meeting held on October 25, 2024 (RES.#A139/24), the following recommendation was addressed:

THAT staff, in consultation with municipal and agency partners, be directed to report back at the next available meeting on available options and associated funding estimates for enhanced and updated weather alert notification applications and communication strategies...

This report addresses the remaining recommendations of Resolution #A 115/24 from the Board of Directors Meeting held on September 27, 2024, which are listed as follows:

AND THAT staff be directed to report back at the next available meeting with a report on what actions can be taken in the immediate term, short term and long term for Flood Vulnerable Areas impacted by the July 16, August 17, and August 18, 2024 storm events.

AND THAT TRCA Engineering Services staff review the TRCA Hydrometrics program to identify potential improvements.

AND THAT TRCA retain the services of a consultant to undertake a post-storm event analysis report.

RATIONALE

TRCA continues to advance flood risk reduction in accordance with its legislative responsibilities and the needs of its municipal partners. The significant storms of 2024 provided an opportunity to highlight and focus on these efforts and this report discusses flood risk management efforts within the impacted Etobicoke Creek, Don River, and Mimico Creek watershed flood vulnerable clusters; describes the scope of works for TRCA's Hydrometric Program review; describes the scope of works associated with the analysis and documentation of the 2024 storm events; and provides an update on the communications activities undertaken in Q4 2024.

Planned and Underway Actions by Watershed

The following describes the immediate-, short-, and long-term actions being taken within 5 of the TRCA's 41 flood vulnerable clusters, with the discussion of these areas grouped by watershed.

Etobicoke Creek Watershed Actions

Within the Etobicoke Creek watershed, the storms of 2024 primarily impacted Dixie Dundas and Little Etobicoke Creek flood vulnerable clusters. An illustration of these flood vulnerable clusters is provided as Attachment 1: Etobicoke Creek Watershed Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood Events.

The Dixie Dundas flood vulnerable cluster is located in the City of Mississauga (Ward 3) near to Little Etobicoke Creek, the cluster is centered at the intersection of Dixie Road and Dundas Street East, is ranked as 3rd riskiest of TRCA's flood vulnerable clusters and coincides with a provincially designated Special Policy Area (SPA). The urbanized nature of the Little Etobicoke Creek watershed makes this cluster susceptible to flooding from intense summer thunderstorms. This cluster experienced significant flooding during the July 8, 2013, July 16, 2024, and August 17, 2024 storms, when flows overtopped the Little Etobicoke Creek engineered channel and began flowing south along Queen Frederica Drive.

TRCA has completed several flood modelling projects in the Dixie Dundas area to define flood risk, including the development of a 2D hydraulic model which significantly increased our understanding of community flood risk. In June 2024, the City of Mississauga subsequently completed the Dixie-Dundas Flood Mitigation Project Municipal Class Environmental Assessment which established a comprehensive flood protection plan to achieve flood control to a Regional Storm (Hurricane Hazel) level of service. The City of Mississauga has committed over \$72 million to implement the proposed flood protection plan and is currently assessing further Federal and Provincial funding programs to help support the implementation phase of the project.

The Little Etobicoke Creek flood vulnerable cluster is located in the City of Mississauga (Ward 3), is ranked 33rd riskiest of TRCA's flood vulnerable clusters, and includes the floodplain of Little Etobicoke Creek between Eglinton Avenue and Burnhamthorpe Road. The Little Etobicoke Creek watershed has flooded and experienced erosion concerns as far back as the 1970s. Following channel alterations which resulted in frequent and severe flooding and evacuations of a nearby nursing home in the 1980s, TRCA undertook construction of the Tyndall flood wall to decrease flood risk at the nursing home. Except for the original Tyndall Retirement and

Item 9.5

Nursing Home, the majority of riverine flood impacts in this flood vulnerable cluster are seen at the Regional Storm (Hurricane Hazel) level.

The following outlines the actions within the above noted Etobicoke Creek Watershed flood vulnerable clusters.

Immediate Actions (2024 – 2025):

- Dixie-Dundas Road Crossing & Channel Widening Infrastructure Improvements: TRCA is planning to develop and enter into a service level agreement with the City of Mississauga to provide technical and design support for the City's detailed design phase activities. Following the lead of the City, TRCA will assist with the development of a terms of reference, scope of work, and the procurement of consultant services to undertake the detailed design process.
- Dixie-Dundas Road Crossing & Channel Widening Infrastructure Improvements: TRCA will work with the City to pursue funding opportunities from provincial and federal levels of government to offset project costs.
- Little Etobicoke Creek Riverine Flooding Review: TRCA will provide technical and design support to the City for the Riverine Flooding Review project which was approved at the City's September 25, 2024, Council Meeting.
- TRCA will continue to communicate risks to residents and businesses by increasing subscriptions to alert services and other measures outlined in later sections of this report.

Short Term Actions (2025 – 2028):

- Dixie-Dundas Road Crossing & Channel Widening Infrastructure Improvements: TRCA will provide technical support for the implementation phases of the flood protection plan, which the City of Mississauga has scheduled for completion in 2028.

Long Term Actions (2028– 2032):

- Dixie-Dundas Road Crossing & Channel Widening Infrastructure Improvements: TRCA will undertake a comprehensive flood plain mapping update following the infrastructure implementation phase and will work closely with the City of Mississauga to modify the Dixie-Dundas Special Policy Area Update.

Don River Watershed Areas

Within the Don River watershed, the storms of 2024 primarily impacted the Lower Don and Brickworks flood vulnerable clusters. An illustration of these flood vulnerable clusters is provided as Attachment 2: Don River Watershed Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood Events.

The Lower Don flood vulnerable cluster is located within the City of Toronto (Toronto Center/Toronto-Danforth) along the Lower Don River from Dundas Street East southerly to the Mouth of the Don River and is ranked as 8th riskiest of TRCA's flood vulnerable clusters. While most of this cluster does not see flooding except under very extreme events, the key transportation route (Don Valley Parkway) floods frequently as a result of thunderstorms, heavy rainstorms, rain on snowstorms, ice-jams within the Keating Channel and due to its low-lying location and proximity to the Don River. Larger extreme rainfall events also result in overtopping the channel and in significant spills to the east and south into the Port Lands.

The Don Mouth Naturalization and Port Lands Flood Protection Project is currently being implemented to remove riverine flood risk from ~250 ha of urban area in the Lower Don flood vulnerable cluster. In addition, the Broadview and Eastern Municipal Class Environmental Assessment which recommended a flood protection solution for approximately 8 ha of lands located between Eastern Ave. and the Metrolinx tracks is being advanced collectively by Waterfront Toronto, the City of Toronto, and TRCA. Once implemented, these works will provide flood protection to the Regional Storm (Hurricane Hazel) level of service. It is important to note that these works will not protect the Don Valley Parkway from continued flooding as the Don Valley Parkway is situated on the riverine side of the flood protection works.

The Brickworks flood vulnerable cluster is located within the City of Toronto (University-Rosedale) upstream of the Lower Don flood vulnerable cluster and encompasses the Evergreen Brickworks site, which is a low-point along the Bayview extension and the rail tracks serving the Richmond Hill GO route. The Evergreen Brickworks site is located in the floodplain of the Don River and could see flooding as frequently as with the 10-year storm. The Brickworks flood vulnerable cluster is ranked as the 11th riskiest of TRCA's flood vulnerable clusters. Several flood management techniques have been employed within this flood vulnerable cluster including property

level flood risk reduction measures within the Evergreen Brickworks facility, a specialized flooding alerting system on the Metrolinx rail line, and the use of automated gates along the Bayview extension to accelerate emergency road closures.

Immediate Actions (2024 – 2025):

- Don Mouth Naturalization and Port Lands Flood Protection Project: TRCA will continue supporting the implementation phase of this project including supporting Waterfront Toronto's efforts to complete the detailed design of the Broadview and Eastern Flood Protection Landform.
- Don Mouth Naturalization and Port Lands Flood Protection Project: TRCA will continue to advance dredging activities in the Lower Don River and the Keating Channel to maximize available flow conveyance capacity.
- Emergency Response Improvements: TRCA will support the City of Toronto (Transportation Services) and the Ministry of Transportation in its efforts to more quickly close the Don Valley Parkway and associated roads in response to flooding forecasting provided by the TRCA.
- TRCA will continue to communicate risks to residents and businesses by increasing subscriptions to alert services and other measures outlined in later sections of this report.

Short and Long Term Actions (2025 – 2030):

- Don Mouth Naturalization and Port Lands Flood Protection Project: TRCA will continue supporting the implementation phases of the Don Mouth Naturalization and Port Lands Flood Protection Project and the Broadview and Eastern Flood Protection Landform.
- TRCA will support the City and Waterfront Toronto in the efforts to reduce the Lower Don Special Policy Area Update, through the provision of project management and specialized modelling services.

Mimico Creek Watershed Areas

Within the Mimico Creek watershed, the storms of 2024 primarily impacted the Malton flood vulnerable cluster. An illustration of the Malton flood vulnerable cluster is provided as Attachment 3: Mimico Creek Watershed Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood

Events.

The Malton flood vulnerable cluster is located in the City of Mississauga (Ward 5) on Mimico Creek north of Derry Road and is ranked as the 22nd riskiest of TRCA's flood vulnerable clusters. The residential community of Malton experienced significant urban flooding during the July 8, 2013, and July 16, 2024 storm events.

The Malton Channel was constructed upstream of Airport Rd in 1972 to prevent flooding of commercial and residential developments within the floodplain. In 2016, TRCA initiated and completed a 450 m channel clean out program intended to re-establish the channel's conveyance capacity which had been limited due to the presence of accumulated sediment and the presence of vegetation along the channel side slopes. In the fall of 2024, TRCA initiated a preventative maintenance channel clean out program of approximately 350 m of channel and will complete the remaining 100 m of channel cleanout in 2025. These cleanout works had been scheduled prior to 2024 as part of TRCA's annual flood control channel cleanout program. The channel did not overtop during the 2024 storms, but the adjacent community did experience significant urban flooding.

In 2018, TRCA, in collaboration with the City of Mississauga and the Region of Peel, completed the Malton Flood Characterization study. This study consisted of detailed hydraulic and hydrologic modelling, urban and riverine flood risk characterization, and recommendations for further flood protection works and flood remediation plan studies. Subsequently, and as recommended by the Malton Flood Characterization study, the City of Mississauga has completed a Municipal Class Environmental Assessment Study entitled, "Malton Flood Mitigation Study Etude Drive to Justine Drive". This EA study recommended an urban flooding infrastructure solution that is currently proceeding to detailed design. In addition, at the City's September 25, 2024, Council meeting, the City has committed to undertaking the construction of storm sewer upgrades for the Historic Malton Village with implementation in 2025.

Immediate Actions (2024 – 2025):

- Malton Channel Cleanout Program: TRCA will complete the remaining phases of the Malton Channel Cleanout Program by the end of Q4 2025;

Item 9.5

- City of Mississauga Infrastructure Upgrades: TRCA will provide design support for the Etude Drive to Justine Drive flood protection project and the Storm Sewer Upgrades in the Historic Malton Village; and
- Stream Flow Monitoring: TRCA will investigate the feasibility of installing a real-time stream gauge near the Mimico-Malton Flood Control Channel to enhance early warning capability.

Short Term Actions (2025 – 2028):

- Mimico Creek Hydrology Update: TRCA will assess and apply for available funding opportunities to undertake a comprehensive hydrology update for the Mimico Creek watershed. Dependent upon funding availability, TRCA will retain the services of a consulting firm to complete the hydrology update; and

Long Term Actions (2028– 2030):

- Mimico Creek Floodplain Mapping Update: TRCA will assess and apply for funding opportunities to undertake a comprehensive flood plain mapping update. Dependent upon funding availability, TRCA will retain the services of a consulting firm to complete the flood plain mapping updates.

Hydrometric Program Report

Hydrometrics measures the movement of water through the environment, and TRCA's program focuses on the measurement of stream flow and precipitation. Since 2006, TRCA has operated a Hydrometric Program to support core functions and deliverables including:

- Flood Forecasting and Warning: Real-time data collection and monitoring of stream and precipitation gauges allows early warning of flooding conditions and the remote monitoring of conditions during emergencies;
- Flood Plain Mapping: Hydrometric Program data is used to calibrate and validate hydrologic and hydraulic modelling ensuring the accurate determination of flood plain extents. Trend and risk analysis is possible where a sufficient length of measurement exists;
- Infrastructure Design: Hydrometric Program data is regularly collected and used by municipalities and engineering consultants to

Item 9.5

accurately design storm sewers, roads, bridges, buildings, and other types of municipal infrastructure; and

- *Watershed Planning*. Hydrometric Program data is used to understand watershed and climate changes across time. Collected data supports land-use planning efforts, can be used in risk analyses, can be used to guide infrastructure design decisions, aids with the protection of surface and underground water resources, and aids in the development of watershed planning and impact studies.

TRCA's Hydrometric Program has expanded steadily over the past 20 years in response to a variety of needs, weather events, and technological changes. Most importantly, the program has expanded to maximize TRCA's ability to improve modelling and forecasting abilities and to remotely monitor conditions during flooding events. TRCA's Hydrometric Program is a required activity that supports the development and implementation of authority programs and services as per section 21(1) of the Conservation Authority Act.

TRCA's Hydrometric Program consists of the components, as described in the following table.

Gauge Type	Total
Real-Time Stream Gauge	25
Real-Time Precipitation Gauge	30
Remote Stream Gauge	27
Remote Precipitation Gauge	10
Snow Measurement Course	10
Climate Station (temperature, wind speed, wind direction, humidity, solid moisture, etc.)	7

Increasing the density of precipitation gauges improves ability to provide advance warning of flood events and of the accuracy of flood forecasting. Increasing the number of stream gauges allows for increased awareness of changing river conditions which is useful for emergency services providers during flooding events. Increasing the size and extent of the monitoring network also increases program costs thereby requiring thoughtful consideration in the distribution of gauges across the TRCA watersheds.

Item 9.5

The ability to rely on collected data is a critical element of the TRCA's program. Collected data is used to set floodplain limits which can impact land use and emergency management planning, to inform level of service decisions which can influence infrastructure costs, to allow reliable expert advice to be provided by TRCA staff. The hydrometric program invests considerably in the operation and maintenance of the network and in the technologies employed to ensure compliance with federal standards for data collection and use.

In 2025, TRCA will be bringing the Hydrometric Program Review Report to TRCA Board of Directors. The purpose of the Hydrometric Program Review Report is to inform partners of the capability of TRCA's existing network of gauges and stations, and to determine what improvements can be implemented to best serve the needs of the TRCA and its partners. The report will begin with a background section to describe the program's gauge network, and the standards and procedures used by the TRCA to ensure the reliability of collected data. Following the background review, the report will provide a monitoring location review for the areas impacted by the significant storm events of 2024. This review will determine if more gauges are needed or if gauge locations should be adjusted, will identify potential data collection collaborations with other levels of government and/or municipal partners, and will describe funding impacts of any identified changes.

The hydrometric review is proceeding through the use of internal resources and will utilize previously prepared reports. The hydrometric review is expected to be completed by the end of 2025 and will be reported to the TRCA Board of Directors once completed.

Storm Event Analysis Report

A storm event analysis report serves to provide a public record of a significant storm events to aid in engineering and scientific analyses and to aid in emergency and infrastructure planning. Following the September 27, 2024, TRCA Board of Directors meeting, staff have been advancing the development a storm event analysis report to describe the events of both July 16 and August 17/18 within TRCA's jurisdiction. This section describes the actions taken since September 2024 and the planned works.

In the fall of 2024, several consultations took place with our municipal partners, namely the City of Mississauga and the City of Toronto, to establish the scope of works for the 2024 Storm Event Analysis Report.

Item 9.5

The scope of works includes the following elements.

- A storm event return period characterization to describe how the significant storms of 2024 compared with the 100-year design storm event and Hurricane Hazel definitions;
- A flood event return period characterization to undertake a flood frequency and hydrologic analysis that can account for the effect of compounding risks. This effort serves to understand how the preceding weather conditions influenced the severity of the flooding events;
- An Intensity Duration Frequency Curve analysis (IDF) to quantify the effect of the storms of 2024 on the existing definitions for a 100-year storm event (e.g. Is a 100-year storm still a 100-year storm?). This analysis would comment on the influence of these storm events on existing municipal and regional IDF definitions, and the recommendation of a process for more frequent IDF updates;
- A meteorological assessment to understand the conditions that led to such significant rainfall occurring. This assessment would include a characterization of the local climate within this pocket of TRCA's jurisdiction which has experienced more events that exceeded the 100-year storm within the last 11 years than other areas within the TRCA jurisdiction; and
- The inclusion of detailed storm event data to allow easy access for use in floodplain modelling and infrastructure design, for the purposes of increasing consistency across the TRCA jurisdiction, with the report being available for public use.

In parallel with the efforts to establish a scope of works, efforts have been underway to secure funding to offset the costs of completing the planned storm event analysis report. On October 10, 2024, a funding application was submitted to the Flood Hazard Identification Mapping Program (FHIMP) which is a federal funding program intended to support the development of flood models and flood plain mapping across the country. The FHIMP program can provide up to 50% in matching funds towards eligible projects. On December 5, 2024, TRCA learned that this funding application was successful, with the FHIMP program committing \$226,000 in matching funds to the TRCA.

Moving forward, the anticipated project timelines are as follows:

Q1 2025

- Procure the services of an external consulting firm, through a competitive RFP process, to undertake the completion of the 2024 Storm Event Analysis Report; and
- Initiate a kick-off meeting with the successful consulting firm to confirm project scope, objectives, and expectations.

Q2 2025

- Complete the background review and data gap analysis stage of the project;
- Undertake a general storm overview analysis and initiate detailed analyses; and
- Initiate the meteorological assessment.

Q3 2025

- Complete the detailed storm event analyses, including flood model validation and storm event comparisons;
- Complete the meteorological assessment; and
- Develop recommendations and next steps for TRCA consideration.

Q4 2025

- Finalize the storm event and meteorological assessments and documentation of analyses and findings; and
- Communicate project results to TRCA's Board of Directors and publish report on TRCA's website.

Recent Communications Activities

Progress has been made on the requested flood communications program enhancements, and this section highlights the recent accomplishments.

A digital media campaign was undertaken to increase subscriptions to TRCA's Flood Message notification system using social media and Google Ads. This campaign was initiated in late December and ran for two weeks. This campaign will be repeated again in Q2 2025 when warmer weather conditions begin.

Efforts to expand TRCA's flood message notifications through the publication of messaging on municipal websites is underway. The intent is to duplicate the flood banner messaging that is employed on the TRCA website, on municipal websites. Requests were sent to municipal and agency partners in early December 2024. Rouge National Urban Park has

Item 9.5

already added a flood message link on their website, and discussions have been initiated with seven municipalities including those of the City of Mississauga, City of Pickering, City of Toronto, Town of Stouffville, Region of Peel, City of Vaughan, and City of Richmond Hill.

Efforts to raise awareness using elected officials' communication channels is an opportunity and draft communication are planned to be distributed to all elected municipal council representatives within TRCA's jurisdiction in early March 2025. These materials will include pre-written social media content for easy sharing and educational resources on emergency management and preparedness. Opportunities to share materials with community members, such as at public meetings, to promote TRCA's flood message notification systems continue to be sought. A sample of these planned communications can be found as Attachment 4: Spring Elected Officials Campaign Email Template, Attachment 5: TRCA Flood Message Types, and Attachment 6: Flood Risk Management Resources.

A Winter Safety Statement was issued by the TRCA on December 10, 2024 to address winter flood hazards and provide safety tips. A Spring Safety Statement is targeted for mid-March to warn residents of risk associated with springtime melt conditions.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.1 Deliver provincially mandated services pertaining to flood and erosion hazards

Pillar 2 Knowledge Economy:

- 2.4 Integrate environmental considerations and science into decision making

FINANCIAL DETAILS

Immediate, Short- and Long-Term Actions will be funded through several service level agreements with municipal partners, with staff time for planning and agreement execution supported through capital accounts 107-02 (Flood Protection and Remedial Capital Works) and 129-19 (Flood

Remedial Works).

Funds to undertake the Storm Event Analysis Report will be tracked and communicated to the FHIMP with matching funds being available from capital accounts 107-02 (Flood Protection and Remedial Capital Works) and 129-19 (Flood Remedial Works).

Funds to support TRCA's Hydrometric Program Report are available in accounts 124-20 (Regional Monitoring Network – Stream and Precipitation) and 107-01 (Flood Forecasting and Warning System).

**Report prepared by: David Kellershohn, Associate Director,
Engineering Services**

Email: david.kellershohn@trca.ca

For Information contact: Sameer Dhalla, (437) 880-2279

Email: sameer.dhalla@trca.ca

Date: February 7, 2025

Attachment 1: Etobicoke Creek Watershed Flood Vulnerable Clusters
Impacted by the July 16 and August 17 Flood Events

Attachment 2: Don River Watershed Flood Vulnerable Clusters Impacted
by the July 16 and August 17 Flood Events

Attachment 3: Mimico Creek Watershed Flood Vulnerable Clusters
Impacted by the July 16 and August 17 Flood Events

Attachment 4: Spring Elected Officials Campaign Email Template

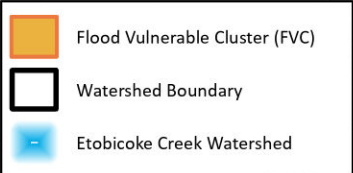
Attachment 5: TRCA Flood Message Types

Attachment 6: Flood Risk Management Resources

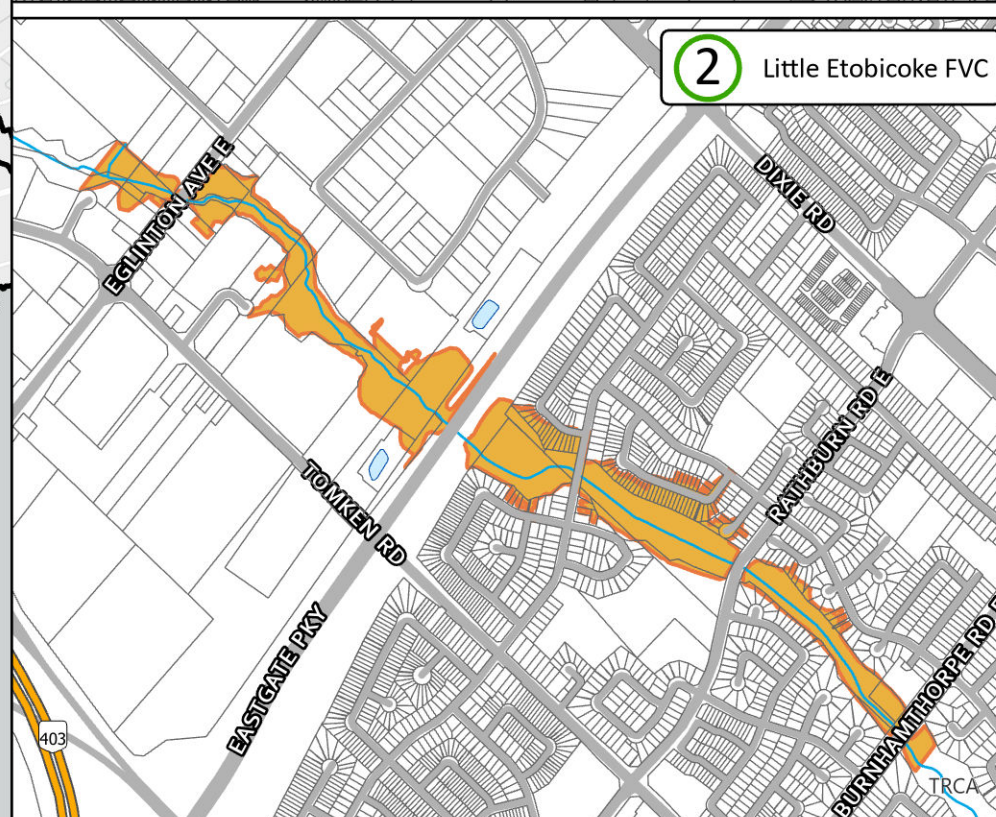
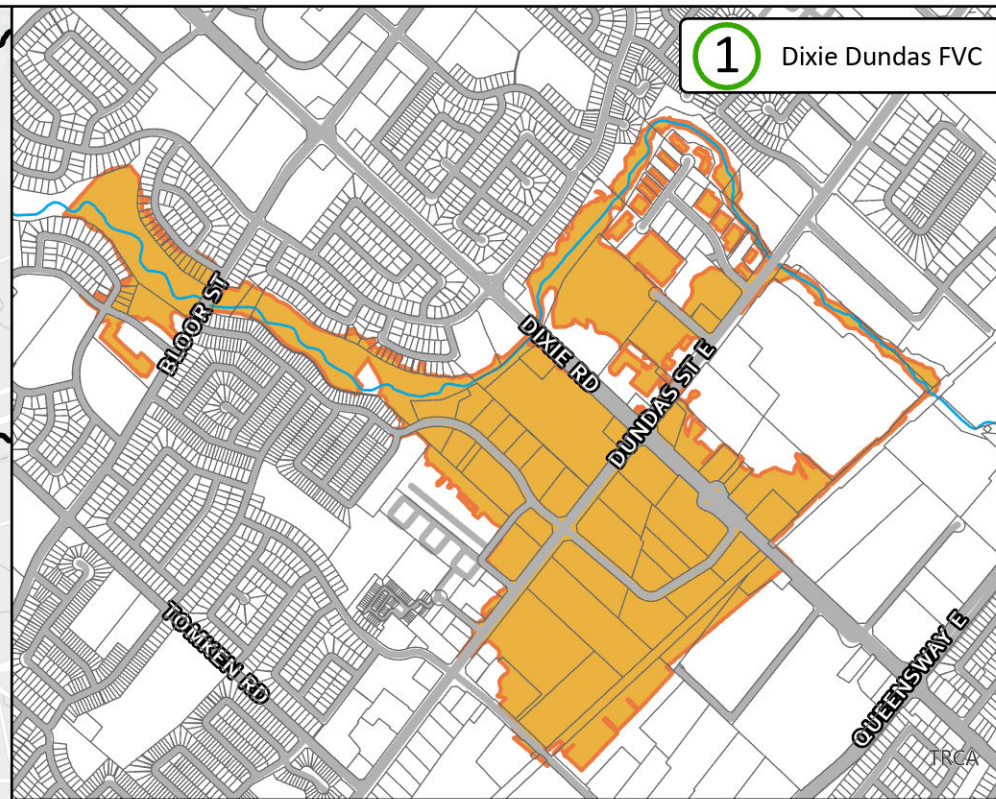
Attachment 1 : Etobicoke Creek Watershed – Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood Events

1 Dixie Dundas FVC

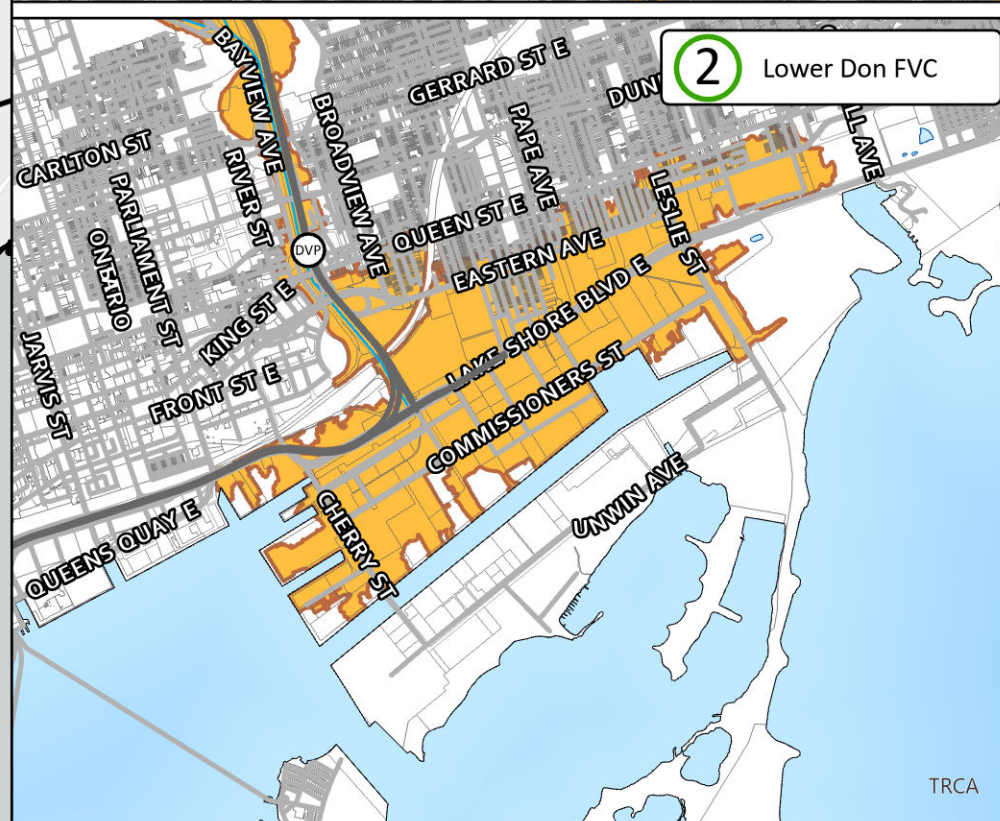
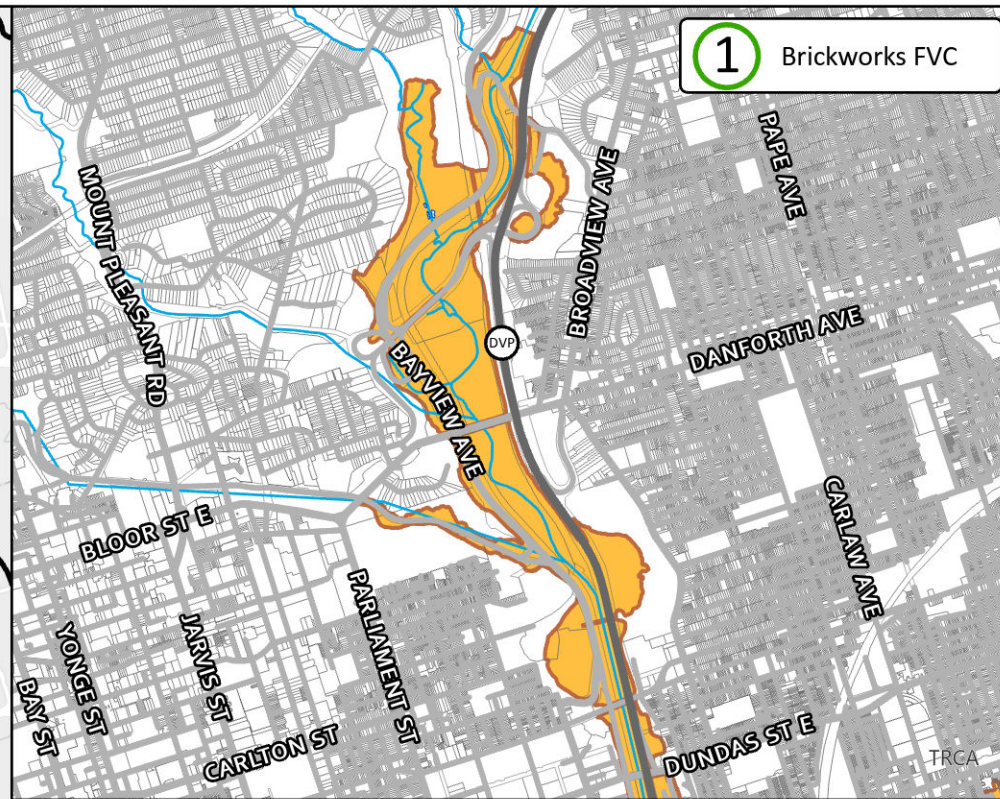
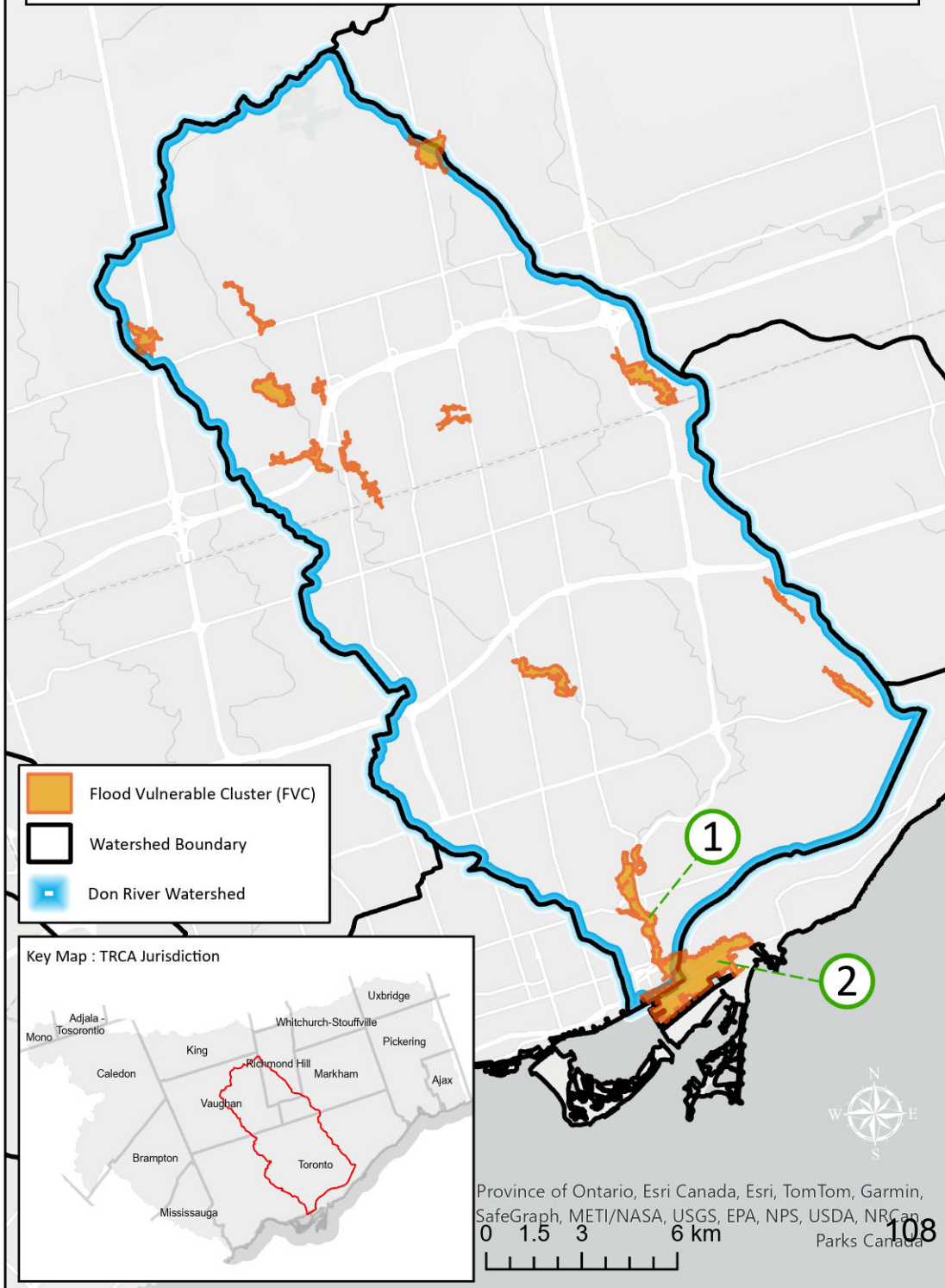
2 Little Etobicoke FVC



Key Map : TRCA Jurisdiction

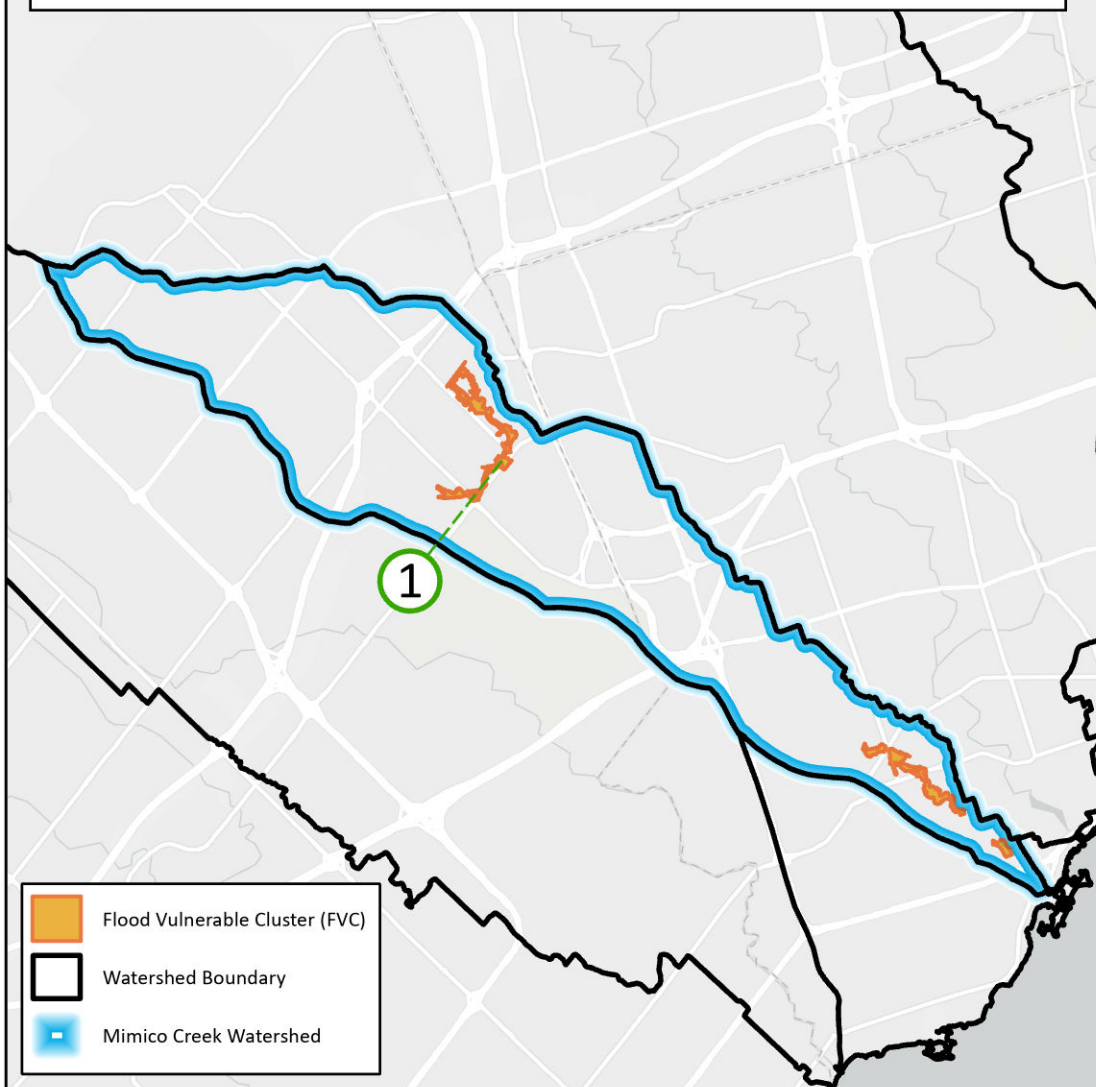


Attachment 2 : Don River Watershed – Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood Events



Attachment 3 : Mimico Creek Watershed – Flood Vulnerable Clusters Impacted by the July 16 and August 17 Flood Events

1 Malton FVC

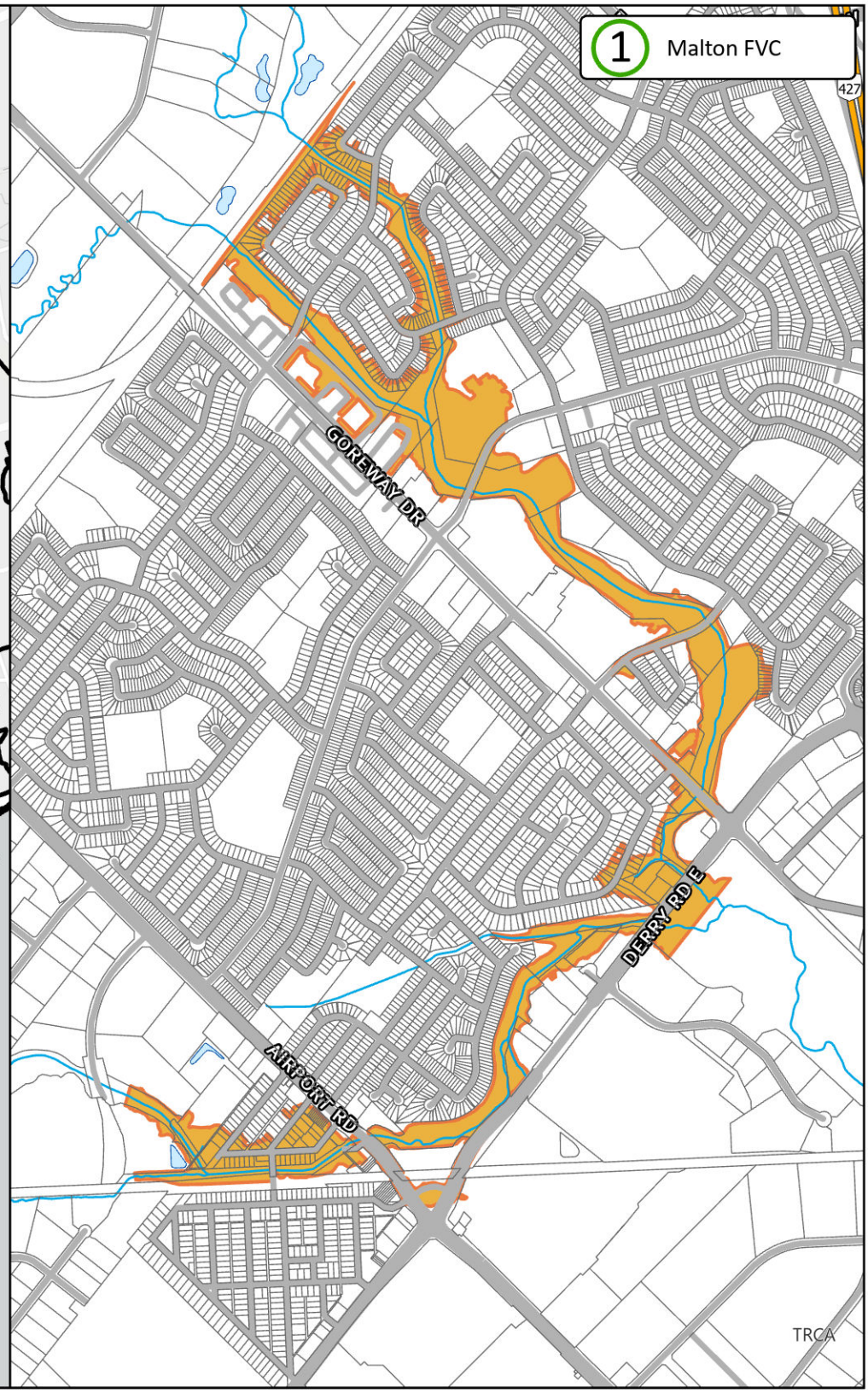


Key Map : TRCA Jurisdiction



Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada

0 1.5 3 6 km



TRCA

Attachment 4: Spring Elected Officials Campaign Email Template

SPRING Flood Awareness Email Template.

Subject Line: Spring Flooding: Flood Preparedness Resources for Your Constituents

Hello [Elected Official],

Some municipalities within TRCA watersheds experienced multiple floods in the summer of 2024. TRCA issues flood messages to advise municipal emergency responders, as well as to make the public aware of flood risk and associated safety hazards.

TRCA is requesting that you share this seasonal flood risk information with your constituents, in order to support efforts to keep residents safe:

Category	Details	Attachments
Social Media Post <i>(copy and paste into your social media channels)</i>	<p>POST #1: Stay informed about potential flooding. Be prepared for flooding by signing-up for TRCA's Flood Messaging Service. If flooding from a river is forecasted, TRCA issues flood messages to designated individuals within municipalities, local agencies, school boards, the media, and members of the public who self-subscribe. To sign-up for flood messages, click here: trca.ca/floodmessages.</p> <p>THREAD: Spring is here, and with the thaw comes the risk of flooding. As the snow melts and water levels rise in rivers, the potential for flooding increases, especially with additional rain. TRCA's Flood Forecasting and Warning program is monitoring these flood risks closely. Stay informed by reading @TRCA Flood Spring Safety Message TRCA.ca/news for tips for keeping you safe this spring.</p>	<p>Social Media GIF is a GIF that can be shared on social media. A GIF (Graphics Interchange Format) is an image file that supports animations.</p>
Newsletter Content <i>(copy and paste into your newsletter)</i>	Spring thaw can increase the risk of flooding as melting snow and seasonal rainfall lead to rising water levels. TRCA's Flood Forecasting and Warning Program actively monitors these conditions and provides timely updates to help keep communities informed. Stay prepared by signing up for TRCA's Flood Messaging Service for regular updates on spring flood risks. Visit trca.ca/floodmessages to sign-up.	<p>Flood Message Flyer is a flyer that can be included in newsletters or shared through other public information channels.</p>
Resources	See Flood Risk Management Resources for links to help residents understand flood risk, monitoring, emergency preparedness, and how to stay informed.	
Community Engagement Opportunities	TRCA Flood would love the opportunity to attend any public meetings, open houses, or community events where we can set up a booth to share flood risk information directly with residents. If you are aware of any upcoming events where this would be valuable, please let us know, we'd be happy to coordinate with your office to participate.	
Key Contacts	Rita Lucero, Manager, Flood Emergency Management E: rita.lucero@trca.ca Rhianydd Phillips, Communications Coordinator E: rhianydd.phillips@trca.ca	

Following the storm events of 2024, TRCA's Board of Directors have directed staff to improve public awareness of flooding by working closely with MPs, MPPs, local Councillors, and community leaders. As spring approaches, bringing increased flood risks from melting snow and rainfall, TRCA's Flood Forecasting and Warning Program is closely monitoring conditions to keep communities informed. Through established communication channels, we aim to increase sign-ups for TRCA's Flood Messaging Service, ensuring more residents receive timely updates on flood risks. To read the full Board report, click [here](#).

For areas served by CVC, we recommend sharing the flood notification system they have in place: cvc.ca/flood.

Should you need further information or resources to share, feel free to reach out. We're happy to provide additional materials to assist in your communication efforts or for staff to take part in in-person events.

Thank you,

[Your Name]

[Your Department/Team Name]

Types of TRCA Flood Messages

RIVERINE

Watershed Conditions Statement - Water Safety

Water Safety - High flows, unsafe channel banks, melting ice or other factors that could be dangerous for recreation. Flooding is not expected.

Watershed Conditions Statement - Flood Outlook

Flood Outlook: Early notice of the potential for flooding based on weather forecasts calling for conditions that could lead to high runoff and cause ice jams or lakeshore flooding.

Flood Watch

Flooding is possible in specific watercourses or municipalities. Municipalities, emergency services, and individual landowners in flood-prone areas should prepare.

Flood Warning

Flooding is imminent or already occurring in specific watercourses or municipalities.

TRCA'S ROLE

TRCA's role during a flooding event is to monitor weather and watershed conditions, forecast for flood risk on river and the Lake Ontario shoreline within the jurisdiction, and then notify municipalities and the public with a flood message. Based on TRCA's watershed knowledge, technical advice can also be provided to municipalities in support of their flood response efforts.

FOR ADDITIONAL INFORMATION:

TRCA Flood Risk Management:
trca.ca/flood

Personal Preparedness Tips:
www.getprepared.gc.ca

Sign up to receive Flood Messages at **trca.ca/flood-messages**
or follow TRCA on X **[@TRCA_Flood](https://twitter.com/TRCA_Flood)**.

TRCA Flood Risk Management Resources

Resource Name	Links
Flood Plain Map Viewer	<ul style="list-style-type: none"> TRCA's Flood Plain Map Viewer presents a digital representation of the current flood plain mapping data and allows users to explore TRCA's jurisdiction to see the flood plain in a particular area. Residents can identify if their property is located in a TRCA flood plain by using TRCA's Flood Plain Map Viewer, learn more: Flood-Plain-Map-Viewer
TRCA's Flood Monitoring Website	<ul style="list-style-type: none"> As part of the Flood Forecasting and Warning Program, TRCA operates a flood monitoring gauge network spanning the GTA, which continually monitors in-stream water levels at TRCA dams and river stations as well as collecting rainfall amounts. The measurements are displayed on TRCA's Flood Monitoring Website. Visit: trcagauging.ca Learn how to create your own dashboard: here
Emergency Preparedness Resources	<ul style="list-style-type: none"> What is a flood and what causes flooding? Understand why and how floods happen at Understanding-flood-risk. Who to contact during a flood, learn more at Flood-Risk-Management/#Be-Prepared Get emergency management and safety resources from TRCA at Emergency-management-safety
Flood Information Sources	<ul style="list-style-type: none"> Residents can use these sources to stay informed during a flood: <ul style="list-style-type: none"> Sign-up to receive TRCA flood messages at trca.ca/floodmessages and follow TRCA @TRCA_flood on X. Environment Canada's public weather alerts, learn more: Environment Canada Weather Information Visit trcagauging.ca to check local river and stream water levels Municipal and public transit communications channels provide live updates and changes to transportation, commuter routes due to weather, learn more: trca.ca/#stay-informed
Factsheets	<ul style="list-style-type: none"> 72-Hour Preparedness Flyer Ice Jam Factsheet Seasonal Flooding Factsheet TRCA's Real-Time Gauging Flood Monitoring Network TRCA's Flood Monitoring Website User Guide
TRCA Social Media Links for real-time updates	<ul style="list-style-type: none"> Twitter: @TRCA_Flood and @TRCA_HQ Facebook: TorontoConservation Instagram: TRCA_HQ LinkedIn: company TRCA

Section IV – Permits Issued under Section 28.1 of the Conservation Authorities Act

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED – MARCH 21, 2025

KEY ISSUE

Standard Delegated Permits are processed by Development and Engineering Services Division staff, approved by senior staff designated as Authorized Signatories by the Board of Directors and received monthly by the Executive Committee. Standard Delegated Permits are categorized as: standard, routine infrastructure works, emergency infrastructure works, and permits after the fact/resolution of violations.

STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 115)

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 152)

PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 160)

RECOMMENDATION:

THAT standard delegated permits, permission for routine infrastructure works, emergency infrastructure works, letters of approval, and permits after the fact/resolution of violations granted by Toronto and Region Conservation Authority (TRCA) staff, in accordance with Section 28.1 of the Conservation Authorities Act, which are listed within this report, be received.

STANDARD DELEGATED PERMITS FOR RECEIPT– STAFF APPROVED AND ISSUED

Delegated Permits are processed by Development and Engineering Services Division staff, approved by senior staff designated as Authorized Signatories by the Board of Directors and received monthly by the Executive Committee. Delegated permits are categorized as standard, routine infrastructure works, emergency infrastructure works, and permits after the fact/resolution of violations. Standard permits are non-complex permissions consistent with TRCA policies and procedures.

CITY OF BRAMPTON

54 SAVINO DRIVE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct a second-unit dwelling in the basement of the existing house. The subject property is located at 54 Savino Drive in the City of Brampton.

CFN: PER-DPP-2025-00663

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 28, 2025

41 BELMONT DRIVE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct second-unit dwelling, one new window, and one window enlargement in the basement of the existing house. The subject property is located at 41 Belmont Drive in the City of Brampton.

CFN: PER-DPP-2024-00639

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 22, 2025

10194 HEART LAKE ROAD - Humber River Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River watershed, grading and servicing associated with the previously approved Draft Plan of Subdivision 21T-11003B at 10194 Heart Lake Road, in the City of Brampton.

CFN: PER-DPP-2024-00582

Report prepared by: Anthony Syhlonyk, Planner

Email: anthony.syhlonyk@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 23, 2025

40 REGENTVIEW DRIVE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct a second unit dwelling, side yard below grade entrance, one new window and one window enlargement in the basement of the existing two-storey detached house. The subject property is located at 40 Regentview Drive in the City of Brampton.

CFN: PER-DPP-2025-00662

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 28, 2025

8 JENWOOD CRESCENT - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed to construct a second-unit dwelling, a rear yard below-grade entrance, and two new windows in the basement of the existing two-story house. The subject property is located at 8 Jenwood Crescent in the City of Brampton.

CFN: PER-DPP-2025-00703

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 28, 2025

123 GARDENBROOKE TRAIL - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed to construct a second-unit dwelling in the basement at the existing house. The subject property is located at 123 Gardenbrooke Trail in the City of Brampton.

CFN: PER-DPP-2025-00656

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 28, 2025

77 BRENTWOOD DRIVE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct one window enlargement, a below grade entrance, minor grading and a second-unit dwelling in the basement of the existing semi-detached dwelling. The subject property is located at 77 Brentwood Drive in the City of Brampton.

CFN: PER-DPP-2025-00670

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 13, 2025

9 MEADOWLAND GATE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct a second-unit dwelling, and enlarge two windows in the basement of the existing dwelling. The subject property is located at 9 Meadowland Gate in the City of Brampton.

CFN: PER-DPP-2025-00673

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 24, 2025

119 BRENTWOOD DRIVE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct a second-unit dwelling in the basement of the existing house. The subject property is located at 119 Brentwood Drive in the City of Brampton.

CFN: PER-DPP-2025-00669

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 22, 2025

56 DOLPHIN SONG CRESCENT - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct second-unit dwelling, one window enlargement and one below-grade entrance in the basement of the existing house. The subject property is located at 56 Dolphin Song Crescent in the City of Brampton.

CFN: PER-DPP-2025-00674

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 22, 2025

REGIONAL MUNICIPALITY OF PEEL - Humber River Watershed

The purpose is to install new 600 mm and 400 mm watermains on Queen Street East between Cherrycrest Drive and Highway 50, in the City of Brampton.

CFN: PER-IPP-2024-00321

Report prepared by: Kristen Sullivan, Planner

Email: kristen.sullivan@trca.ca

For information contact: Kristen Sullivan, (437) 880-2425

Email: kristen.sullivan@trca.ca

Date: January 31, 2025

CITY OF MARKHAM

3 VICTORIA LANE - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed in order to facilitate the construction of a new one-story addition with a four car garage and a proposed paved driveway on the property located at 3 Victoria Lane in the City of Markham.

CFN: PER-DPP-2024-00502

Report prepared by: Matthew Pereira, Planner I

Email: matthew.pereira@trca.ca

For information contact: Hamedeh Razavi, (437) 880-1940

Email: Hamedeh.Razavi@trca.ca

Date: January 21, 2025

171 COMMERCE VALLEY DRIVE EAST - Don River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to facilitate the construction of a new three-storey data center, known as a telecommunications and data processing facility, and associated service road, parking, amenities, and emergency generator areas. The subject property is municipally known as 171 Commerce Valley Drive East, in the City of Markham.

CFN: PER-DPP-2025-00684

Report prepared by: Hamedeh Razavi, Senior Planner

Email: Hamedeh.Razavi@trca.ca

For information contact: Hamedeh Razavi, (437) 880-1940

Email: Hamedeh.Razavi@trca.ca

Date: January 28, 2025

4134 16TH AVENUE - Rouge River Watershed

The purpose is to undertake final grading and servicing works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the construction of residential lots and roadways for Phase 3 of subdivision 19T-16M10 at 4134 16th Avenue, City of Markham.

CFN: PER-DPP-2024-00205

Report prepared by: Hamedeh Razavi, Senior Planner

Email: Hamedeh.Razavi@trca.ca

For information contact: Hamedeh Razavi, (437) 880-1940

Email: Hamedeh.Razavi@trca.ca

Date: January 21, 2025

52 NELSON STREET - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to replace the existing one-storey dwelling with a two-storey dwelling and associated three-car garage, rear deck, and basement walkout, located at 52 Nelson Street, in the City of Markham.

CFN: PER-DPP-2024-00563

Report prepared by: Matthew Pereira, Planner I

Email: matthew.pereira@trca.ca

For information contact: Hamedeh Razavi, (437) 880-1940

Email: Hamedeh.Razavi@trca.ca

Date: February 5, 2025

50 NELSON STREET - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to replace the existing one-storey dwelling with a two-storey dwelling and associated double door garage, rear deck, and basement walkout, located at 50 Nelson Street, in the City of Markham.

CFN: PER-DPP-2024-00515

Report prepared by: Matthew Pereira, Planner I

Email: matthew.pereira@trca.ca

For information contact: Hamedeh Razavi, (437) 880-1940

Email: Hamedeh.Razavi@trca.ca

Date: February 5, 2025

CITY OF MISSISSAUGA**5030 MAINGATE DRIVE - Etobicoke Creek Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to replace an existing pylon sign with a double-sided digital billboard and tenant identification signs. The subject property is located at 5030 Maingate Drive in the City of Mississauga.

CFN: PER-DPP-2024-00640

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 17, 2025

7623 REDSTONE ROAD - Mimico Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Mimico Creek Watershed, the development of a replacement 2 storey dwelling with a footprint of 185 sq. m. (1991 sq. ft.) on lands known municipally as 7623 Redstone Road, in the City of Mississauga.

CFN: PER-DPP-2025-00692

Report prepared by: Anthony Syhlonyk, Planner

Email: anthony.syhlonyk@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 21, 2025

6959 JUSTINE DRIVE - Mimico Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Mimico Creek watershed to construct a second-unit dwelling and an above-grade door in the basement of the existing dwelling. The subject property is located at 6959 Justine Drive in the City of Mississauga.

CFN: PER-DPP-2025-00672

Report prepared by: Marina Janakovic, Planner I

Email: marina.janakovic@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: January 24, 2025

7064 JUSTINE DRIVE - Mimico Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Mimico Creek Watershed, the development of a 108 sq. m. (1167 sq. ft.) second storey addition and interior renovations to facilitate additional units on lands known municipally as 7064 Justine Drive in the City of Mississauga.

CFN: PER-DPP-2024-00631

Report prepared by: Anthony Syhlonyk, Planner

Email: anthony.syhlonyk@trca.ca

For information contact: Colleen Bonner, (437) 880-1939

Email: colleen.bonner@trca.ca

Date: December 19, 2024

CITY OF PICKERING**3325 GREENWOOD ROAD - Duffins Creek Watershed**

The purpose is to construct a like-for-like replacement dwelling with ancillary structures after fire damages at 3325 Greenwood Road, in the City of Pickering.

CFN: PER-DPP-2024-00565

Report prepared by: Megan Cranfield, Planner I

Email: megan.cranfield@trca.ca

For information contact: Terina Tam, (437) 880-2421

Email: Terina.Tam@trca.ca

Date: February 11, 2025

CITY OF PICKERING - Petticoat Creek Watershed

The purpose is to install sidewalks and stormwater drainage culverts at the intersection of Finch Avenue and Altona Road, in the City of Pickering. No in-water work is associated with this project.

CFN: PER-IPP-2024-00410

Report prepared by: Alan Trumble, Planner

Email: Alan.Trumble@trca.ca

For information contact: Alan Trumble, (437) 880-1951

Email: Alan.Trumble@trca.ca

Date: January 16, 2025

CITY OF RICHMOND HILL**33 MACDONALD COURT - Humber River Watershed**

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 24.15 square metre deck located at the rear of the existing dwelling, associated with a municipal building permit. The subject property is located at 33 Macdonald Court in the City of Richmond Hill.

CFN: PER-DPP-2025-00706

Report prepared by: Porter Greatrex, Planner I

Email: porter.greatrex@trca.ca

For information contact: Anthony Sun, (437) 880-2283

Email: anthony.sun@trca.ca

Date: February 11, 2025

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

2360 WESTON ROAD - Humber River Watershed

The purpose is to perform repairs to the podium deck slab, modify the south perimeter parking wall, and replace the podium deck surface at 2360 Weston Road, City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00568

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 3, 2025

272 RENFORTH DRIVE - Etobicoke Creek Watershed

The purpose is to a second-storey addition to the existing one-and-a-half-storey dwelling, along with a covered patio in the rear yard and a front porch at 272 Renforth Drive, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00668

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 31, 2025

17 NORBERT CRESCENT - Etobicoke Creek Watershed

The purpose is to construct a below-grade basement walkout to the side of the existing dwelling at 17 Norbert Crescent, City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00541

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 11, 2025

37 LASKAY CRESCENT - Humber River Watershed

The purpose is to legalize an additional dwelling unit in the basement and construct a new entrance at the front of the existing dwelling at 37 Laskay Crescent, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00667

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 16, 2025

10 DELROY DRIVE - Mimico Creek Watershed

The purpose is to construct a replacement two-storey detached dwelling, a rear yard covered patio, and a below-grade basement walkout at 10 Delroy, City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00308

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 22, 2025

94 GLENADEN AVENUE EAST - Humber River Watershed

The purpose is to construct an in-ground swimming, pool patio, and pool equipment pad in the rear yard of the existing dwelling at 94 Glenaden Avenue East, City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00641

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 5, 2025

9 THE OUTLOOK - Mimico Creek Watershed

The purpose is to construct a covered roof supported by columns over the existing wooden deck in the rear yard, a one-story extension to the front of the existing dwelling, and create new openings at 9 The Outlook, City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00593

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 17, 2025

8 RAVENSCREST DRIVE - Mimico Creek Watershed

The purpose is to construct a two-storey addition above the existing one-storey dwelling, a two-storey front addition, and a rear yard wood deck at 8 Ravenscrest Drive, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00682

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 5, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake storm sewer upgrades along Islington Avenue, north of Fordwich Crescent, in the City of Toronto. No in-water work is associated with this project.

CFN: 69841

Report prepared by: Madison Antonangeli, Planner

Email: madison.antonangeli@trca.ca

For information contact: Madison Antonangeli, (437) 880-2394

Email: madison.antonangeli@trca.ca

Date: November 13, 2024

124 SATURN ROAD - Etobicoke Creek Watershed

The purpose is to construct a second storey addition above the existing dwelling, a two-storey front addition, a two-storey rear addition, and a wood deck in the rear yard at 124 Saturn Road, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00724

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 7, 2025

25 CARDELL AVENUE - Humber River Watershed

The purpose is to create two additional dwelling units in the existing single detached dwelling and reconstruct the existing covered porch at 25 Cardell Avenue, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00664

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 17, 2025

69 EDENVALE CRESCENT - Humber River Watershed

The purpose is to construct a second-storey addition above the existing one-storey single-family detached dwelling and to relocate the attached garage from the south side to the north side of the dwelling at 69 Edenvale Crescent, in the City of Toronto (Etobicoke York Community Council Area).

CFN: PER-DPP-2025-00665

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 30, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake sanitary upgrades along Norfield Crescent and Shendale Drive, in the City of Toronto. No in-water work is associated with this project.

CFN: 69842

Report prepared by: Madison Antonangeli, Planner

Email: madison.antonangeli@trca.ca

For information contact: Madison Antonangeli, (437) 880-2394

Email: madison.antonangeli@trca.ca

Date: November 13, 2024

167 LAKE PROMENADE - Lake Ontario Waterfront

The purpose is to construct a non-habitable cabana structure at 167 Lake Promenade in the City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00380

Report prepared by: Matthew Willoughby, Planner I

Email: Matthew.Willoughby@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 16, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake playground improvements at North Park, located east of Cornelius Parkway and south of Rustic Road, in the City of Toronto. No in-water works are associated with this project.

CFN: PER-IPP-2024-00344

Report prepared by: Sabriya Jahangir, Planner

Email: sabriya.jahangir@trca.ca

For information contact: Sabriya Jahangir, (437) 880-2343

Email: sabriya.jahangir@trca.ca

Date: January 30, 2025

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

41 SAGEBRUSH LANE - Don River Watershed

The purpose is to construct a one-storey front addition to the existing one-storey single family dwelling at 41 Sagebrush Lane in the City of Toronto (North York).

CFN: PER-DPP-2024-00562

Report prepared by: Daniel Pina, Senior Planner

Email: daniel.pina@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 6, 2025

9 WAXWING PLACE - Don River Watershed

The purpose is to construct two one-storey additions to the rear and a rooftop deck on the existing two-storey single-family dwelling at 9 Waxwing Place in the City of Toronto (North York).

CFN: PER-DPP-2025-00671

Report prepared by: Daniel Pina, Senior Planner

Email: daniel.pina@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 16, 2025

CITY OF TORONTO

The purpose is to undertake bridge rehabilitation works at an existing bridge (ID 373) located southeast of Lawrence Avenue west, along Black Creek Drive over Black Creek, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00208

Report prepared by: Sabriya Jahangir, Planner

Email: sabriya.jahangir@trca.ca

For information contact: Sabriya Jahangir, (437) 880-2343

Email: sabriya.jahangir@trca.ca

Date: January 31, 2025

734 LAWRENCE AVENUE EAST - Don River Watershed

The purpose is to construct a replacement solarium attached to the side of the existing dwelling at 734 Lawrence Avenue East in the City of Toronto (North York).

CFN: PER-DPP-2024-00484

Report prepared by: Amber Murphy, Planner I

Email: amber.murphy@trca.ca

For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: February 5, 2025

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

19 BENDALE BOULEVARD - Highland Creek Watershed

The purpose is to construct a second-storey deck attached to the rear of an existing dwelling at 19 Bendale Boulevard in the City of Toronto (Scarborough).

CFN: PER-DPP-2024-00570

Report prepared by: Amber Murphy, Planner I

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For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 27, 2025

14 WILLOWHURST CRESCENT - Don River Watershed

The purpose is to construct a one-storey, ground floor addition and deck to the rear of an existing dwelling in order to create an additional habitable unit at 14 Willowhurst Crescent in the City of Toronto (Scarborough).

CFN: PER-DPP-2024-00632

Report prepared by: Amber Murphy, Planner I

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For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 27, 2025

CITY OF TORONTO - Lake Ontario Waterfront

The purpose is to decommission and replace a 100 mm diameter sanitary forcemain along Bluffers Park Road, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00286

Report prepared by: George Tsourounis, Planner

Email: george.tsourounis@trca.ca

For information contact: George Tsourounis, (437) 880-2472

Email: george.tsourounis@trca.ca

Date: February 6, 2025

CITY OF TORONTO - Lake Ontario Waterfront

The purpose is to demolish an existing building and construct a washroom and staff office, a seasonal changeroom, and an outdoor plaza in Bluffer's Park, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00203

Report prepared by: George Tsourounis, Planner

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Email: george.tsourounis@trca.ca

Date: February 5, 2025

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

156 COLLIER STREET - Don River Watershed

The purpose is to construct a second floor greenroom, enlarge the third floor space and raise the roof of the existing three-storey single family dwelling at 156 Collier Street in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00546

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: November 28, 2024

55 KINGSWOOD ROAD - Lake Ontario Waterfront

The purpose is to replace the existing retaining walls and rebuild the rear deck to the existing single-family detached dwelling at 55 Kingswood Road in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00495

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 10, 2025

56 SUMMERHILL GARDENS - Don River Watershed

The purpose is to construct a new three-storey detached dwelling with an attached rear deck and stairs at 56 Summerhill Gardens in the City of Toronto (Toronto and East York). The existing dwelling is to be demolished.

CFN: 70351

Report prepared by: Daniel O'Connor, Planner

Email: daniel.oconnor@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 21, 2025

168 HUMBERCREST BOULEVARD - Humber River Watershed

The purpose is to replace an existing rear yard deck and add an additional second level deck attached to the existing dwelling at 168 Humbercrest Boulevard in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00681

Report prepared by: Daniel O'Connor, Planner

Email: daniel.oconnor@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 21, 2025

37 GRENADIER HEIGHTS - Humber River Watershed

The purpose is to construct a replacement two-storey dwelling with an attached garage at 37 Grenadier Heights in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00693

Report prepared by: Alex Huang, Planner I

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For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 24, 2025

105 BABY POINT ROAD - Humber River Watershed

The purpose is to construct a cantilevered second-storey rear addition, a new entry landing, and roof parapets to the existing single family dwelling at 105 Baby Point Road in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00573

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 24, 2025

13 RIVERSIDE CRESCENT - Humber River Watershed

The purpose is to construct a replacement two-storey single-family dwelling, a front porch, a rear deck and patio, and a swimming pool at 13 Riverside Crescent in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00644

Report prepared by: Alex Huang, Planner I

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For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 24, 2025

WATERFRONT TORONTO - Don River Watershed

The purpose is to remove the remainder of the existing South Plug secant wall and complete the remaining excavation in the vicinity of the wall including installation of the associated river finishes. These works are associated with the redevelopment of the Toronto Port Lands Flood Protection and Don Mouth Naturalization project in the City of Toronto.

CFN: PER-IPP-2025-00488

Report prepared by: Sharon Lingertat, Senior Manager

Email: sharon.lingertat@trca.ca

For information contact: Sharon Lingertat, (437) 880-2435

Email: sharon.lingertat@trca.ca

Date: January 27, 2025

108 PARK ROAD - Don River Watershed

The purpose is to underpin the basement of the existing single-family dwelling at 108 Park Road in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00658

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 24, 2025

12 MARIGOLD AVENUE - Lake Ontario Waterfront

The purpose is to underpin the basement, construct a rear deck, and replace the garage with a parking pad to the existing single-family dwelling at 12 Marigold Avenue in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00645

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 31, 2025

47 LAING STREET - Don River Watershed

The purpose is to construct second and third storey additions, a three-storey side addition, and a rear addition to the existing 1.5 storey dwelling at 47 Laing Street in the City of Toronto (Toronto and East York). The proposal includes basement underpinning, basement walkout, rear deck, a parking pad in the rear yard, and will accommodate a secondary dwelling unit.

CFN: PER-DPP-2024-00633

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 13, 2025

160 MORNINGSIDE AVENUE - Humber River Watershed

The purpose is to construct a replacement two-storey single-family dwelling at 160 Morningside Avenue in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00646

Report prepared by: Alex Huang, Planner I

Email: alex.huang@trca.ca

For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: January 20, 2025

21 KENNEDY PARK ROAD - Humber River Watershed

The purpose is to remediate the existing retaining wall in the rear yard of the existing single family detached dwelling at 21 Kennedy Park Road in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2024-00457

Report prepared by: Nicole Moxley, Senior Planner

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For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: February 11, 2025

CITY OF VAUGHAN

CITY OF VAUGHAN - Humber River Watershed

The purpose is to rehabilitate stormwater outfall and protect an active erosion site on the East Humber River at Maxey Park near Islington Avenue and Willis Road, in the City of Vaughan. The works will be undertaken in the dry working condition.

CFN: 70602

Report prepared by: Manirul Islam, Planner

Email: Manirul.Islam@trca.ca

For information contact: Manirul Islam, (437) 880-2426

Email: Manirul.Islam@trca.ca

Date: January 10, 2025

CITY OF VAUGHAN - Humber River Watershed

The purpose is to reconstruct existing tennis court located at Rainbow Creek Park near Highway 7 and Highway 27, in the City of Vaughan. The proposal also includes installation of sub-drainage and drainage culverts. No in-water works are within the scope of this project.

CFN: PER-IPP-2024-00174

Report prepared by: Manirul Islam, Planner

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For information contact: Manirul Islam, (437) 880-2426

Email: Manirul.Islam@trca.ca

Date: December 10, 2024

14 MOUNTAIN VISTA COURT - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the construction of two additional secondary dwelling units in the basement of the existing dwelling, a basement walkout, and associated hard landscaping and grading at 14 Mountain Vista Court in the City of Vaughan.

CFN: PER-DPP-2025-00678

Report prepared by: Cameron McDonald, Planner I

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For information contact: Erinn Lee, (437) 880-2284

Email: erinn.lee@trca.ca

Date: January 22, 2025

41 CASAVANT COURT - Don River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to facilitate the construction of an in-ground swimming pool and associated hard landscaping and grading in the rear yard at 41 Casavant Court in the City of Vaughan.

CFN: PER-DPP-2025-00705

Report prepared by: Cameron McDonald, Planner I

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For information contact: Erinn Lee, (437) 880-2284

Email: erinn.lee@trca.ca

Date: January 30, 2025

420 NASHVILLE ROAD - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the construction of a two-storey dwelling addition (~76.5 sq.m) at the front of the existing dwelling and a driveway extension with associated grading at 420 Nashville Road in the City of Vaughan.

CFN: PER-DPP-2024-00621

Report prepared by: Cameron McDonald, Planner I

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For information contact: Erinn Lee, (437) 880-2284

Email: erinn.lee@trca.ca

Date: January 20, 2025

132 CHAIWOOD COURT - Don River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to facilitate the construction of an attached rear yard deck at 132 Chaiwood Court in the City of Vaughan.

CFN: PER-DPP-2025-00676

Report prepared by: Cameron McDonald, Planner I

Email: cameron.mcdonald@trca.ca

For information contact: Erinn Lee, (437) 880-2284

Email: erinn.lee@trca.ca

Date: January 17, 2025

50 MILANO AVENUE - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the construction of an inground pool and associated hard landscaping and grading at 50 Milano Avenue in the City of Vaughan.

CFN: PER-DPP-2025-00677

Report prepared by: Cameron McDonald, Planner I

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For information contact: Erinn Lee, (437) 880-2284

Email: erinn.lee@trca.ca

Date: January 17, 2025

TOWN OF AJAX**THE REGIONAL MUNICIPALITY OF DURHAM - Duffins Creek Watershed**

The purpose is to conduct road improvement and widening works on Kingston Road, between Rotherglen Road and Harwood Avenue, to facilitate the installation of new centre-median bus rapid transit lanes in the Town of Ajax. No in-water work is associated with this project.

CFN: 70944

Report prepared by: Alan Trumble, Planner

Email: Alan.Trumble@trca.ca

For information contact: Alan Trumble, (437) 880-1951

Email: Alan.Trumble@trca.ca

Date: January 15, 2025

TOWN OF AJAX - Duffins Creek Watershed

The purpose is to undertake the rehabilitation of the Church Street South bridge and install rock protection along the creek, in the Town of Ajax.

CFN: PER-IPP-2024-00428

Report prepared by: Alan Trumble, Planner

Email: Alan.Trumble@trca.ca

For information contact: Alan Trumble, (437) 880-1951

Email: Alan.Trumble@trca.ca

Date: February 7, 2025

TOWN OF CALEDON**0 ZIMMERMAN DRIVE - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed, in order to facilitate the development of a 358 sq.m. (3583.47 sq.ft.) 2- storey single family dwelling, an attached garage, a driveway and septic system, all associated with a municipal building permit. The subject property is located at 0 Zimmerman Drive which is north west of the intersection at Highway 50 and Zimmerman Drive, in the Town of Caledon.

CFN: PER-DPP-2025-00675

Report prepared by: Graham Burgess, Planner I

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For information contact: Nick Cascone, (437) 880-1943

Email: Nick.Cascone@trca.ca

Date: February 4, 2025

9958 OLD CHURCH ROAD - Humber River Watershed

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 118.5 sq.m. ground floor addition, a 44.9 sq.m. garage, and a 23.4 sq.m. three seasons room, all associated with a municipal building permit, and municipal site plan application (File: SPA - 21-93). The subject property is located at 9958 Old Church Road, in the Town of Caledon.

CFN: PER-DPP-2025-00690

Report prepared by: Graham Burgess, Planner I

Email: Graham.Burgess@trca.ca

For information contact: Nick Cascone, (437) 880-1943

Email: Nick.Cascone@trca.ca

Date: February 4, 2025

REGIONAL MUNICIPALITY OF PEEL - Humber River Watershed

The purpose is to install new watermain and sanitary sewer on The Gore Road between north of Mayfield Road to Countryside Drive, in the City of Brampton and Town of Caledon.

CFN: PER-IPP-2024-00346

Report prepared by: Kristen Sullivan, Planner

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For information contact: Kristen Sullivan, (437) 880-2425

Email: kristen.sullivan@trca.ca

Date: December 5, 2024

TOWN OF MONO

953136 7TH LINE - Humber River Watershed

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 82.3 sq.m. ground floor addition, a 73.5 sq.m. second floor addition, a 3.6 sq.m. rear side entry porch, a 22.8 sq.m. rear porch, a 3.8 sq.m. side deck, drilled well and a 295.4 sq.m. septic bed, all associated with a municipal building permit. The subject property is located at 953136 7th Line EHS, in the Town of Mono.

CFN: PER-DPP-2025-00685

Report prepared by: Graham Burgess, Planner I

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For information contact: Nick Cascone, (437) 880-1943

Email: Nick.Cascone@trca.ca

Date: February 4, 2025

TOWNSHIP OF KING

TOWNSHIP OF KING - Humber River Watershed

The purpose is to install 150mm diameter polyvinyl chloride (PVC) watermain along the road right-of-way (ROW) of Elizabeth Drive, Lynwood Crescent, Norman Avenue and Cross Avenue located in Nobleton in the Township of King. The proposal also includes installation of hydrant, valve and new water services in the area. No in-water works are within the scope of this project.

CFN: PER-IPP-2024-00310

Report prepared by: Manirul Islam, Planner

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For information contact: Manirul Islam, (437) 880-2426

Email: Manirul.Islam@trca.ca

Date: December 11, 2024

365 PATRICIA DRIVE - Humber River Watershed

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the development of a storm water management soakaway pit at the rear of the existing dwelling, associated with a municipal building permit. The subject property is located at 365 Patricia Drive in the Township of King.

CFN: PER-DPP-2024-00635

Report prepared by: Porter Greatrex, Planner I

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For information contact: Anthony Sun, (437) 880-2283

Email: anthony.sun@trca.ca

Date: December 20, 2024

TOWNSHIP OF KING - Humber River Watershed

The purpose is to replace an existing corrugated steel pipe (CSP) culvert with twin CSP culverts located on Kingsworth Road, about 150 m west of Blueberry Lane, in the Township of King. The proposed works also includes road improvements including re-paving, ditch re-grading and driveway culvert replacements within the Kingcross Estate subdivision. The work will be undertaken in the dry working conditions.

CFN: PER-IPP-2024-00220

Report prepared by: Manirul Islam, Planner

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For information contact: Manirul Islam, (437) 880-2426

Email: Manirul.Islam@trca.ca

Date: December 10, 2024

**PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR
RECEIPT – STAFF APPROVED AND ISSUED**

Permission for Routine Infrastructure Works, including Emergency Infrastructure Works permissions, per Authority RES.#A 198/13 and #A103/15 respectively. are approved by senior staff designated as Authorized Signatories. All routine and emergency infrastructure works are located within a regulated area, generally within or adjacent to the natural hazard or natural feature and consistent with TRCA policies and procedures.

CITY OF PICKERING

DURHAM ONENET INC. - Frenchman's Bay Watershed

The purpose is to install a communication conduit at 1262 Radom Street, west of Douglas Avenue, in the City of Pickering. No in-water work is associated with this project.

CFN: PER-IPP-2024-00437

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 31, 2025

ENBRIDGE GAS INC. - Duffins Creek Watershed

The purpose is to install an NPS 2 PE IP gas pipeline within a new subdivision, north of Whitevale Road, west of Brock Road, in the City of Pickering.

CFN: PER-IPP-2025-00491

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 15, 2025

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

CITY OF TORONTO - Don River Watershed

The purpose is to undertake road resurfacing, sidewalk installation and watermain replacement work along York Downs Drive, north of Sandringham Drive, in the City of Toronto.

CFN: PER-IPP-2024-00390

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 22, 2025

POWERLINE PLUS - Don River Watershed

The purpose is to install duct brackets on the East Don River Bridge, west of Credit Union Drive, on Eglinton Avenue East over Don River, in the City of Toronto. No in-water works is proposed for this works.

CFN: PER-IPP-2024-00306

Report prepared by: Sabriya Jahangir, Planner

Email: sabriya.jahangir@trca.ca

For information contact: Sabriya Jahangir, (437) 880-2343

Email: sabriya.jahangir@trca.ca

Date: December 8, 2024

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

TORONTO HYDRO ELECTRIC SYSTEM LIMITED - Don River Watershed

The purpose is to replace three hydro poles along St. Clair Avenue East between Birchmount Road and Kennedy Road, in the City of Toronto. No in-water work is associated with this project.

CFN: 70921

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 24, 2025

TORONTO HYDRO ELECTRIC SYSTEM LIMITED - Don River Watershed

The purpose is to replace five hydro poles along St. Clair Avenue East, east of Birchmount Road, in the City of Toronto. No in-water work is associated with this project.

CFN: 70920

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 24, 2025

TORONTO HYDRO ELECTRIC SYSTEM LIMITED - Don River Watershed

The purpose is to replace two hydro poles along St. Clair Avenue East, east of Warden Avenue, in the City of Toronto. No in-water work is associated with this project.

CFN: 70919

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: November 7, 2024

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

WATERFRONT TORONTO - Don River Watershed

The purpose is to complete state-of-good-repair work on two existing piers (PN04 and PN05) which support the ramp from the eastbound Gardiner Expressway to the northbound Don Valley Parkway, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00327

Report prepared by: Sharon Lingertat, Senior Manager

Email: sharon.lingertat@trca.ca

For information contact: Sharon Lingertat, (437) 880-2435

Email: sharon.lingertat@trca.ca

Date: February 10, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to reline an existing sewer along Deer Pen Road, located west of Spring Road, in the City of Toronto. No in-water works are associated with this project.

CFN: PER-IPP-2024-00233

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Jackie Ho, (437) 880-2147

Email: jackie.ho@trca.ca

Date: January 30, 2025

CITY OF TORONTO - Don River Watershed

The purpose is to undertake sewer rehabilitation work on Boulton Drive, west of Russell Hill Road, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00228

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Jackie Ho, (437) 880-2147

Email: jackie.ho@trca.ca

Date: January 30, 2025

CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK - Humber River Watershed

The purpose is to undertake rehabilitation work for the overhead sign support structure on Highway 7, east of Kipling Avenue, in the City of Vaughan. The proposed works also include the construction of a new concrete foundation. No in-water work is associated with this project.

CFN: PER-IPP-2024-00450

Report prepared by: Nasim Shakouri, Planner

Email: nasim.shakouri@trca.ca

For information contact: Nasim Shakouri, (437) 880-2379

Email: nasim.shakouri@trca.ca

Date: January 28, 2025

YORK TELECOM NETWORK INC. - Humber River Watershed

The purpose is to undertake the installation of 2x7 way multi duct on Major Mackenzie Drive West, east of Highway 50, in the City of Vaughan. The proposed conduit will cross below a culvert near 7290 Major Mackenzie Drive and below a creek near 7050 Major Mackenzie Drive. No in-water work is associated with this project.

CFN: PER-IPP-2024-00305

Report prepared by: Nasim Shakouri, Planner

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For information contact: Nasim Shakouri, (437) 880-2379

Email: nasim.shakouri@trca.ca

Date: January 17, 2025

TOWN OF CALEDON

ENBRIDGE GAS INC. - Etobicoke Creek Watershed

The purpose is to install an NPS 6 PE IP gas pipeline along Chinguacousy Road, northwest of Tim Manley Avenue, in the Town of Caledon. No in-water work is associated with this project.

CFN: PER-IPP-2024-00425

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 20, 2025

TOWNSHIP OF KING

YORK TELECOM NETWORK INC. - Humber River Watershed

The purpose is to undertake the installation of 2x7 way micro-duct conduit and 1x1 way micro-duct conduit on 7th Concession Road, north of King Road, in the Township of King. The proposed conduit will cross below culverts approximately at 13420 7th Concession Road, 13340 7th Concession Road, 13240 7th Concession Road, and 4700 7th Concession Road. No in-water work is associated with this project.

CFN: PER-IPP-2024-00415

Report prepared by: Luca Sperini, Planner I

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For information contact: Luca Sperini, (437) 880-2146

Email: luca.sperini@trca.ca

Date: January 20, 2025

ENBRIDGE GAS INC. - Humber River Watershed

The purpose is to install an NPS 1 1/4 PE IP gas pipeline at 291 Kingscross Drive, in the Township of King. No in-water work is associated with this project.

CFN: PER-IPP-2025-00506

Report prepared by: Melena Misasi, Planner I

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For information contact: Melena Misasi, (437) 880-1987

Email: melena.misasi@trca.ca

Date: January 29, 2025

**PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR
RECEIPT – STAFF APPROVED AND ISSUED**

Permission for works undertaken without the benefit of a TRCA permit in a regulated area, where such works comply with TRCA policies and procedures, are considered permits after the fact and subject to an additional administrative fee.

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

79 BEECHWOOD AVENUE - Humber River Watershed

The purpose is to permit the installation of helical piles below the existing foundation of the single family detached dwelling at 79 Beechwood Avenue in the City of Toronto (Etobicoke York).

CFN: PER-DPP-2024-00637

Report prepared by: Nicole Moxley, Senior Planner

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For information contact: Nicole Moxley, (437) 880-2418

Email: nicole.moxley@trca.ca

Date: December 19, 2024

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

89 ASHWICK DRIVE - Don River Watershed

The purpose is to legalize a carport attached to the side of an existing dwelling at 89 Ashwick Drive in the City of Toronto (Scarborough Community Council Area).

CFN: PER-DPP-2024-00073

Report prepared by: Amber Murphy, Planner I

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For information contact: Daniel Pina, (437) 880-2413

Email: daniel.pina@trca.ca

Date: January 23, 2025

2500 LAWRENCE AVENUE EAST - Highland Creek Watershed

The purpose is to legalize the creation of new openings on an existing building in order to facilitate a change in use from retail to grocery at 2500 Lawrence Avenue East in the City of Toronto (Scarborough Community Council Area).

CFN: PER-DPP-2025-00733

Report prepared by: Amber Murphy, Planner I

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Date: February 12, 2025

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

102 GLEN ROAD - Don River Watershed

The purpose is to construct a second storey addition over the existing building footprint, add a basement extension, build a two-story front addition, replace the rear concrete deck, and reconstruct a side water feature at 102 Glen Road in the City of Toronto (Toronto and East York).

CFN: 70104

Report prepared by: Daniel Pina, Senior Planner

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Date: January 24, 2025

TOWN OF CALEDON

TOWN OF CALEDON - Humber River Watershed

The purpose is to undertake emergency rehabilitation of an existing culvert located at Kingsview Drive north of Longwood Drive, in the Town of Caledon, by installing new HDPE liner and invert paving. This permit is in accordance with the TRCA Permission for Emergency Infrastructure Works Review Protocol (Authority Res. #A105/15).

CFN: PER-IPP-2024-00324

Report prepared by: Aliyah Khan, Planner

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Date: January 23, 2025

Report prepared by: Rina Bhagat, Administrative Planning Technician
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Date: February 14, 2025