



Toronto and Region **Conservation** Authority

Executive Committee Meeting Agenda

June 13, 2025

9:30 A.M.

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.html>

Members:

Paul Ainslie, Chair
Dave Barton, Vice Chair
Joanne Dies
Paula Fletcher
Chris Fonseca
Laura Isidean
Linda Jackson
Parthi Kandavel
Nick Mantas
Steve Pellegrini
Anthony Perruzza
Rowena Santos

1.	CALL TO ORDER	
2.	ACKNOWLEDGEMENT OF INDIGENOUS TERRITORY	
3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF	
4.	MINUTES OF EXECUTIVE COMMITTEE MEETING HELD ON Minutes Link	
5.	DELEGATIONS	
6.	PRESENTATIONS	
7.	CORRESPONDENCE	
8.	SECTION I - ITEMS FOR BOARD OF DIRECTORS ACTION	
8.1	2024 AUDITED FINANCIAL STATEMENTS	5
	Request for approval of the 2024 Toronto and Region Conservation Authority (TRCA) audited financial statements.	
8.2	TRCA 2026 PRELIMINARY BUDGET	75
	Approval of Toronto and Region Conservation Authority's (TRCA) 2026 preliminary budget, including municipal levies and information on the process for approval by participating municipalities, in accordance with the <u>Conservation Authorities Act</u> (CA Act) and applicable regulations.	
8.3	ENDORSEMENT OF TRCA'S PEOPLE STRATEGY	126
	Endorsement of Toronto and Region Conservation Authority's (TRCA) first People Strategy.	
8.4	PROPOSED 2026 - MARCH 2027 TORONTO AND REGION CONSERVATION AUTHORITY MEETING CALENDAR	149
	Approval of the proposed 2026 – March 2027 Toronto and Region Conservation Authority (TRCA) Board of Directors and Executive Committee meeting schedule.	

9. SECTION II - ITEMS FOR EXECUTIVE COMMITTEE ACTION

9.1 PERMIT PURSUANT TO SECTION 28.1.2 OF THE CONSERVATION AUTHORITIES ACT - ARGO MACVILLE - TOWN OF CALEDON

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Issuance of permits pursuant to Section 28.1.2 of the Conservation Authorities Act (CA Act) for lands subject to a Minister's Zoning Order (MZO) under the Planning Act to undertake works within a Toronto and Region Conservation Authority (TRCA) Regulated Area to permit the installation of erosion and sediment controls, site grading, topsoil stripping and construction of a residential plan of subdivision at 12475 The Gore Road, 0 Humber Station Road, 14396 Humber Station Road and 0 King Street (21T-22001C), Town of Caledon, Regional Municipality of Peel.

9.2 LAND LEASE BABA DEEP SINGH SANT SAR SEWA DAL INC.

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Seek approval for Baba Deep Singh Santsar Sewa Dal Inc. to lease the parking lot on Toronto and Region Conservation Authority-owned (TRCA) land located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, in the City of Vaughan, Regional Municipality of York, Humber River watershed.

9.3 DISPOSITION TO THE REGIONAL MUNICIPALITY OF PEEL (CFN 71361)

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Receipt of a request from the Regional Municipality of Peel, for a conveyance of Toronto and Region Conservation Authority (TRCA) owned lands located north of Ebenezer Road and west of McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for McVean Sanitary Pumping Station upgrades, Humber River watershed (CFN 71361).

10. SECTION III - ITEMS FOR THE INFORMATION OF THE BOARD

10.1 UPDATE ON TORONTO AND REGION CONSERVATION AUTHORITY COMMEMORATIVE ASSET AND FACILITY NAMING POLICY

180

Status update on Toronto and Region Conservation Authority's (TRCA) Commemorative Asset and Facility Naming Policy.

11. SECTION IV - PERMITS ISSUED UNDER SECTION 28.1 OF THE CONSERVATION AUTHORITIES ACT

11.1 STANDARD DELEGATED PERMITS FOR RECEIPT - STAFF APPROVED AND ISSUED - JUNE 13, 2025

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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 186)

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 238)

PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 260)

12. CLOSED SESSION

13. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #6/25, TO BE HELD ON SEPTEMBER 12, 2025 AT 9:30 A.M. VIA VIDEO CONFERENCE

John MacKenzie, Chief Executive Officer

/jh

14. ADJOURNMENT

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Linda Charlebois, Director, Corporate Services

RE: **2024 AUDITED FINANCIAL STATEMENTS**
Approval of the Audited Financial Statements

KEY ISSUE

Request for approval of the 2024 Toronto and Region Conservation Authority (TRCA) audited financial statements.

RECOMMENDATION

IT IS RECOMMENDED THAT the transfer of funds from surplus to unrestricted reserves in the amount of \$186k as outlined in the Financial Details below and reflected in Note 9, “Accumulated Surplus” to the financial statements (Attachment 1), be approved;

AND FURTHER THAT the 2024 TRCA Audited Financial Statements, as presented in Attachment 1 be approved;

AND THAT the 2024 TRCA Audited Financial Statements be signed by the Chair and Secretary-Treasurer;

AND THAT the 2024 TRCA Audited Financial Statements be distributed to each member municipality and the Minister of Environment, Conservation and Parks in accordance with subsection 38(3) of the Conservation Authorities Act.

BACKGROUND

The accounting firm KPMG LLP has completed its audit and has included within the financial statements an unqualified, independent auditor’s report. The audited financial statements are presented as Attachment 1 to the report. Representatives from KPMG LLP will be in attendance to present Attachment 2, the KPMG 2024 Audit Findings Report.

RATIONALE**FINANCIAL DETAILS****Financial Statement Summary - Statement of Financial Position**

Cash and Cash Equivalents: Cash and cash equivalents totaled \$63.2M, relatively unchanged from 2023, with a minor decrease of \$0.4M. These balances reflect strong liquidity maintained throughout the year despite increased capital activity.

Investments: Investment holdings increased to \$16.8M from \$15.5M. The portfolio includes government bonds, corporate bonds, equity instruments, and mutual funds. These are measured at fair value or amortized cost in accordance with Public Sector Accounting Standards. A net unrealized remeasurement loss of \$0.3M was recognized due to market fluctuations at year-end, as noted in the Statement of Remeasurement Gains and Losses.

Receivables: Accounts receivable rose significantly to \$118.3M, an increase of \$28.1M over 2023. The majority of this increase is related to large-scale capital project invoicing to municipal partners and end-of-year holdbacks. Aging remained consistent with prior years, and balances are expected to be collected under existing funding agreements.

Tangible Capital Assets (TCA): Tangible capital assets increased by \$46.3M, bringing the total net book value to \$580.1M (2023 – \$542.2M). The growth reflects investments in TRCA's new administrative building and other infrastructure projects. Several capital initiatives remain under construction at year-end, as TRCA continues its multi-year strategy to expand environmental and operational capacity. Amortization expense for the year totaled \$8.4M. These additions align with TRCA's long-term capital strategy and reflect continued infrastructure renewal and service delivery expansion.

Liabilities: Total liabilities rose to \$162.4M in 2024, an increase of \$29.5M from the prior year. This growth was primarily driven by a \$13.5M draw on TRCA's term credit facility, supporting capital investments including the new administrative building. Deferred revenue increased by \$12.3M, reflecting timing differences between funding received and related project expenditures. TRCA also recognized a \$0.17M derivative financial liability, representing the year-end fair value of an interest rate swap used to

manage borrowing costs. Accounts payable and accrued liabilities remained consistent year-over-year, with no significant shifts in vendor balances or obligations.

Financial Statement Summary - Statement of Operations and Accumulated Surplus

Revenue: Total revenue for 2024 was \$192.3M, representing an increase of \$15.1M over the prior year. This growth reflects increased government contributions and higher authority-generated revenue. Government funding rose by \$4.1M, largely due to expanded capital project funding and program support. Authority-generated revenue increased by \$10.4M, reflecting stronger performance across planning and permitting services, lease and rental activity, and fee-for-service agreements. Investment income also increased by \$0.6M to \$4.0M, driven by higher interest rates and improved returns across TRCA's diversified investment portfolio.

Expenses: Total expenses for 2024 were \$154.8M, an increase of \$30.6M over the prior year. The largest increases were in Water Risk Management and Regional Biodiversity, driven by infrastructure upgrades, flood mitigation, and restoration projects. Education and Outreach, Planning and Development Review, and Corporate Services also saw higher costs due to expanded programming and staffing. There were modest increases in Greenspace Securement and Management, and Watershed Studies and Strategies, reflecting increased field activities and technical support. These cost increases reflect TRCA's continued growth in project delivery and alignment with strategic priorities.

Surplus: The accumulated surplus increased to \$620.1M at the end of 2024, up from \$582.6M in the prior year. This reflects a net annual surplus of \$37.5M, primarily attributable to the acquisition of tangible capital assets, which increased from \$542.2M to \$580.1M as outlined in Note 9. The unrestricted portion of the surplus increased by \$186K to \$38.9M, representing the amount proposed for transfer to unrestricted reserves.

Statement of Cash Flows: TRCA ended 2024 with cash and cash equivalents of \$63.2 million, reflecting a slight net decrease of \$0.4 million from the prior year. Operating activities generated \$32.2 million in net cash, largely from project funding and municipal contributions. Capital activities used \$44.8 million, driven by investment in new assets and infrastructure

Item 8.1

projects. Financing activities contributed \$13.5 million in net inflow, primarily from the term facility draw to support capital expenditures. Overall, TRCA maintained a stable cash position while continuing to invest in priority capital initiatives.

Relationship to TRCA's 2023-2034 Strategic Plan

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

Pillar 4 Service Excellence:

4.4 Transparent decision making and accountable results

DETAILS OF WORK TO BE DONE

- Submit the signed audited financial statements to the Minister and member municipalities in accordance with the Conservation Authorities Act.
- Complete required regulatory filings, including the T3010 Registered Charity Information Return.
- Coordinate internal distribution and records management of the approved financial package.

Report prepared by: Linda Charlebois, Director Corporate Services

Email: Linda.charlebois@trca.ca

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

Date: June 5, 2025

Attachments: 3

Attachment 1: TRCA 2024 Draft Audited Financial Statements

Attachment 2: KPMG 2024 Audit Findings Report

Attachment 3: 2024 Draft Management Representation Letter

DRAFT
June 3, 2025

Financial Statements of

**TORONTO AND REGION
CONSERVATION AUTHORITY**

And Independent Auditor's Report thereon

Year ended December 31, 2024

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Toronto and Region Conservation Authority

Opinion

We have audited the financial statements of Toronto and Region Conservation Authority (the Entity), which comprise:

- the statement of financial position as at December 31, 2024
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of remeasurement gains and losses for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its results of operations, its remeasurement gains and losses, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **"Auditor's Responsibilities for the Audit of the Financial Statements"** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the work performed for the purpose of the group audit. We remain solely responsible for our audit opinion.

DRAFT

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Statement of Financial Position

(In thousands of dollars)

December 31, 2024, with comparative information for 2023

	2024	2023
Assets		
Financial assets:		
Cash and cash equivalents	\$ 63,223	\$ 63,623
Investments (note 3)	16,842	15,482
Receivables (notes 4 and 15)	118,323	90,246
Derivative financial instrument (note 6)	-	249
	198,388	169,600
Liabilities		
Financial liabilities:		
Payables and accrued liabilities	31,479	28,166
Deferred revenue (note 5)	76,730	64,474
Non-revolving credit facility (note 6)	49,482	36,000
Vacation pay entitlements	3,314	3,079
Asset retirement obligations (note 7)	1,233	1,236
Derivative financial instrument (note 6)	168	-
	162,406	132,955
Net financial assets	35,982	36,645
Non-financial assets:		
Tangible capital assets (note 8)	580,093	542,244
Other assets	1,884	1,897
	581,977	544,141
Contingent liabilities and commitments (note 16)		
Contractual rights (note 18)		
Accumulated surplus (note 9)	620,070	582,575
Accumulated remeasurement loss	(2,111)	(1,789)
	\$ 617,959	\$ 580,786

See accompanying notes to financial statements.

On behalf of Toronto and Region Conservation Authority:

_____ Chair

_____ Secretary Treasurer

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Statement of Operations and Accumulated Surplus

(In thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024 Budget (note 17)	2024 Actual	2023 Actual
Revenue (note 20):			
Government funding (note 10)	\$ 173,757	\$ 140,494	\$ 136,440
Authority generated (notes 11 and 15)	58,284	47,801	37,397
Investment income	1,795	3,997	3,390
	233,836	192,292	177,227
Expenses (notes 12 and 20):			
Watershed Studies and Strategies	2,604	2,014	1,862
Water Risk Management	72,302	38,118	27,941
Regional Biodiversity	41,261	28,814	23,265
Greenspace Securement and Management	14,799	7,308	5,812
Tourism and Recreation	37,032	22,333	23,007
Planning and Development	16,307	15,514	13,216
Education and Outreach	14,846	14,112	10,074
Sustainable Communities	10,869	8,146	7,285
Corporate Services	35,511	18,428	11,737
	245,531	154,787	124,199
Net surplus (deficit) before the undernoted	(11,695)	37,505	53,028
Net (loss) gain on disposal of tangible capital assets (note 8)	-	(10)	136
Net surplus (deficit)	(11,695)	37,495	53,164
Accumulated surplus, beginning of year	545,769	582,575	529,411
Accumulated surplus, end of year	\$ 534,074	\$ 620,070	\$ 582,575

See accompanying notes to financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Statement of Changes in Net Financial Assets

(In thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024 Budget (note 17)	2024 Actual	2023 Actual
Net surplus (deficit)	\$ (11,695)	\$ 37,495	\$ 53,164
Purchase of tangible capital assets	-	(44,782)	(61,578)
Contributed tangible capital assets (note 8)	-	(1,524)	(277)
Net loss (gain) on disposal of tangible capital assets (note 8)	-	10	(136)
Write-off of tangible capital assets	-	-	2,625
Proceeds on disposal of tangible capital assets	-	6	149
Amortization of tangible capital assets	-	8,438	7,951
Change in other assets	-	13	115
Increase (decrease) in net financial assets	(11,695)	(344)	2,013
Net financial assets, beginning of year	54,109	36,645	36,421
Net remeasurement loss for the year	-	(322)	(1,789)
Net financial assets, end of year	\$ 42,414	\$ 35,979	\$ 36,645

See accompanying notes to financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Statement of Remeasurement Gains and Losses

(In thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Accumulated remeasurement losses, beginning of year	\$ (1,789)	\$ –
Accumulated remeasurement gains (losses) attributed to:		
Portfolio investments	95	132
Financial derivatives	(417)	(1,921)
Accumulated remeasurement losses, end of year	\$ (2,111)	\$ (1,789)

See accompanying notes to financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Statement of Cash Flows

(In thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operating activities:		
Net surplus	\$ 37,495	\$ 53,164
Items not involving cash:		
Amortization of tangible capital assets	8,438	7,951
Asset retirement obligation retirement	(3)	-
Accrued interest income on investments	78	(60)
Net loss (gain) on disposal of tangible capital assets	10	(136)
Write-off of tangible capital assets	-	2,625
Contributed tangible capital assets	(1,524)	(277)
Change in non-cash operating working capital:		
Receivables	(28,077)	(8,055)
Other assets	13	115
Payables and accrued liabilities	3,313	30
Vacation pay entitlements	235	460
Deferred revenue	12,256	6,850
	32,234	62,667
Financing activities:		
Proceeds from non-revolving credit facility	14,000	22,453
Repayments from non-revolving credit facility	(518)	-
	13,482	22,453
Investing activities:		
Purchase of investments	(3,387)	(2,147)
Proceeds on maturity of investments	2,047	2,528
	(1,340)	381
Capital activities:		
Purchase of tangible capital assets	(44,782)	(61,578)
Proceeds on disposal of tangible capital assets	6	149
	(44,776)	(61,429)
Increase (decrease) in cash and cash equivalents	(400)	24,072
Cash and cash equivalents, beginning of year	63,623	39,551
Cash and cash equivalents, end of year	\$ 63,223	\$ 63,623

See accompanying notes to financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements

(In thousands of dollars)

Year ended December 31, 2024

Toronto and Region Conservation Authority ("TRCA") furthers the conservation, restoration, development and management of natural resources in its nine watersheds plus their collective Lake Ontario waterfront shorelines. TRCA's jurisdiction includes the City of Toronto and areas in the Regional Municipalities of Durham, Peel and York (including lower tier municipalities), the Township of Adjala-Tosorontio and Town of Mono. In accordance with the Conservation Authorities Act, under which TRCA is incorporated, TRCA has delivered programs and services that are provincially mandated, municipally requested, and those that advance its own objectives since 1957.

TRCA is a registered charity under the Income Tax Act (Canada) and, as such, is exempt from income taxes.

1. Significant accounting policies:

The financial statements for TRCA are the responsibility of and prepared by management in accordance with the Chartered Professional Accountants of Canada Public Sector Accounting Handbook, that sets out generally accepted accounting principles for government not-for-profit organizations in Canada. The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards, with the following significant accounting policies:

(a) Basis of accounting:

The financial statements are prepared using an accrual basis of accounting which recognizes the effect of transactions and events in the period in which the transactions and events occur, regardless of whether there has been a receipt or payment of cash or its equivalent. Accrual accounting recognizes a liability until the obligation(s) or condition(s) underlying the liability is partly or wholly satisfied. Accrual accounting recognizes an asset until the future economic benefit underlying the asset is partly or wholly used or lost.

(b) Revenue recognition:

Government funding, which refers to all revenue received from municipal, provincial and federal sources, is recognized as revenue when payments are authorized and all eligibility criteria have been met, except when there is a stipulation that gives rise to a future obligation. In that case, the funding is recorded as deferred revenue and recognized as revenue as the stipulation is met.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

1. Significant accounting policies (continued):

Authority generated revenue, which refers to all revenue received from non-government sources, are recognized as revenue in the period in which the related services are performed. Amounts collected for services that have not yet been rendered are recorded as deferred revenue and recognized as revenue when the related services are performed. Donated tangible capital assets are recorded at fair market value, when fair market value can be reasonably estimated.

(c) Cash and cash equivalents:

Cash and cash equivalents consists of cash on hand, cashable guaranteed investment certificates, and all deposits in banks including interest bearing savings accounts.

(d) Investments:

Investments consist of non-cashable guaranteed investment certificates, equity securities, fixed income securities, bonds and a portfolio with the One Investment Program.

Portfolio investments in equity instruments that are quoted in an active market are recorded at fair value and the associated transaction costs are expensed upon initial recognition. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value.

The change in the fair value is recognized in the statement of remeasurement gains and losses as a remeasurement gain or loss until the portfolio investments are realized on disposal. Upon disposal, any accumulated remeasurement gains or losses associated with the portfolio investments are reclassified to the statement of operations and accumulated surplus.

Investment income, including interest and dividends, is recognized when earned. Any discount or premium arising on purchase is amortized over the period to maturity. If there is a permanent loss in value, an investment will be written down to recognize the loss. Any write-down would be included in the statement of operations and accumulated surplus. In the case of an investment in the fair value category, a reversal of any net remeasurement gains recognized in previous reporting periods up to the amount of the write-down is reported in the statement of remeasurement gains and losses. The loss is not reversed if there is a subsequent increase in value.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(e) Other assets:

Other assets include inventory for resale and prepaid expenses. Merchandise, food and beverage inventory for resale is valued at the lower of cost and net realizable value. Nursery inventory is valued at the lower of cost and replacement value. Cost is determined on a first-in, first-out basis.

(f) Tangible capital assets:

Tangible capital assets are recorded at cost, which includes amounts directly attributable to acquisition, design, construction development, improvement, or betterment of the assets. Costs include overhead directly attributable to construction and development as well as interest costs that are directly attributable to the acquisition or construction of the asset. The cost, less the estimated residual value of the tangible capital assets, is amortized on a straight-line basis over the estimated useful lives as follows:

Assets	Years
Infrastructure	25 - 50
Buildings and building improvements	10 - 55
Land improvements	20 - 40
Machinery and equipment	5 - 20
Vehicles	6 - 25

Tangible capital assets are written down when conditions indicate they are no longer able to contribute to TRCA's ability to provide goods or services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The write-downs are accounted for as expenses in the statement of operations and accumulated surplus. Contributed tangible capital assets are recorded at fair market value on the date of contribution, except in circumstances where fair market value cannot be reasonably determined, and a nominal value is recorded.

TRCA's collection of historical treasures, including artifacts and buildings, and works of art are not recognized in the financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(g) Vacation pay entitlements:

Vacation entitlements are accrued for as earned by employees. The liability for the accumulated unused vacation days represents management's best estimate as to TRCA's future liability.

(h) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (i) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (ii) the past transaction or event giving rise to the liability has occurred;
- (iii) it is expected that future economic benefits will be given up; and
- (iv) a reasonable estimate of the amount can be made.

The liability for the removal of asbestos and other hazardous material in several of the buildings owned by the TRCA has been initially recognized using the modified retroactive method. The liability has been measured at current cost as the timing and amounts of future cash flows cannot be estimated. Assumptions used in the calculations are reviewed annually as outlined in (m).

(i) Contaminated sites:

Contaminated sites are the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceed an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met: (a) an environmental standard exists; (b) contamination exceeds the environmental standard; (c) TRCA is directly responsible or accepts responsibility for the liability; (d) future economic benefits will be given up; and (e) a reasonable estimate of the liability can be made. Changes in this estimate are recorded in TRCA's statement of operations and accumulated surplus.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(j) Employee pension plan:

The cost of the multi-employer defined benefit pension plan is recognized as the required contributions for employees' services rendered in the year.

(k) Reserves:

TRCA may internally allocate its accumulated surplus to capital reserves to finance the cost of tangible capital assets, purchases, maintenance and related expenditures and operating reserves to ensure funds are available for financial relief in the event of a significant loss of revenues or other financial emergency for which no other source of funding is available. These reserve allocations are approved by TRCA's Board of Directors.

(l) Derivative financial instruments:

Derivative financial instruments are initially recorded and subsequently measured at fair value.

(m) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenue and expenses during the year. Significant estimates and assumptions, which include asset retirement obligations are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

2. Changes in accounting policies:

(a) Public Accounting Standard PS 3400 Revenue:

On January 1, 2024, TRCA adopted Section PS 3400 - Revenue on a prospective basis effective January 1, 2024.

The new standard provides guidance on the accounting for revenue arising from transactions that include performance obligations (exchange transactions) and transactions with no performance obligations (non-exchange transactions). For TRCA, this standard applies to revenue arising from sources such as service agreements, planning and permit fees, technical and consulting services, development fees, user fees, lease and rental income, and other commercial activities, all of which involve identifiable performance obligations. Government grants, municipal levies, donations, and investment income are considered non-exchange transactions unless specific obligations are attached. As TRCA already accounts for revenue in accordance with the principles outlined in PS 3400, no changes were required upon adoption.

(b) Public Accounting Standard PS 3160 Public Private Partnerships:

On January 1, 2024, TRCA adopted Section PS 3160 – Public Private Partnerships (P3) on a prospective basis.

The new standard requires the recognition of a tangible capital asset and corresponding performance obligation liability for infrastructure acquired through public private partnerships with a user-pay model. Previously, TRCA was not required to recognize these assets or liabilities. The performance obligation liability is initially recognized as deferred revenue and revenue is recognized in future fiscal periods, when the performance obligations are satisfied.

The implementation of this standard did not result in significant changes or financial impacts to TRCA.

(c) PSG-8 Purchased Intangibles

On January 1, 2024, TRCA adopted PSG-8 – Purchased Intangibles (PSG-8) on a prospective basis effective January 1, 2024.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

2. Changes in accounting policies (continued):

The new guideline requires capitalization of purchased intangibles such as patents, trademarks, and easements, and results in the recognition of assets that were previously prohibited by PSAS.

The implementation of this standard did not result in significant changes or financial impacts to TRCA.

3. Investments:

	2024	2023
Investments:		
The One Investment Program:		
Canadian Government Bond Portfolio	\$ 4,197	\$ 4,100
Canadian Corporate Bond Portfolio	3,055	2,981
Canadian Equity Portfolio	789	639
Fixed income:		
Interest rates: 0.025% - 5.25% (2023 - 0.25% -5.25%)		
Years of maturity: 2025-2028 (2024 - 2028)	2,493	4,374
Mutual funds:	1,352	27
Equities	4,956	3,361
	\$ 16,842	\$ 15,482

Equity instruments have been presented in accordance with the investments accounting policy (note 1(d)). The fair market value of the investments at December 31, 2024 is \$16,730 (2023 - \$14,888).

4. Receivables:

	2024	2023
Government funding:		
Municipal (note 6(a))	\$ 97,228	\$ 67,611
Federal	1,153	8,141
Provincial	2,416	1,885
Authority generated:		
Trade	15,381	9,467
Toronto and Region Conservation Foundation (note 15)	2,145	3,142
	\$ 118,323	\$ 90,246

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

5. Deferred revenue:

	2024	2023
Government funding (a)	\$ 51,164	\$ 43,536
Authority generated (b)	25,566	20,938
	\$ 76,730	\$ 64,474

(a) Government funding:

	2024			2023	
	Balance, beginning of year	Funding received	Funding recognized	Balance, end of year	Balance, end of year
Municipal (note 6(a)):					
Capital levies	\$ 33,883	\$ 50,215	\$ (45,753)	\$ 38,345	\$ 33,883
Contract services	5,036	54,244	(52,064)	7,216	5,036
Grants	726	320	(411)	635	726
Provincial	1,069	4,753	(4,776)	1,046	1,069
Federal	1,256	7,768	(6,971)	2,053	1,256
Revenue sharing policy (i)	1,566	303	-	1,869	1,566
	\$ 43,536	\$ 117,603	\$ (109,975)	\$ 51,164	\$ 43,536

- (i) The proceeds on the sale of properties is attributed to the Province of Ontario (the "Province") and the member municipalities on the basis of their original contribution when the properties were acquired. The Ministry of Natural Resources and Forestry reserves the right to direct the purpose to which the Province's share of funds may be applied or to request a refund. The balance must always be maintained in proportion to the original contribution by the Province and TRCA, represented by the member municipalities. TRCA is permitted to withdraw the municipal share of the funds provided that the Province's corresponding share is either matched by other sources of funding or returned to the Province. The funding received includes \$80 (2023 - \$79) in interest allocation.

On May 8, 2018, the Ministry of Natural Resources and Forestry approved \$3,538 in funds to be treated as disposition proceeds from land sales associated with the Province's grants toward TRCA's administrative building construction project.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

5. Deferred revenue (continued):

(b) Authority generated:

				2024	2023
	Balance, beginning of year	Funding received	Funding recognized	Balance, end of year	Balance, end of year
Cash in lieu and compensation	\$ 13,083	\$ 2,888	\$ (1,883)	\$ 14,088	\$ 13,083
Master environmental servicing	1,944	5,576	(5,502)	2,018	1,944
Contract services	4,138	11,122	(11,338)	3,922	4,138
Other	510	31,739	(28,297)	3,952	510
Event deposits	20	880	(668)	232	20
Property easements	1,243	224	(113)	1,354	1,243
	\$ 20,938	\$ 52,429	\$ (47,801)	\$ 25,566	\$ 20,938

6. Credit facility agreement and derivative financial instrument:

(a) On February 22, 2019, the Board of Directors authorized TRCA to enter into a \$54,000 unsecured, non-revolving construction and term loan agreement to support the construction of TRCA's new administrative office building at 5 Shoreham Drive. The agreement was entered into on February 26, 2019 with a Canadian commercial bank and bears interest at the applicable Canada Bankers' Acceptances plus 0.74%, fixed rate by way of interest rate swap or prime rates, depending on the form of borrowing. All amounts drawn under the agreement will be available with a commitment period of up to 10 years from the date of initial drawdown. The construction loan converted to a term loan on June 28, 2024. The principal amount of the term loan is to be repaid in full over a maximum of 30 years from the conversion date by quarterly blended payments of principal and interest. Under the terms of the loan agreement, TRCA is required to comply with certain financial and non-financial covenants. At year end, TRCA was in compliance with the covenants.

As at December 31, 2024, \$49,482 (2023 - \$36,000) has been drawn under the non-revolving construction loan.

The municipal partners of TRCA, including the City of Toronto and the Regions of Durham, Peel and York have committed up to \$60,000 of funding for the project over 33 years, which started in 2017, as approved by their individual Councils. Included in municipal government funding receivables is \$58,341 (2023 - \$46,392) receivable from the municipalities for costs incurred to construct the new administrative office building.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

6. Credit facility agreement and derivative financial instrument (continued):

- (b) In connection with the loan agreement, in 2021 TRCA entered into an interest rate swap to forward fix the interest payable at 4.111% on \$50,000 of the available \$54,000 facility. This interest rate swap replaced the 2019 interest rate swap at 3.658% on \$50,000 of the available \$54,000 facility.

At December 31, 2024, TRCA has an interest rate exchange agreement in the amount of \$49,482 (2023 - \$50,000) outstanding and maturing on June 28, 2049 (2023 - July 2, 2049). The fair value of this contract is recorded as a \$168 (2023 - \$249) derivative financial instrument liability. The change in fair value of this contract is an unrealized loss of \$417 (2023 - unrealized loss \$1,921) which has been recorded as a reduction (2023 - reduction) to the asset on the statement of financial position and unrealized loss (2023 - loss) on derivative financial instrument on the statement of remeasurement gains and losses. On May 1, 2025, the fair value of this contract is a \$524 derivative financial loss.

On April 28, 2023, the Board approved a revised financing agreement to extend the window period from June 2, 2023 up to June 30, 2024, with an end date of 25 years from start date with an in-swap rate of 4.131%.

- (c) TRCA has the following amounts outstanding under letter of credit facilities with a Canadian commercial bank as required by Fisheries and Oceans Canada and the City of Toronto to undertake certain work:

Project	Amount available	Interest rate	Expiry date	Amount drawn	
				2024	2023
German Mills Settlers Park Sanitary Infrastructure Protection Project	\$ 348	0.85%	December 7, 2025	\$ 348	\$ 348
Ashbridge's Bay Treatment Plant	2,523	1.05%	June 12, 2025	2,450	2,450
New Administrative Office	1,402	0.85%	March 3, 2026	1,402	1,402
Patterson Creek	77	0.85%	June 12, 2025	77	77
	\$ 5,650			\$ 5,547	\$ 5,547

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

6. Credit facility agreement and derivative financial instrument (continued):

- (d) As at December 31, 2024, TRCA has a revolving demand facility with an overall limit of \$1,000 (2023 - \$1,000). The facility bears interest at the applicable bank prime rate minus 0.25% per annum or rates quoted by the bank at the time of issuance, depending on the form of the borrowing. TRCA had drawn \$nil (2023 - \$nil) under the facility as at December 31, 2024.

7. Asset retirement obligations:

TRCA owns and operates several buildings that are known to have asbestos, which represent a health hazard upon demolition of the building and there is a legal obligation to remove it. Following adoption of PS 3280 - Asset Retirement Obligations, TRCA recognized an obligation relating to the removal and post-removal care of the asbestos, estimated as at January 1, 2022. For buildings which are past their estimated useful lives, the full estimate of the retirement obligation has been recorded in the year of adoption of the standard. For buildings with useful lives remaining, the estimated retirement obligation was recorded as an increase to capital assets and will be amortized over the remaining useful life of the building.

Changes to the asset retirement obligation in the year are as follows:

	2024	2023
Opening balance	\$ 1,236	\$ 1,236
Reduction in obligation related to asset retirement	(3)	
Closing balance	\$ 1,233	\$ 1,236

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

8. Tangible capital assets:

2024 - Cost	Opening	Additions	Transfers	Disposals	Closing
Land	\$ 314,515	\$ 1,524	\$ 10	\$ (12)	\$ 316,037
Infrastructure	206,489	1,759	13,536	-	221,784
Buildings and building improvements	53,143	886	-	(3)	54,026
Land improvements	21,212	-	-	-	21,212
Machinery and equipment	12,158	1,365	-	(6)	13,517
Vehicles	7,923	847	-	(32)	8,738
Assets under construction	115,403	39,925	(13,546)	-	141,782
	\$ 730,843	\$ 46,306	\$ -	\$ (53)	\$ 777,096

2024 - Accumulated amortization	Opening	Amortization - net	Disposals	Closing
Infrastructure	\$ 138,645	\$ 4,827	\$ -	\$ 143,472
Buildings and building improvements	28,870	1,368	-	30,238
Land improvements	9,966	743	-	10,709
Machinery and equipment	6,772	966	(2)	7,736
Vehicles	4,346	534	(32)	4,848
	\$ 188,599	\$ 8,438	\$ (34)	\$ 197,003

	2024	2023
Land	\$ 316,037	\$ 314,515
Infrastructure	78,312	67,844
Buildings and building improvements	23,788	24,273
Land improvements	10,503	11,246
Machinery and equipment	5,781	5,386
Vehicles	3,890	3,577
Assets under construction	141,782	115,403
	\$ 580,093	\$ 542,244

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

8. Tangible capital assets (continued):

TRCA received from corporations and individual private owners \$1,524 (2023 - \$277) of contributed land and buildings within the Greenspace Securement and Management service area included, as part of authority generated revenue. Included in assets under construction is \$899 (2023 - \$1,585) of capitalized interest relating to the non-revolving construction loan for the new administrative office building. A review of tangible capital asset subledgers resulted in a write off of \$nil (2023 - \$2,625) of assets under construction related to longstanding projects which were no longer proceeding and project costs which were no longer deemed to be assets.

9. Accumulated surplus:

	2024	2023
Tangible capital assets	\$ 580,093	\$ 542,244
Unrestricted reserves	38,851	38,665
Unfunded vacation pay entitlements	(817)	(372)
Unrealized (loss) gain on derivative financial instrument	(168)	249
	617,959	580,786
Less accumulated remeasurement losses	2,111	1,789
	\$ 620,070	\$ 582,575

10. Revenue - government funding:

	2024 Budget	2024 Actual	2023 Actual
Municipal:			
Capital levies	\$ 85,128	\$ 57,702	\$ 63,439
Contract services	50,570	52,064	37,554
Operating levies	18,569	18,569	17,953
Other	2,943	416	264
Provincial	4,166	4,776	4,376
Federal	12,381	6,967	12,854
	\$ 173,757	\$ 140,494	\$ 136,440

Municipal capital levies include \$11,949 (2023 - \$11,914) of funding recognized and receivable as at December 31, 2024.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

11. Revenue - authority generated:

	2024 Budget	2024 Actual	2023 Actual
Watershed Studies and Strategies	\$ 96	\$ (28)	\$ (17)
Water Risk Management	8,187	10,015	1,103
Regional Biodiversity	14,326	4,150	5,258
Greenspace Securement and Management	5,494	6,332	4,828
Tourism and Recreation	10,505	10,748	10,855
Planning and Development Review	11,492	10,038	9,337
Education and Outreach	6,070	4,506	4,190
Sustainable Communities	1,692	1,535	1,513
Corporate Services	422	505	330
	\$ 58,284	\$ 47,801	\$ 37,397

12. Expenses by object:

	2024 Budget	2024 Actual	2023 Actual
Compensation (note 13)	\$ 98,814	\$ 81,613	\$ 72,629
Contract services	119,946	52,587	33,254
Materials and supplies	24,662	10,321	8,749
Utilities and property taxes	2,109	1,828	1,616
Amortization of tangible capital assets	-	8,438	7,951
	\$ 245,531	\$ 154,787	\$ 124,199

13. Public sector salary disclosure:

TRCA is subject to The Public Sector Salary Disclosure Act, 1996, due to funding received from the Province during the current year being in excess of \$1,000. Salaries and taxable benefits for the 159 employees (2023 - 130 employees) that have been paid by TRCA and reported to the Province in compliance with this legislation can be obtained from the Ministry of Finance or upon request from TRCA.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

14. Employee pension plan:

TRCA makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), a multi-employer pension plan, on behalf of its qualifying full-time and part-time employees. The plan is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service, pension formula and best 60 months of earnings. Employees and employers contribute equally to the plan.

As OMERS is a multi-employer defined benefit pension plan, any pension plan surpluses or deficits are a joint responsibility of all eligible organizations and their employees. As a result, TRCA does not recognize any share of the OMERS pension funding deficit of \$2,913,000 (2023 - \$4,202,000), as TRCA's portion of the amount is not determinable. TRCA's current service contributions to the OMERS pension plan in the amount of \$5,689 (2023 - \$5,181) are included as compensation expense in the current year.

15. Toronto and Region Conservation Foundation:

Toronto and Region Conservation Foundation (the "Foundation"), is an independent, non-controlled registered charitable organization which has its own Board of Directors. As such, TRCA's financial statements do not include the activities of the Foundation.

In the current year, the Foundation contributed \$1,982 (2023 - \$3,060) to TRCA programs, which is included as part of authority generated revenue. As at December 31, 2024, the Foundation has an externally restricted fund balance of \$4,954 (2023 - \$4,611), which is to be used primarily for undertaking TRCA projects, and an operating fund surplus of \$1,291 (2023 - \$931). The receivable balance from the Foundation is non-interest bearing, unsecured and has no specified repayment terms.

16. Contingent liabilities and commitments:

(a) Legal actions and claims:

TRCA has received statements of claim as defendant under various legal actions resulting from its involvement in land purchases, fatalities, personal injuries and flooding on or adjacent to its properties. TRCA maintains insurance coverage against such risks and has notified its insurers of the legal actions and claims. It is not possible at this time to determine the outcome of these claims and, therefore, no provision has been made in these financial statements.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

16. Contingent liabilities and commitments (continued):

(a) Legal actions and claims (continued):

Subsequent to year end, three construction liens have been filed against TRCA in relation to the construction of its new administrative building. TRCA is currently reviewing the claims with its legal counsel and given the early stages of the litigation and the ultimate outcome is indeterminable, no amount has been included in these financial statements.

(b) Lease commitments:

TRCA is committed under various operating leases for office spaces over the next four years, with minimum lease payments totaling \$362 (2023 - \$1,056).

17. Budget figures:

TRCA's 2024 budget was approved by its Board of Directors on April 19, 2024.

18. Contractual rights:

As at December 31, 2024, TRCA estimates that contractual rights in the amount of \$150,227 (2023 - \$184,227) will be earned in future years.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

19. Financial instruments and risk management:

(a) Financial instruments classification:

The following table provides the carrying amount information of the TRCA's financial instruments by category. The maximum exposure to credit risk would be the carrying values, as shown below:

	Fair value	Amortized cost
Cash and cash equivalents	\$ -	\$ 63,223
Accounts receivable	-	118,323
Investments (i)	4,956	11,886
Derivative financial instrument (i)	(168)	-
Payable and accrued liabilities	-	(31,479)
Non-revolving credit facility	-	(49,482)

(i) Fair value measurement hierarchy:

All financial instruments must be classified in accordance with the significance of the inputs used in making fair value measurements. The fair value hierarchy prioritizes the valuation techniques used to determine the fair value of a financial instrument based on whether the inputs to those techniques are observable or unobservable:

- Level 1 - fair value measurements are those derived from quoted prices in active markets for identical assets or liabilities using the last bid price;
- Level 2 - fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 - fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

All of the TRCA's financial instruments are classified as Level 1, except for the TRCA's derivative financial instrument, which is classified as a Level 3 financial instrument.

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

19. Financial instruments and risk management (continued):

(b) Risk management:

The risks associated with TRCA's financial instruments and policies in managing the risks are as follow:

(i) Credit risk:

Credit risk is the risk of financial loss to the TRCA if a debtor fails to discharge their obligation. TRCA's primary source of this risk relates to its cash and cash equivalents, investments, and accounts receivable.

The TRCA's exposure to credit risk associated with cash and cash equivalents is assessed as low because the TRCA's cash and cash equivalents are held by Canadian Schedule 1 Chartered banks and accounts receivables are mainly with municipal partners.

The TRCA's investments are risk-managed under TRCA's investment policy. The investment policy puts limits on the permitted investments, including portfolio composition, issuer type and credit quality.

(ii) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Diversification techniques are utilized to minimize risk.

(iii) Interest rate risk

Interest rate risk arises from changes in market interest rates which cause potential financial loss in the fair value of financial instruments. The TRCA is exposed to this risk in its interest-bearing investments, and non-revolving credit facility.

The TRCA mitigates its interest rate risk by way of an interest rate swap. Interest rate risk on its investments is mitigated by investing in securities with varying maturities - both short term (one year and less) and long term (greater than one year).

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

19. Financial instruments and risk management (continued):

(iv) Other price risk:

Other price risk arises when the fair value of equity funds changes due to a decrease in a stock market index or other risk variables. The TRCA is exposed to this risk in its investments.

(v) Liquidity risk:

Liquidity risk is the risk associated with the TRCA's inability to meet its financial obligations as they come due. The TRCA mitigates the risk by monitoring cash flows from operations, the expected outflows and financing activities to ensure it has sufficient funds to meet the current and long-term financial liabilities when due.

The table below shows the financial liabilities and its contractual maturities:

	Due within 1 year	Due beyond 1 year	Total
Payables and accrued liabilities	\$ 31,479	-	\$ 31,479
Non-revolving credit facility	1,625	47,857	49,482
	<u>\$ 33,104</u>	<u>\$47,857</u>	<u>\$80,961</u>

TORONTO AND REGION CONSERVATION AUTHORITY

DRAFT Notes to Financial Statements (continued)

(In thousands of dollars)

Year ended December 31, 2024

20. Segmented disclosures:

										2024	2023
	Watershed Studies and Strategies	Water Risk Management	Regional Biodiversity	Greenspace Securement and Management	Tourism and Recreation	Planning and Development	Education and Outreach	Sustainable Communities	Corporate Services	Total	Total
Revenue:											
Government funding	\$2,021	\$57,304	\$ 24,605	\$ 5,016	\$ 6,977	\$ 4,690	\$ 7,495	\$ 6,532	\$ 25,854	\$ 140,494	\$ 136,440
Authority generated	(28)	10,015	4,150	6,332	10,748	10,038	4,506	1,535	505	47,801	37,397
Investment income	-	-	1	(80)	(26)	-	2	1	4,099	3,997	3,390
	1,993	67,319	28,756	11,268	17,699	14,728	12,003	8,068	30,458	192,292	177,227
Expenses:											
Compensation	1,884	8,653	12,646	2,879	10,423	13,662	8,952	6,215	16,299	81,613	72,629
Contract services	46	19,690	8,456	1,836	4,642	1,490	3,686	987	11,754	52,587	33,254
Materials and supplies	4	639	3,678	338	1,426	103	786	127	3,220	10,321	8,749
Utilities and property taxes	-	26	5	608	648	-	219	-	322	1,828	1,616
Amortization of tangible capital assets	5	2,723	133	262	3,451	53	251	90	1,470	8,438	7,951
Internal charges (recoveries)	75	6,387	3,896	1,385	1,743	206	218	727	(14,637)	-	-
	2,014	38,118	28,814	7,308	22,333	15,514	14,112	8,146	18,428	154,787	124,199
Net surplus (deficit) before the undernoted	(21)	29,201	(58)	3,960	(4,634)	(786)	(2,109)	(78)	12,030	37,505	53,028
Net gain (loss) on disposal of tangible capital assets	-	-	-	(11)	-	-	-	-	1	(10)	136
Net surplus (deficit)	\$ (21)	\$ 29,201	\$ (58)	\$ 3,949	\$ (4,634)	\$ (786)	\$ (2,109)	\$ (78)	\$ 12,031	\$ 37,495	\$ 53,164



Toronto and Region Conservation Authority

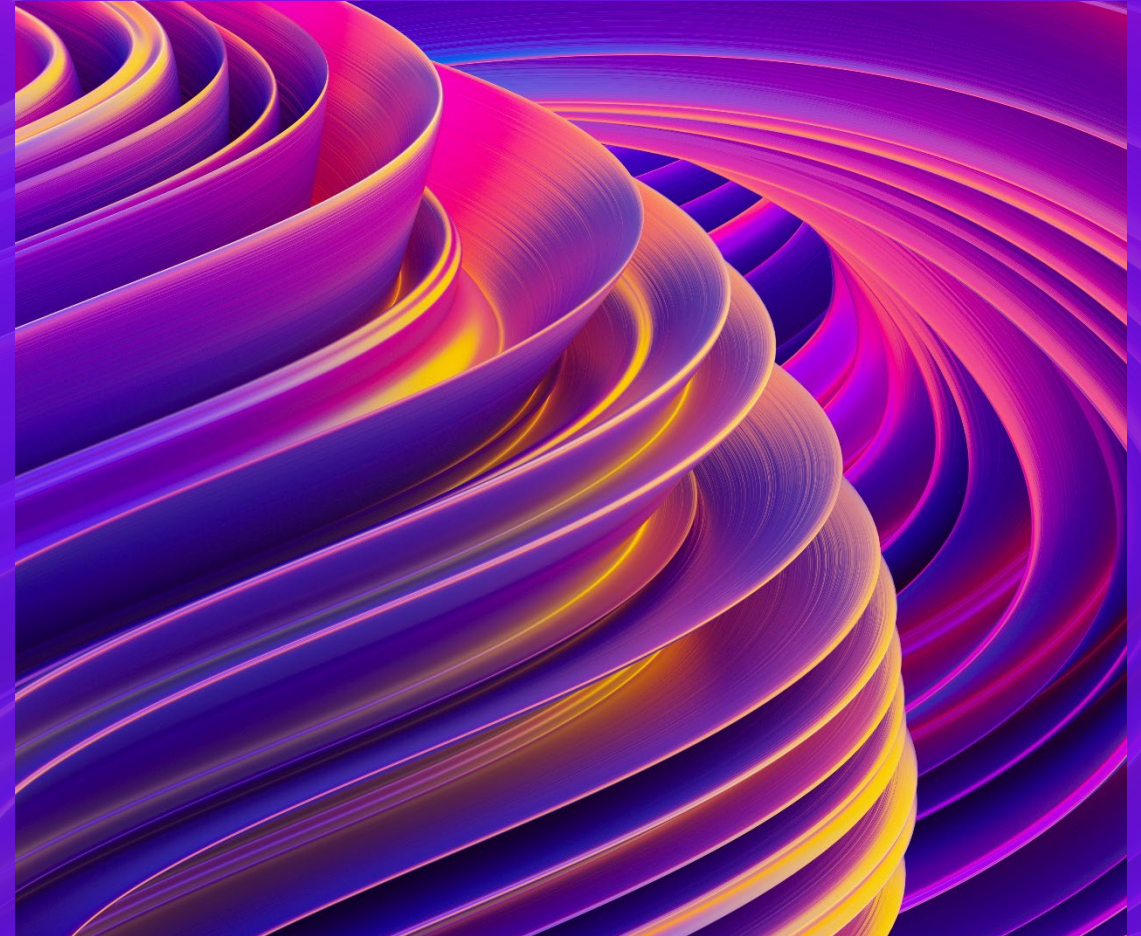
Audit Findings Report
for the year ended
December 31, 2024



Licensed Public Accountants

Prepared as of **June 4, 2025** for presentation to the Executive
Committee on **June 13, 2025**

kpmg.ca/audit



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8	Risks and results	13	Misstatements	14	Control deficiencies
15	Audit quality	16	Independence	17	Appendices



Audit highlights



No matters to report



Matters to report – see link for details

Status

We have completed the audit of the financial statements (“financial statements”), with the exception of certain remaining outstanding procedures, which are highlighted on the ‘Status’ slide of this report.



Significant changes



Significant changes since our audit plan



Risks and results & Significant unusual transactions



Significant risks



Other risks of material misstatement



Going concern matters



Significant unusual transactions

Policies and practices & Specific topics



Accounting policies and practices



Other financial reporting matters



Specific topics

Misstatements - uncorrected



Uncorrected misstatements

Misstatements - Corrected



Corrected misstatements



- See management representation letter for details

Control deficiencies



Significant deficiencies

Audit Quality



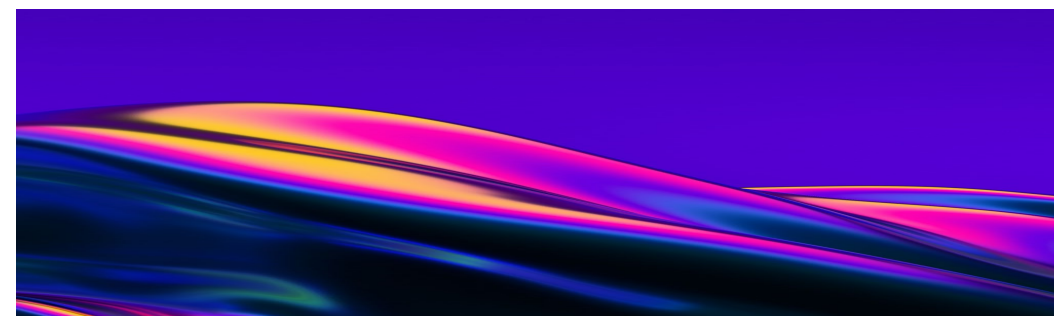
Learn more about how we deliver audit quality.



Independence



Annual Statement of Compliance





Status

As of date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include amongst others:

- Completing our discussions with the Committee
- Obtaining evidence of the Board of Director's approval of the financial statements
- Receipt of the signed management representation letter (to be signed upon approval of the financial statements)
- Completion of subsequent events procedures, up to the date of approval of the financial statements
- Conclusion on adoption of new accounting standards in fiscal 2024

We will update the Board, and not solely the Chair, on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

A draft of our auditor's report is provided in Appendix: Draft Auditor's Report.

Our auditor's report will be dated upon the completion of any remaining procedures.

KPMG Clara for Clients (KCc)



Real-time collaboration and transparency

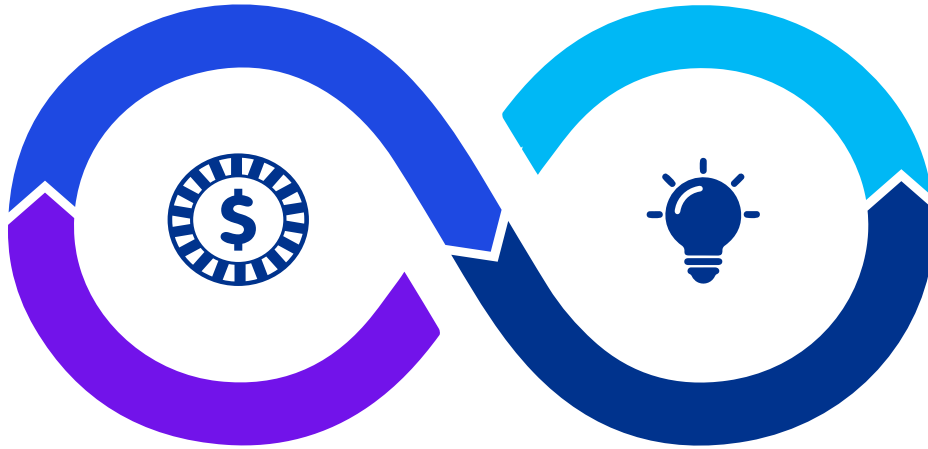
We leveraged **KCc** to facilitate real-time collaboration with management and provide visual insights into the status of the audit!

On our audit we used KCc to coordinate requests with management.

[Learn more](#)



Materiality



We **initially determine materiality** at a level at which we consider that misstatements could reasonably be expected to influence the economic decisions of users. Determining materiality is a matter of **professional judgement**, considering both quantitative and qualitative factors, and is affected by our perception of the common financial information needs of users of the financial statements as a group. We do not consider the possible effect of misstatements on specific individual users, whose needs may vary widely.

We **reassess materiality** throughout the audit and revise materiality if we become aware of information that would have caused us to determine a different materiality level initially.

Plan and perform the audit

We **initially determine materiality** to provide a basis for:

- Determining the nature, timing and extent of risk assessment procedures;
- Identifying and assessing the risks of material misstatement; and
- Determining the nature, timing, and extent of further audit procedures.

We design our procedures to detect misstatements at a level less than materiality in individual accounts and disclosures, to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds materiality for the financial statements as a whole.

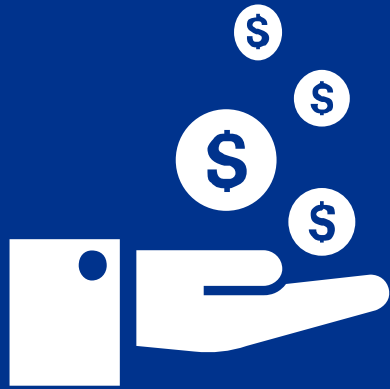
Evaluate the effect of misstatements

We also **use materiality** to evaluate the effect of:

- Identified misstatements on our audit; and
- Uncorrected misstatements, if any, on the financial statements and in forming our opinion.



Materiality



Materiality
\$4.5M
(2023: 3.6M)

Total Expenditures

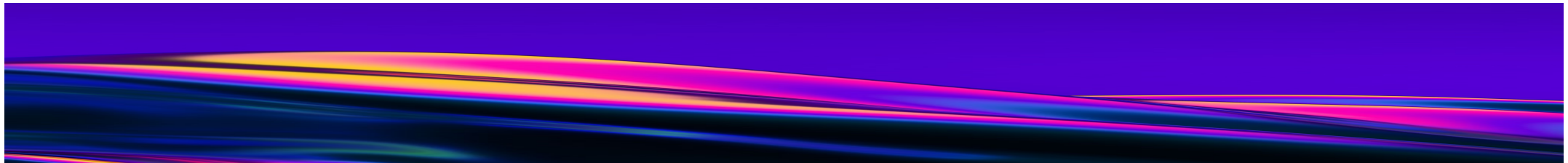
\$154.8M

(2023: \$124.2M)

Audit Misstatement Posting Threshold

\$225,000

(2023: \$180,000)



Significant risks and results

We highlight our significant findings in respect of **significant risks**.



Management Override of Controls

RISK OF

FRAUD

Other risk of material misstatement

Estimate?

Presumption of the risk of fraud resulting from management override of controls Management is in a unique position to perpetrate fraud because of its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk nevertheless is present in all entities.

No

Our response

As this presumed risk of material misstatement due to fraud is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

- testing of journal entries and other adjustments,
- performing a retrospective review of estimates
- evaluating the business rationale of significant unusual transactions.

Significant qualitative aspects of the Company's accounting practices

- We did not note any significant control deficiencies in our evaluation of the design and implementation and test operating effectiveness of selected relevant controls over financial reporting.
- We tested manual and automated journal entries and other adjustments by using Data & Analytics routines. Using extractions from the complete general ledger, we selected a sample of journal entries meeting pre-determined high-risk criteria and verified if they were supported by proper documentation and appropriately recorded in the general ledger. We also followed the journal entry initiation and approval controls and process in place.
- We did not identify any issues or concerns after performing our review of estimates.
- We did not identify any significant unusual transactions or any specific additional risks of management override during our audit.



Other risks of material misstatement and results

We highlight our significant findings in respect of **other risks of material misstatement**.



PS 3450 – Financial Instruments

Other risk of material misstatement

Estimate?

Under PS 3450, financial instruments are included on the Statement of Financial Position and are measured either at fair value or amortized cost based on the characteristics of the instrument and the organization's accounting policy choices. PS 3450 requires mandatory fair value reporting for equities and derivatives whereas for all other investments, an election is available for entities to choose between amortized cost and fair value.

No

For items that are reported at fair value, the unrealized gains and losses are required to be reported on Statement of Remeasurement Gains and Losses.

Our response and findings

- We noted that financial instruments for TRCA other than equities are recorded at amortized cost. These financial instruments do not require mandatory fair value reporting as per PS 3450 Financial Instruments. Further, TRCA has not elected to report any financial instruments at fair value.
- A statement of remeasurement gains and losses is included with these financial statements. During the year, TRCA recorded a closing accumulated loss of \$2,111 (2023 – 1,789) tracked in TRCA's statement of remeasurement gains and losses.
- TRCA has appropriate disclosures related to the financial risks associated with their financial instruments as required by PS 3450 Financial Instruments.
- The measurement, recognition and presentation of balances impacted by this new standard are in accordance with the requirement of PS 3450 Financial Instruments.
- KPMG identified a misstatement, which management corrected through an increased in unrealized gains and losses of investments – See slide 13 and the management representation letter for details

Other risks of material misstatement and results



Cash and investments

Significant findings

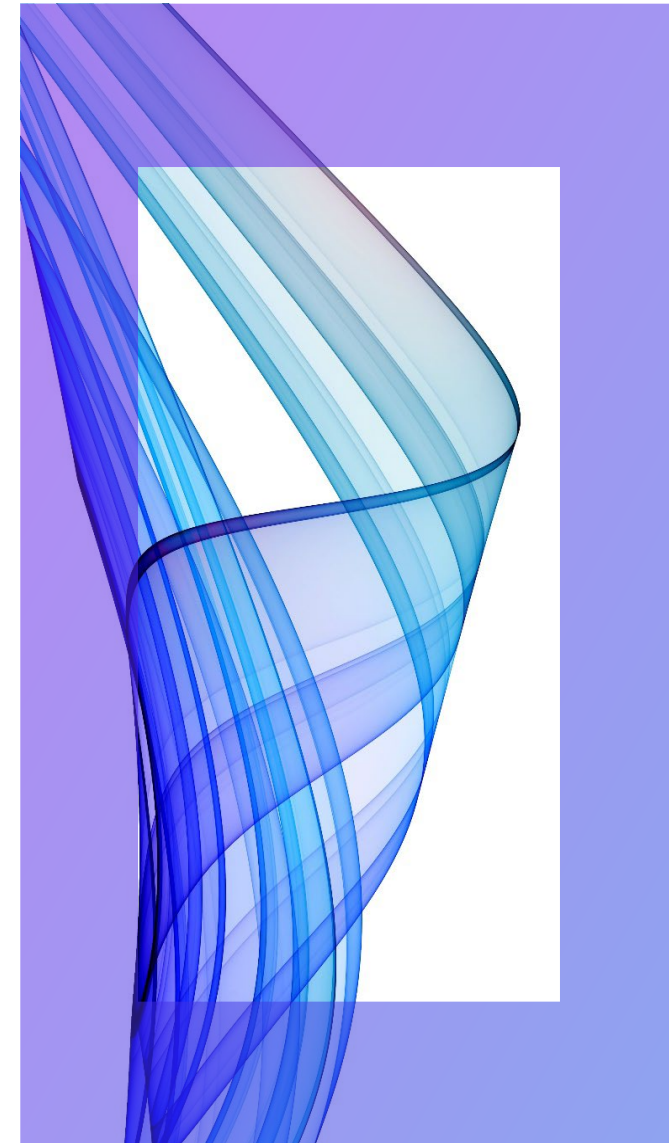
- We confirmed cash balances at year end with the bank.
- We reviewed the year end bank reconciliations for all accounts, vouching significant items to supporting documentation.
- We confirmed the investment balances at year end with the banks.
- We performed substantive analytical procedures on investment income and gains/losses on investments.
- We reviewed the carrying value of investments in comparison with their fair value to assess if an impairment charge is required.
- We reviewed the Authority's compliance with the Investment policy. As at December 31, 2024, the Authority was in compliance with all policies.
- Reviewed presentation and disclosure
- Corrected misstatement recorded for unrealized gains and losses of investments – See management representation letter for details



Revenue, Deferred Revenue, Accounts Receivable

Significant findings

- We tested each revenue stream by vouching revenue items to source documentation on a sample basis:
 - We tested a sample of deferred revenue receipt and release transactions and agreed to supporting documentation.
 - We tested a sample of government funding and authority generated revenue by agreeing to supporting documentation.
 - We agreed municipal levies revenues to approved budgeted amounts and to payment receipts.
- We performed testing over the completeness of revenue by reviewing a sample of transactions at the end of 2024 and the beginning of 2025 to assess whether they were recorded in the correct period.
- For all revenue sources, we reviewed the Authority's revenue recognition policy in accordance with appropriate PSAB standards.
- We reviewed accounts receivable sub-ledgers for credit balances, unusual amounts, and aged balances, and we vouched a sample of balances to supporting documentation including payment receipt.
- We obtained a confirmation from the Toronto and Region Conservation Foundation with respect to amounts owing to the Authority.
- Reviewed presentation and disclosure
- No issues noted



Other risks of material misstatement and results



Compensation expense and vacation pay entitlements

Significant findings

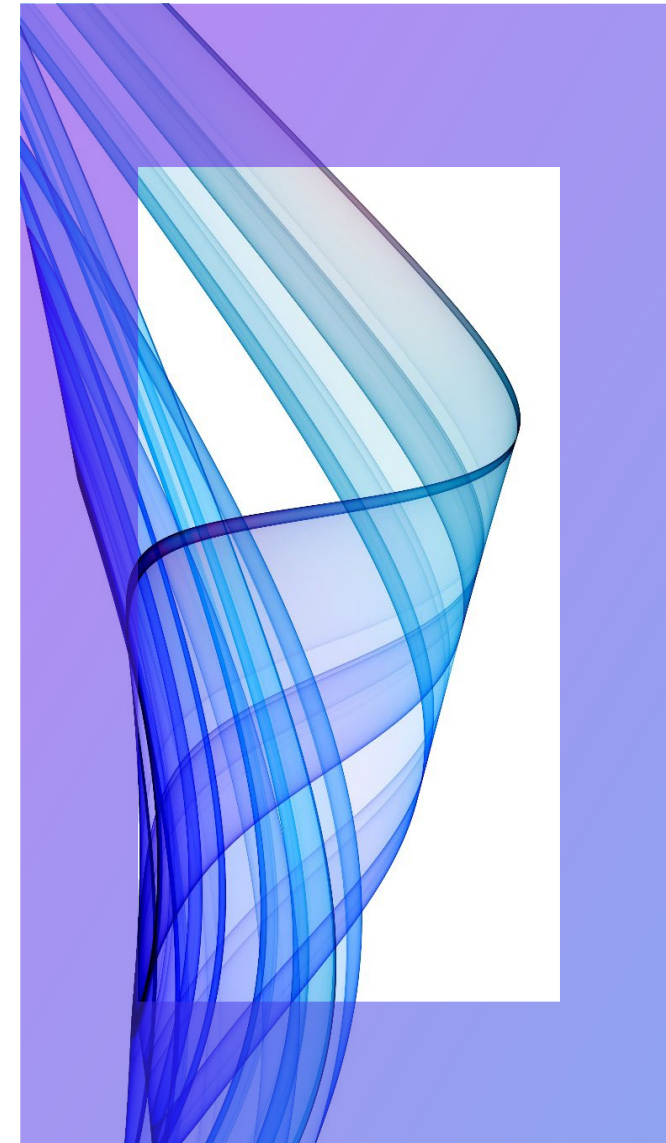
- We obtained an understanding of the processes surrounding payroll.
- We performed substantive analytical procedures over compensation expenses and substantively tested employee headcount for existence and completeness.
- We tested significant payroll accruals as at year-end by agreeing to payroll registers and payment subsequent to year-end.
- We reviewed the listing of employee vacation accruals and tested on a sample basis by agreeing to employee files and reviewing the maximum allowable carry-forward amounts in accordance with the Authority's policies.
- Reviewed presentation and disclosure
- No issues noted



Tangible capital assets

Significant findings

- We tested a sample of additions to tangible capital assets and work-in-progress and agreed each sample to supporting documentation.
- We tested a sample of transfer of tangible capital assets out of the work in progress account and agreed to sufficient appropriate evidence that the asset was completed and put into use.
- We performed substantive analytical procedures over amortization of tangible capital assets.
- We tested a sample of disposals and agreed to board minutes authorizing significant dispositions.
- Reviewed presentation and disclosure
- No issues noted



Other risks of material misstatement and results



Expenses, payables and accrued liabilities

Significant findings

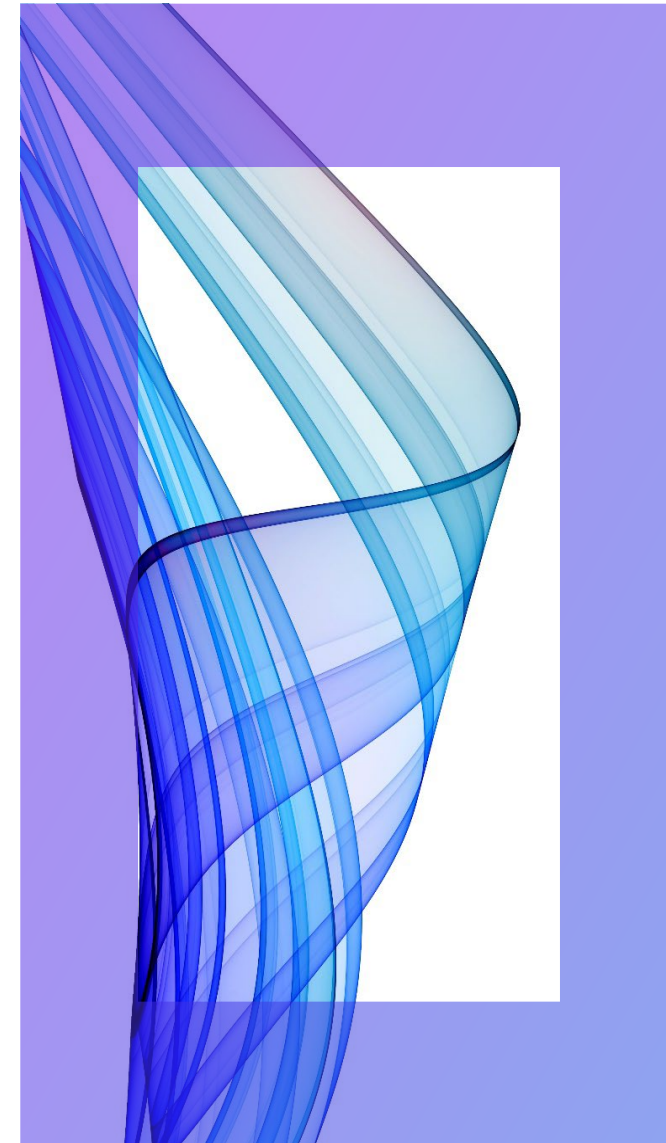
- We selected a sample of expense transactions and agreed to supporting invoices to assess accuracy of amounts recorded and their classification.
- We reviewed supporting documentation for significant accruals.
- We performed a trend analysis and actual version budget of expenses and reviewed significant variances with management
- We performed a search for unrecorded liabilities to assess the completeness of liabilities.
- We held inquiries with management, reviewed Board minutes, and reviewed all legal correspondence during the fiscal year to evaluate potential legal liabilities and contingencies. To assess the existence and completeness of liabilities, we obtained a legal confirmation letter from the Authority's legal counsel.
- Reviewed presentation and disclosure
- No issues noted



Derivative financial instrument

Significant findings

- Management recorded fair value of derivative contract according to amount calculated by their bank. We confirmed the recorded fair value of the derivative contract with the bank.
- Engaged KPMG specialists to complete an independent valuation of the derivative contract
- Reviewed presentation and disclosure
- No issues noted



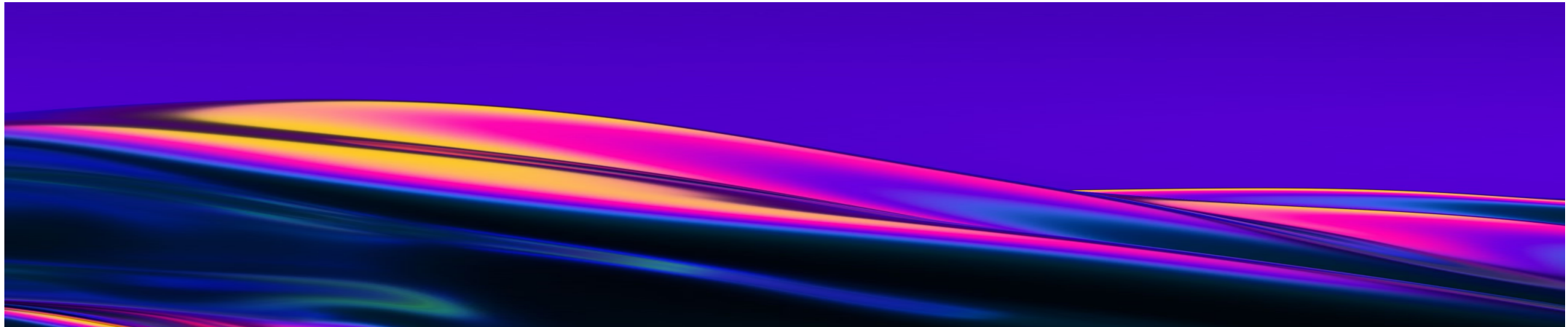
Corrected misstatements

Corrected misstatements include financial presentation and disclosure misstatements.



Impact of corrected misstatements

- Adjustment to Investment Unrealized Gains and Losses
 - During the testing of the investment schedule, KPMG found that there was a mathematical error in the calculation of the unrealized gains and losses of the investment. A corrected adjustment has been recorded in the total amount of \$238,519 to record the 2024 unrealized gains and losses on equity investments
 - Management has reviewed the calculation process to ensure accuracy and prevent recurrence.





Control deficiencies

Consideration of internal control over financial reporting (ICFR)



In planning and performing our audit, we considered ICFR relevant to the Entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.



A deficiency in internal control over financial reporting

A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.



Significant deficiencies in internal control over financial reporting

A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance.



No significant control deficiencies identified



Audit quality - How do we deliver audit quality?

Quality essentially means doing the right thing and remains our highest priority. Our Global Quality Framework outlines how we deliver quality and how every partner and staff member contributes to its delivery.

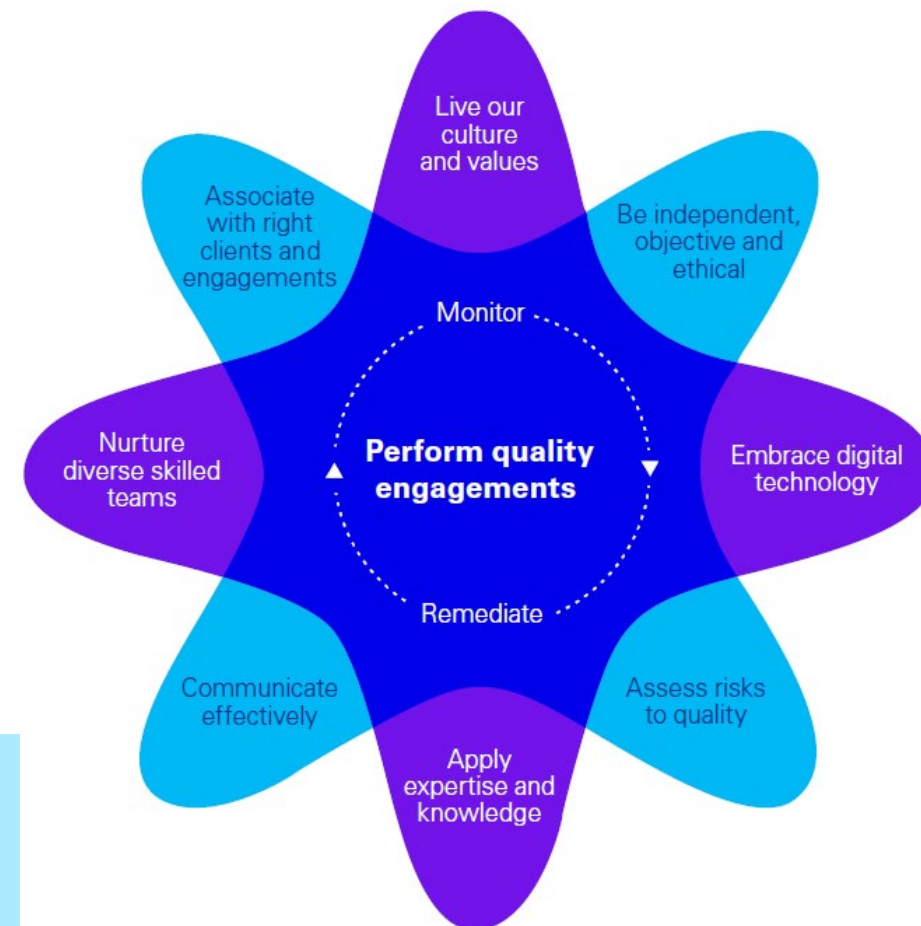
The drivers outlined in the framework are the ten components of the KPMG System of Quality Management (SoQM). Aligned with ISQM 1/CSQM 1, our SoQM components also meet the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements. Learn more about our system of quality management and our firm's statement on the effectiveness of our SoQM:



[KPMG Canada Transparency Report](#)

We define 'audit quality' as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management**; and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics and integrity**.



Doing the right thing. Always.



Independence

As a firm, we are committed to being and being seen to be independent. We have strict rules and protocols to maintain our independence that meet or exceed those of the IESBA Code¹ and CPA Code. The following are the actions or safeguards applied to reduce or eliminate threats to an acceptable level:



Dedicated ethics & independence partners



Process for reporting breaches of professional standards and policy, and documented disciplinary policy



Ethics, independence and integrity training for all staff



International proprietary system used to evaluate and document threats to independence and those arising from conflicts of interest



Operating policies, procedures and guidance contained in our quality & risk management manual



Mandated procedures for evaluating independence of prospective audit clients



Restricted investments and relationships



Annual ethics and independence confirmation for staff

Statement of compliance

We confirm that, as of the date of this communication, **we are independent** of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada.



¹ International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards)

Appendices

A

Required
communications

B

Draft Audit Report

C

Management Rep
Letter

D

New auditing
standards

E

New accounting
standards

F

Insights

G

Environmental, social
and governance (ESG)

H

Technology



Appendix A: Other required communications



Engagement terms

A copy of the engagement letter and any subsequent amendments has been provided to the Audit Committee.



CPAB communication protocol

The reports available through the following links were published by the Canadian Public Accountability Board to inform Audit Committees and other stakeholders about the results of quality inspections conducted over the past year:

- [CPAB Regulatory Oversight Report: 2023 Annual Inspections Results](#)
- [CPAB Audit Quality Insights Report: 2024 Interim Inspections Results](#)
- [CPAB Regulatory Oversight Report: 2024 Annual Inspections Results](#)



Appendix B: Draft auditor's report

Refer to a copy of the draft auditor's report that is attached to the draft financial statements.



Appendix C: Management representation letter(s)

A copy of the management representation letter should be part of your package.



Appendix D: Newly effective and upcoming changes to auditing standards

Effective for periods beginning on or after December 15, 2023

ISA 600/CAS 600

.....

Revised special
considerations –
Audits of group
financial
statements

Effective for periods beginning on or after December 15, 2024

ISA 260/CAS 260

.....

Communications
with those charged
with governance

ISA 700/CAS 700

.....

Forming an opinion
and reporting on
the financial
statements

Appendix E: New accounting standards (current)



Revenue

Summary and implications

- The new standard PS 3400 *Revenue* is effective for fiscal years beginning on or after April 1, 2023. (TRCA's December 31, 2024 year-end).
- The new standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement.
- The standard notes that in the case of revenue arising from an exchange transaction, a public sector entity must ensure the recognition of revenue aligns with the satisfaction of related performance obligations.
- The standard notes that unilateral revenue arises when no performance obligations are present, and recognition occurs when there is authority to record the revenue and an event has happened that gives the public sector entity the right to the revenue.
- Management has indicated that the adoption of this standard did not have a significant impact on their financial statements.



Purchased Intangibles

Summary and implications

- The new Public Sector Guideline 8 *Purchased intangibles* is effective for fiscal years beginning on or after April 1, 2023 with earlier adoption permitted.
- The guideline allows public sector entities to recognize intangibles purchased through an exchange transaction. The definition of an asset, the general recognition criteria and GAAP hierarchy are used to account for purchased intangibles.
- Narrow scope amendments were made to PS 1000 *Financial statement concepts* to remove the prohibition to recognize purchased intangibles and to PS 1201 *Financial statement presentation* to remove the requirement to disclose purchased intangibles not recognized.
- The guideline can be applied retroactively or prospectively.
- Management has indicated that the adoption of this standard did not have a significant impact on their financial statements.



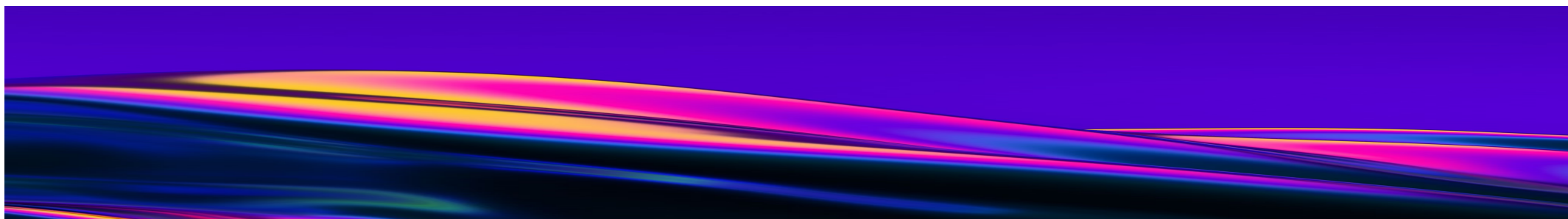
Appendix E: New accounting standards (current continued)



Public Private Partnerships

Summary and implications

- The new standard PS 3160 *Public private partnerships* is effective for fiscal years beginning on or after April 1, 2023. (TRCA's December 31, 2024 year-end).
- The standard includes new requirements for the recognition, measurement and classification of infrastructure procured through a public private partnership.
- The standard notes that recognition of infrastructure by the public sector entity would occur when it controls the purpose and use of the infrastructure, when it controls access and the price, if any, charged for use, and it controls any significant interest accumulated in the infrastructure when the public private partnership ends.
- The public sector entity recognizes a liability when it needs to pay cash or non-cash consideration to the private sector partner for the infrastructure.
- The infrastructure would be valued at cost, which represents fair value at the date of recognition with a liability of the same amount if one exists. Cost would be measured in reference to the public private partnership process and agreement, or by discounting the expected cash flows by a discount rate that reflects the time value of money and risks specific to the project.
- The standard can be applied retroactively or prospectively.
- Management has indicated that the adoption of this standard did not have a significant impact on their financial statements.





Appendix E: Changes in accounting standards - Future



Employee benefits

Summary and implications

- PS3251, Employee Benefits, will replace the current section PS 3250 and PS 3255. The proposed section is currently undergoing discussions where further changes are expected as a result of the re-exposure comments. Effective date is currently not determined.



Concepts Underlying Financial Performance

Summary and implications

- The revised conceptual framework is effective for fiscal years beginning on or after April 1, 2026 with earlier adoption permitted.
- The framework provides the core concepts and objectives underlying Canadian public sector accounting standards.
- The ten chapter conceptual framework defines and elaborates on the characteristics of public sector entities and their financial reporting objectives. Additional information is provided about financial statement objectives, qualitative characteristics and elements. General recognition and measurement criteria, and presentation concepts are introduced.
- This accounting standard will be applicable to TRCA as from the year ended December 31, 2027.



Appendix E: Changes in accounting standards – Future (continued)



Financial Statement Presentation

Summary and implications

- The proposed section PS 1202 Financial statement presentation will replace the current section PS 1201 Financial statement presentation. PS 1202 Financial statement presentation will apply to fiscal years beginning on or after April 1, 2026 to coincide with the adoption of the revised conceptual framework. Early adoption will be permitted.
- The proposed section includes the following:
 - Relocation of the net debt indicator to its own statement called the statement of net financial assets/liabilities, with the calculation of net debt refined to ensure its original meaning is retained.
 - Separating liabilities into financial liabilities and non-financial liabilities.
 - Restructuring the statement of financial position to present total assets followed by total liabilities.
 - Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities).
 - Removal of the statement of remeasurement gains (losses) with the information instead included on a new statement called the statement of changes in net assets (liabilities). This new statement would present the changes in each component of net assets (liabilities), including a new component called “accumulated other”.
 - A new provision whereby an entity can use an amended budget in certain circumstances.
 - Inclusion of disclosures related to risks and uncertainties that could affect the entity’s financial position.
 - The Public Sector Accounting Board is currently deliberating on feedback received on exposure drafts related to the reporting model.
- This accounting standard will be applicable to TRCA as from the year ended December 31, 2027



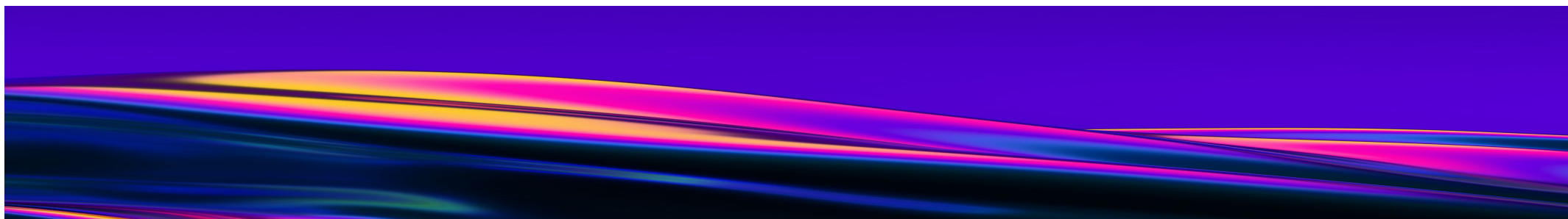
Appendix E: Changes in accounting standards – Future (continued)



Government non-for-profit strategy

Summary and implications

- The Public Sector Accounting Board has approved its government not-for-profit (“GNFP”) strategy implementation plan. All proposed changes to the PS 4200 series, PSAS, and potential customizations will be subject to due process before PSAB finalizes any changes to the PS Handbook. There is no tentative date for the change.
- The approved strategy option is to incorporate the PS 4200 series of standards with potential customizations into public sector accounting standards. This means reviewing the existing PS 4200 series of standards to determine if they should be retained and added to public sector accounting standards. Incorporating the updated or amended PS 4200 series standards in public sector accounting standards would make the guidance available to any public sector entity. Accounting and/or reporting customizations may be permitted if there are substantive and distinct accountabilities that warrant modification from public sector accounting standards.





Appendix F: Audit and assurance insights

Our latest thinking on the issues that matter most to Audit Committees, board of directors and management.

KPMG Audit & Assurance Insights

Curated research and insights for audit committees and boards.

Board Leadership Centre

Leading insights to help board members maximize boardroom opportunities

Current Developments

Series of quarterly publications for Canadian businesses including Spotlight on IFRS, Canadian Assurance & Related Services, Canadian Securities Matters, and US Outlook reports.

Accelerate - The key issues driving the audit committee agenda

Discover the most pressing risks and opportunities that face audit committees, boards and management teams.

Sustainability Reporting

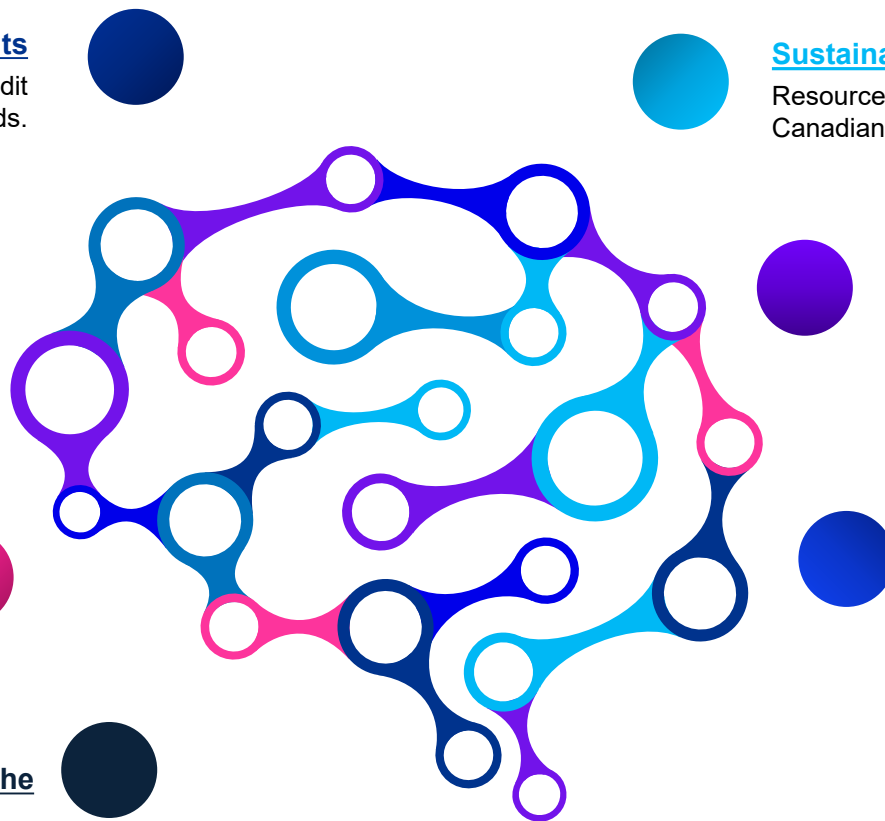
Resource centre on implementing the new Canadian reporting standards

IFRS Breaking News

A monthly Canadian newsletter that provides the latest insights on accounting, financial reporting and sustainability reporting.

Audit Committee Guide – Canadian Edition

A practical guide providing insight into current challenges and leading practices shaping audit committee effectiveness in Canada.





Appendix G: Canadian ESG reporting activities

What's here and what's coming?

There continues to be activity in the Canadian ESG reporting space along with regulations introduced in other jurisdictions that may impact Canadian companies, such as the Corporate Sustainability Reporting Directive (CSRD) and California Climate Laws.

UPDATE THIS QUARTER: CSSB released its first two final Canadian Sustainability Disclosure Standards

► Voluntary standards rollout

- In December 2024, the Canadian Sustainability Standards Board (CSSB) released its first two Canadian Sustainability Disclosure Standards (CSDS).
- The standards are aligned with the IFRS Sustainability Disclosure Standards, with the exception of a Canadian-specific effective date and incremental transition reliefs.
- The standards are effective, on a *voluntary basis* only, for annual reporting periods beginning on or after January 1, 2025.

► Road to mandatory application?

- Canada's regulators and legislators will determine if and when application of the standards should be mandated.
- The Canadian Securities Administrators (CSA) issued a statement that it is working towards a revised climate-related disclosure rule that will consider the Canadian Sustainability Disclosure Standards.

► Why should you prepare?

Momentum toward standardized, transparent and comparable sustainability reporting continues.

- Federally regulated financial institutions are already required to comply with OSFI B-15 which is broadly based on the ISSB standards.
- Despite the CSSB standards being voluntary, legislation and rules continue to evolve in other jurisdictions such as the CSRD and California Climate Laws.
- Canadian government anti-greenwashing regulations introduced (Bill C-59).

► What could you be doing now?

1 (Re) Establish reporting strategy

- Undertake a regulatory impact assessment to determine the sustainability reporting requirements that apply to your organization.
- Document your reporting strategy, including any planned voluntary reporting and assurance.
- Conduct a materiality assessment considering the frameworks you plan to comply with.

2 Assess current state

- Identify the differences between applicable regulations and/or standards and current reporting.
- Conduct a current state maturity analysis of processes, controls, people, technology and governance structures.
- Complete data gap assessment and develop plan to close gaps.

3 Design reporting policies & target operating model (TOM)

- Develop and/or adapt policies, regarding identified material risks and opportunities.
- Develop standard Key Performance Indicator (KPI) definitions and calculation methodologies.
- Determine TOM and solutions to support sustainability reporting and assurance.

4 Implement sustainability reporting roadmap

- Develop roadmap for delivery, identify milestones, interim and final targets.
- Design future reports.
- Rollout of TOM, including implementation and training required.



Appendix H: Continuous evolution

Our investment:

We are in the midst of a five-year investment to develop our people, digital capabilities, and advanced technology.

Responsive delivery model

Tailored to you to drive impactful outcomes around the quality and effectiveness of our audits.

Result: A better experience

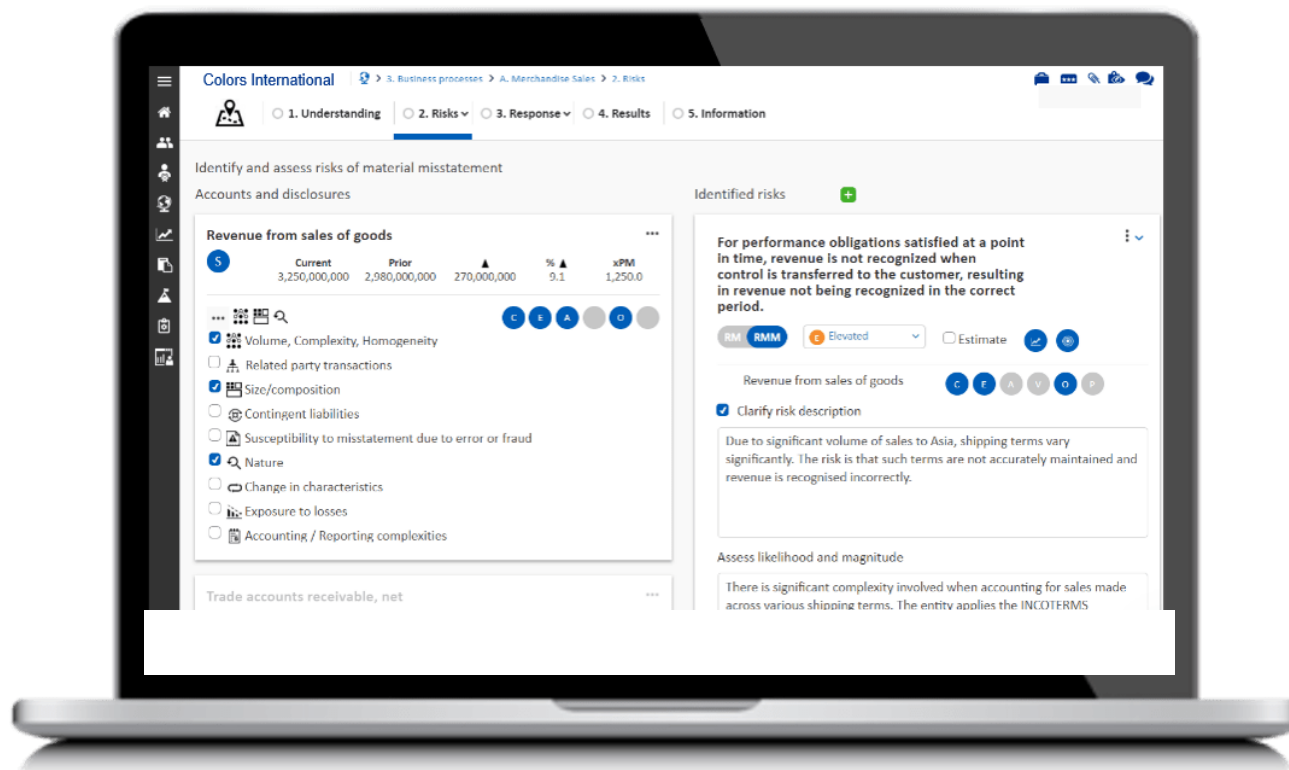
Enhanced quality, reduced disruption, increased focus on areas of higher risk, and deeper insights into your business.





Appendix H: KPMG Clara Generative AI

With our global alliance partner Microsoft, we have embarked on a journey to embed Generative AI into our smart audit platform—KPMG Clara. This will make our auditors more productive and give them the tools to provide quicker feedback, make more insightful connections, and deliver a better audit experience.



AI done right

Although early adoption is key, we are focused on avoiding reliance on a 'black box' so we're building 'explainability' and 'traceability' at the core.



Bolstered productivity

Focused on removing time-consuming low value tasks, we'll apply our skills in other, more judgmental areas or in order to give insights to you.



Quality at our fingertips

We are teaching our model with our knowledge databases to capture our vast experience. This means quality information accessible in seconds.



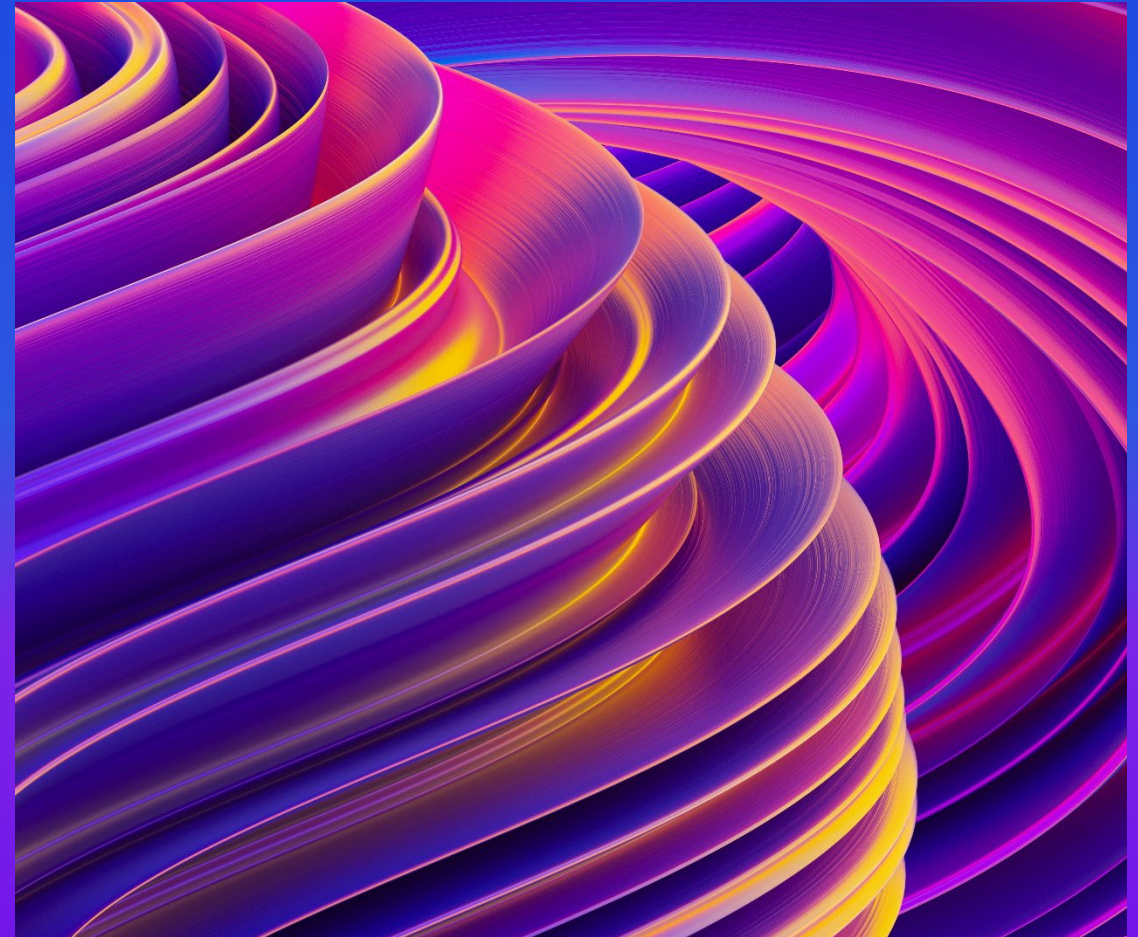
Secure integration

KPMG Clara has been built on a solid and secure Azure Cloud backbone, allowing us to easily integrate Generative AI in partnership with Microsoft.



<https://kpmg.com/ca/en/home.html>

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KPMG LLP
Vaughan Metropolitan Centre
100 New Park Place, Suite 1400
Vaughan, ON L4K 0J3
Canada

Date: _____

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the financial statements (hereinafter referred to as "financial statements") of the Toronto and Region Conservation Authority ("the Entity") as at and for the period ended December 31, 2024

GENERAL:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

RESPONSIBILITIES:

- 1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated March 31, 2024, including for:
 - a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.
 - b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:
 - the names of all related parties and information regarding all relationships and transactions with related parties;
 - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of City Council and committees of City Council that may affect the financial statements. All significant actions are included in such summaries.
 - c) providing you with unrestricted access to such relevant information.
 - d) providing you with complete responses to all enquiries made by you during the engagement.
 - e) providing you with additional information that you may request from us for the purpose of the engagement.
 - f) providing you with unrestricted access to persons within the Entity from whom you determined it necessary to obtain audit evidence.

- g) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.
- h) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

- 2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

FRAUD & NON-COMPLIANCE WITH LAWS AND REGULATIONS:

- 3) We have disclosed to you:
 - a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud
 - b) all information in relation to fraud or suspected fraud that we are aware of that involves:
 - management;
 - employees who have significant roles in internal control over financial reporting, or
 - others
 where such fraud or suspected fraud could have a material effect on the financial statements.
 - c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, short sellers, or others.
 - d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements or illegal acts, whose effects should be considered when preparing financial statements.
 - e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.
 - f) We have disclosed to you all information regarding investigations into possible fraud and/or non-compliance or suspected non-compliance with laws and regulations, including illegal acts, that we have undertaken at our discretion and completed, including the results of such investigations, and the resolution of the matters, if any, identified in such investigations.

SUBSEQUENT EVENTS:

- 4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment, or disclosure, in the financial statements have been adjusted or disclosed.

RELATED PARTIES:

- 5) We have disclosed to you the identity of the Entity's related parties.
- 6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.
- 7) All related party relationships and transactions/balances have been appropriately accounted for, and disclosed, in accordance with the relevant financial reporting framework.

ESTIMATES:

- 8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

GOING CONCERN:

- 9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.
- 10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Entity's ability to continue as a going concern.

MISSTATEMENTS:

- 11) We approve the corrected misstatements identified by you during the audit described in Attachment II.

NON-SEC REGISTRANTS OR NON-REPORTING ISSUERS:

- 14) We confirm that the Entity is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).
- 15) We also confirm that the financial statements of the Entity will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

ADOPTION OF NEW ACCOUNTING STANDARDS:

- 16) The Entity has adopted new accounting standards that came into effect for the year beginning on January 1, 2024, and has recorded all required adjustments to recognize the impact of these new accounting standards. The presentation and disclosure in the financial statements have been updated accordingly to reflect these changes as well.

ASSET RETIREMENT OBLIGATIONS:

- 17) All legal obligations associated with the retirement of tangible capital assets have been recognized, including those under the doctrine of promissory estoppel.
- 18) The obligations were recognized using management's best estimate of fair value.

FINANCIAL INSTRUMENTS:

- 19) All transactions involving derivative instruments have been identified and accurately recorded in the financial records of the Entity.
- 20) There are no side agreements associated with any derivative financial instrument except as disclosed to you.

Derivative financial instruments that are entered into for trading or speculative purposes have been accounted for in accordance with the relevant financial reporting framework.

APPROVAL OF FINANCIAL STATEMENTS:

- 21) Linda Charlebois has the recognized authority to take, and has taken, responsibility for the financial statements.

Yours very truly,

Toronto and Region Conservation Authority

Linda Charlebois, Director, Corporate Services

Attachment I – Definitions

MATERIALITY

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Information is obscured if it is communicated in a way that would have a similar effect for users of financial statements to omitting or misstating that information. The following are examples of circumstances that may result in material information being obscured:

- a) information regarding a material item, transaction or other event is disclosed in the financial statements but the language used is vague or unclear;
- b) information regarding a material item, transaction or other event is scattered throughout the financial statements;
- c) dissimilar items, transactions or other events are inappropriately aggregated;
- d) similar items, transactions or other events are inappropriately disaggregated; and
- e) the understandability of the financial statements is reduced as a result of material information being hidden by immaterial information to the extent that a primary user is unable to determine what information is material.

FRAUD & ERROR

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Summary of Audit Misstatements - Corrected

Entity: TRCA
For Period Ended: December 31, 2024

Correcting Entry Necessary at Current Period End								Balance Sheet Effect - Debit (Credit)					Cash Flow Effect - Increase (Decrease)		
ID	Description of misstatement	Factual, judgmental or projected misstatement?	Misstatement in accounts or in disclosure?	Accounts (if applicable)	Debit	(Credit)	Income effect according to Rollover method	Accumulated Surplus	Accumulated re-measurement gains	Financial Assets	Liabilities	Non-Financial Assets	Operating Activities	Investing Activities	Financing Activities
1	Entry to record unrealized gains and losses of equities investment as at year-end date and related accumulated re-measurement gains	Factual	Accounts	Investments	238,518	-	-	-	-	238,518	-	-	-	-	-
				Accumulated re-measurement gains	-	(238,518)	-	-	(238,518)	-	-	-	-	-	-
							-	-	(238,518)	238,518	-	-	-	-	-

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Linda Charlebois, Director, Corporate Services

RE: **2026 TRCA PRELIMINARY BUDGET**

KEY ISSUE

Approval of Toronto and Region Conservation Authority's (TRCA) 2026 preliminary budget, including municipal levies and information on the process for approval by participating municipalities, in accordance with the Conservation Authorities Act (CA Act) and applicable regulations.

RECOMMENDATION:

THAT TRCA's 2026 preliminary budget that includes municipal levy submissions for the regional municipalities of Durham, Peel and York, and the City of Toronto, be approved consistent with the anticipated 2025 operating and capital funding envelopes proposed by these participating municipalities for TRCA in their 2025 budget cycle;

THAT preliminary operating levy targets be set at the variable rates of anticipated 2026 budget for the regional municipalities of Durham, Peel and York, and the City of Toronto;

THAT the 2025 Unfunded Priorities list, and all projects and programs therein, be circulated to TRCA's partner municipalities and senior levels of government;

AND FURTHER THAT TRCA staff be directed to submit the preliminary 2026 municipal estimates and multi-year funding requests to the regional municipalities of Durham, Peel and York, and the City of Toronto, in accordance with their respective submission schedules.

BACKGROUND

Annual Budget Development Process

Each year, TRCA undertakes a comprehensive and collaborative process to develop its annual operating and capital budgets. This process is designed to ensure alignment with partner municipalities and to maximize the value and efficiency of TRCA's work.

As part of budget preparation, TRCA staff engage regularly with staff from partner municipalities throughout the year to:

- Ensure shared understanding and alignment on objectives, priorities, and deliverables;
- Prevent duplication of efforts across jurisdictions and agencies;
- Coordinate project planning, procurement, and implementation for maximum efficiency and cost-effectiveness; and
- Track and report on the progress and completion of approved deliverables.

TRCA works closely with its four participating municipalities—Durham, Peel and York Regions as well as the City of Toronto—through the framework established in the Memoranda of Understanding (MOUs) executed with each partner. These MOUs along with specific budget timelines and information requirements communicated by partners guide the consultation and approval processes, including expectations for budget submission timelines and formats.

To support their respective planning and budgeting needs, participating municipalities require capital projections spanning 1-year, 4-year, and 10-year periods. Each municipality has distinct reporting and formatting requirements, which TRCA accommodates as part of the budget development process.

Beyond the municipal funding component, TRCA also conducts an internal annual review of its self-generated revenues. This includes examining user fees, operating costs, and identifying efficiencies or other tools that help sustain programs and services not supported by municipal levies.

The following information outlines TRCA's 2026 preliminary budget and is provided for the Board's review and information.

Attachment 1 provides a summary of the 2026 Preliminary Operating and Capital Budget by Service Area.

Attachments 2-5 provide a summary of the anticipated distribution of funding by partner municipality by Service Area.

Detailed information sheets on each TRCA project and program are available to TRCA Board Members upon request.

RATIONALE

The preliminary 2026 budget includes estimated revenue from all major TRCA funding sources, grouped into three primary categories: Authority Generated, Government Funded, and Levies. While the full budget encompasses all revenue streams, this report focuses specifically on the Levy portion of the 2026 preliminary budget.

Staff are seeking direction from the Board to proceed with submitting the 2026 preliminary municipal levy estimates and multi-year funding requests to TRCA's participating municipalities—Durham Region, Peel Region, York Region, and the City of Toronto—in accordance with each municipality's respective budget submission schedule.

The levy portion of the preliminary 2026 budget is detailed below under two distinct categories:

- Municipal and Provincial Operating Levy
- Municipal Capital Levy

Municipal and Provincial Operating Levy

The anticipated 2026 operating levy funding envelopes for the regional municipalities of Durham, Peel, and the City of Toronto align with the multi-year funding targets previously established for TRCA. These proposed amounts are consistent with recent historical average increases, ensuring stability and predictability in annual budget planning.

For the purposes of the preliminary 2026 budget, Modified Current Value Assessment (MCVA) rates from 2025 have been applied as a placeholder, with an overall increase of 2.9% or \$557k over 2025. (These figures will be updated and refined once the 2026 MCVA rates are released by the Province, allowing for final adjustments based on the most current municipal property assessment data. This approach provides a balanced framework that reflects TRCA's ongoing service delivery needs while

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Region	Matching Levy (\$)	Matching Non-Levy (\$)	Property Tax Adjustment (\$)	Actual Municipal Payment (\$)	Actual Municipal (%)
Adjala-Tosorontio	32	1,482	-	1,513	0.01
Durham	11,823	555,599	110,225	700,000	3.57
Mono	25	1,184	544	1,753	0.01
Peel	43,381	2,038,533	90,893	2,173,500	11.08
Toronto	256,036	12,031,577	5,387	12,293,000	62.65
York	88,395	4,153,814	209,750	4,452,000	22.69
Total	399,692	18,782,189	416,798	19,621,766	100

respecting municipal fiscal planning requirements.

Municipal Capital Levy

TRCA works collaboratively with each of its participating municipalities to develop sustainable capital funding plans that reflect both regional priorities and jurisdiction-wide service requirements. The following outlines the preliminary 2026 capital funding envelopes and key considerations for each municipality:

Regional Municipality of Durham

TRCA is planning to request \$1.39 million in capital funding for the year 2026, which is a slight increase from the \$1.38 million requested in 2025. This increase represents about a 1% adjustment to the base funding level. Of the \$1.39 million, \$846k is allocated to Category 1 activities with \$544k related to Category 2 municipally requested activities.

The reason for this modest increase is that in 2025, the Region of

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Durham made significant progress by catching up on several jurisdiction-wide “Category 1” projects. These are projects that benefit the entire jurisdiction and are often aligned across multiple municipalities. Because of this progress, Durham is now more closely aligned with the investment levels of other partner municipalities. The 1% adjustment reflects a more balanced distribution of future project funding needs across all regions going forward.

TRCA will continue to work with Durham Region staff to develop a 2026 capital budget that is fiscally sustainable and supports the continued delivery of essential watershed services.

Regional Municipality of Peel

Peel typically applies an annual guideline increase of approximately 3% to capital funding. TRCA’s 2026 funding envelope is expected to be \$19.56 million, up from \$19.05 million in 2025, reflecting a 2.7% increase. Of the \$19.56 million, \$6.90 million is allocated to Category 1 activities with \$12.66 million related to Category 2 municipally requested activities.

This projection is in line with the multi-year targets submitted in Peel’s 2025 budget cycle and continues to support ongoing investment in regional watershed infrastructure and resilience initiatives.

City of Toronto

TRCA’s capital funding from the City of Toronto is projected to be \$29.60 million in 2026, up from \$22.50 million in 2025. This represents a significant 31.5% increase. Of the \$29.60 million, \$15.90 million is allocated to Category 1 activities with \$13.70 million related to Category 2 municipally requested activities.

The reason for this large increase is primarily due to new projects that were added to the 2025 capital budget, specifically:

- \$7.0 million for the Scarborough Waterfront Project – West Shoreline
- \$1.0 million for The Meadoway Multi-Use Trail

These two major initiatives significantly expanded TRCA’s 2025 funding needs and contribute to the higher projected amount for 2026

as those projects continue to progress.

Capital funding from the City of Toronto comes from two main sources: debt financing and the Water Rate.

Regional Municipality of York

TRCA's 2026 capital funding from York is projected to be \$5.99 million, an increase from \$4.95 million in 2025. This represents a 21% increase in funding. Of the \$5.99 million, \$2.83 million is allocated to Category 1 activities with \$3.16 million related to Category 2 municipally requested activities.

The main reason for this increase is the planned enhancements to the Erosion Monitoring and Maintenance Program, which falls under TRCA's Water Risk Management service area. These enhancements are tied to the timing of several large-scale projects funded through the federal Disaster Mitigation and Adaptation Fund (DMAF). These DMAF projects are part of a 10-year enhanced funding commitment that began in 2021, designed to support long-term efforts to reduce the impacts of climate-related risks like flooding and erosion. Because of the scale and complexity of these projects, annual funding levels are expected to vary depending on the stage of each project—with 2026 seeing a higher investment due to the progression of key initiatives.

Unfunded Priorities - Strategic Investments to Advance Shared Goals

TRCA's Unfunded Priorities List (see **Attachment 6**) outlines a series of critical projects, programs, and services that are currently not supported within the Authority's proposed operating or capital budget. These initiatives span a range of needs, including increased service levels, infrastructure upgrades, capital development, staffing, and new or enhanced programs that reflect emerging challenges and community priorities.

Each item on the list has been informed by TRCA's asset management planning, technical studies conducted by staff, and ongoing input from municipal partners, stakeholders, and community engagement processes. Together, they represent high-value, shovel-worthy or shovel-ready opportunities that, if funded, would deliver measurable benefits across TRCA's jurisdiction.

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Importantly, these projects are not aspirational—they are grounded in real needs and tied to shared regional outcomes, such as public safety, climate resilience, cultural vibrancy, and equitable access to nature.

A sample of initiatives from the list is summarized below:

Flood and Erosion Infrastructure and Services to Protect People and Property

- *Claireville Dam Major Maintenance*: Funding upgrades to the wing wall and spillway would result in meeting current dam safety requirements and reduce and/or eliminate the potential for failure during extreme events. Investment includes design and construction to meet dam compliance. (Peel Region)
- *Flood Forecasting and Warning Modernization*: Investments to develop a new Emergency Operations Centre dashboard leverage modern real-time hydrology modelling, increase monitoring and reporting capabilities and streamline TRCA's flood forecasting and warning program. Situational awareness is critical for anticipating and responding to potential flood events and this next generation system component builds off recent upgrades to TRCA's decision support system, serving regional and local municipality needs through well-coordinated, jurisdictional-wide flood responses. (TRCA Jurisdiction-Wide)

Asset Management and Program Enhancements to Enable Vibrant, Vital Community Attractions

- *Maintain and modernize The Village at Black Creek Funding & Physical Accessibility Requirements*: Funding would enable the development of a transformative new vision that melds the future of the City of Toronto with the vast and rich history of our communities. The multi-year capital investment plan includes water supply infrastructure, state of good repair of the 40+ historic buildings and artifact and collections management. (City of Toronto, Regionally-Significant)
- *The Village at Black Creek Inclusive Programming and Equitable Access*: An investment to transform The Village into a full-time,

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welcoming and vibrant destination through increased operating times, enhanced exhibits and diversity-rich partner-driven stories, along with customized engagement to ensure residents, local communities and visitors enjoy memorable heritage, cultural and community experiences. (City of Toronto, Regionally-Significant)

- *Kortright Centre for Conservation*: Connecting to the municipal sanitary wastewater collection system (including a lift station and grinder pump) ensures dependable infrastructure replaces a 10+ year past life septic system. This investment supports high quality user experiences allowing us to maintain and expand educational programming at this facility. (York Region)
- *Lake St. George Waterfront Upgrade*: Infrastructure repair and upgrades to replace the dock and boathouse, build new boat storage and create safe and accessible lake access. This investment unlocks opportunities for visitors to experience memorable on-site learning about conservation and safe water recreation. Dedicated financial resources would protect lake health and secure revenue opportunities for this unique Oak Ridges Moraine landmark. (York Region)

By investing in these unfunded priorities, TRCA and its partner municipalities can:

- Enhance public safety and reduce long-term climate-related costs;
- Maintain and modernize core infrastructure that supports education, tourism, and recreation;
- Advance equity and accessibility, making TRCA's programs more inclusive and reflective of our diverse communities;
- Strengthen planning and decision-making through improved data and watershed intelligence.

These initiatives are not just TRCA priorities—they are regional priorities. TRCA invites its partners to consider opportunities for collaborative funding, advocacy, and strategic alignment that will enable these high-impact projects to move forward.

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 4 Service Excellence:

4.4 Transparent decision making and accountable results

DETAILS OF WORK TO BE DONE

TRCA staff will continue to work closely with partner municipal staff to ensure strategic priorities are aligned with available funding, and that the 2026 municipal budget envelopes are met in a responsible and coordinated manner. This ongoing collaboration is essential to delivering shared outcomes and maximizing the value of municipal investments in watershed services, infrastructure, and community programs.

The finalization of TRCA's 2026 municipal budget is anticipated in Q4 of 2025 and will reflect the levy-supported projects and programs expected to be approved by TRCA's participating municipalities. To support this process, TRCA staff will deliver a comprehensive budget presentation to the Board in the fourth quarter, highlighting key components and strategic drivers of the 2026 budget. This will occur in advance of anticipated municipal council approvals in the first quarter of 2026.

In parallel, TRCA staff will continue to keep the Board of Directors informed on emerging needs and developments related to the Authority's Unfunded Priorities. These updates will identify potential risks, opportunities, and partnership pathways to address critical funding gaps and advance high-priority projects that deliver broad public value. By maintaining transparent communication and a collaborative approach with both the Board and municipal partners, TRCA aims to ensure that the 2026 budget not only meets operational requirements, but also strengthens the long-term resilience, sustainability, and livability of the region.

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

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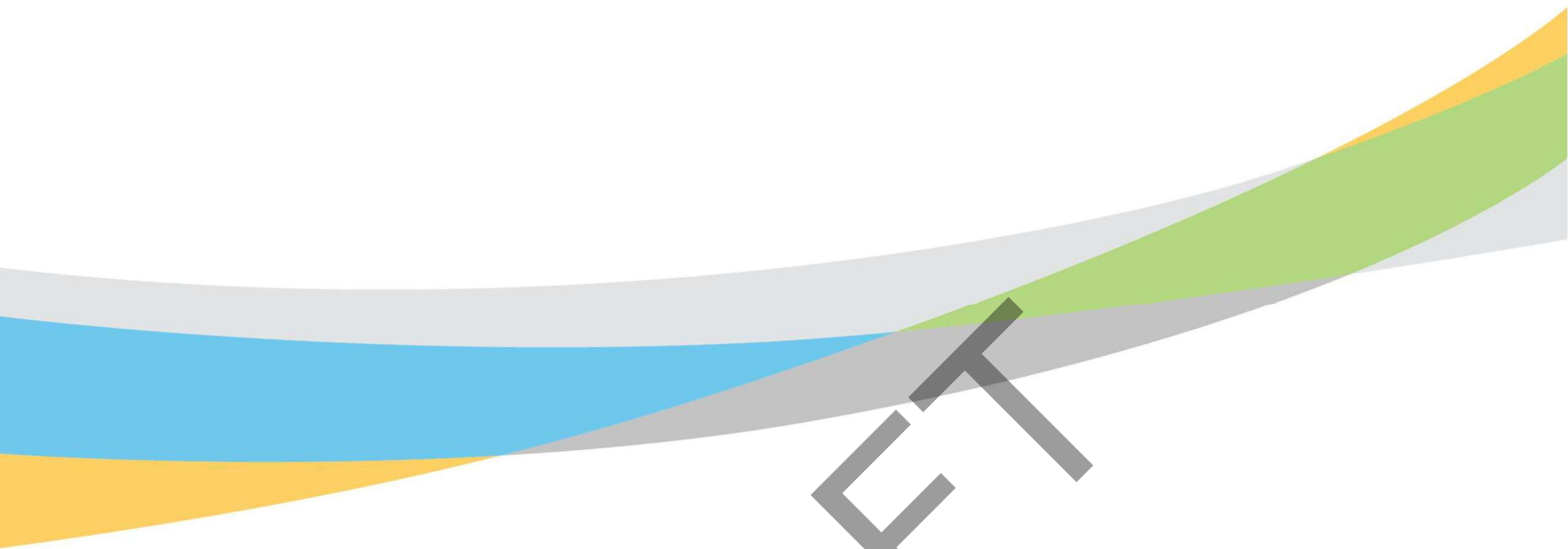
Date: April 16, 2025

Attachments: 6

Attachment 1: 2026 Preliminary Operating and Capital Budget

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Attachment 2: Durham 10-Year Budget
Attachment 3: Peel 10-Year Budget
Attachment 4: Toronto 10-Year Budget
Attachment 5: York 10-Year Budget
Attachment 6: 2025 Unfunded Priorities



DRAFT



Toronto and Region
Conservation
Authority

2026
Preliminary Budget

June 2025

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Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 YTD	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	19,622,000	19,064,000	19,064,317	558,000	2.9%
Capital levy	56,530,300	61,441,000	47,947,016	(4,910,700)	-8.0%
Contract services	46,078,000	49,320,000	1,971,245	(3,242,000)	-6.6%
Grants	470,000	241,000	99,999	229,000	95.0%
Provincial/Federal					
Provincial	3,547,000	3,820,000	846,435	(273,000)	-7.1%
Federal	10,000,000	9,277,000	2,057,687	723,000	7.8%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	27,768,700	28,197,000	5,039,733	(428,300)	-1.5%
Contract services					
Compensation agreements	6,369,000	5,914,000	852,192	455,000	7.7%
Corporate and other	7,271,000	7,226,000	946,628	45,000	0.6%
Rent and property interests	3,255,000	3,186,000	1,277,414	69,000	2.2%
Fundraising					
Donations	423,000	171,000	122,405	252,000	147.4%
Toronto and Region Conservation Foundation	2,127,000	2,605,000	-	(478,000)	-18.3%
Investment income	2,500,000	2,310,000	2,120	190,000	8.2%
Sundry	-	2,000	190	(2,000)	-100.0%
Total Revenue	185,961,000	192,774,000	80,227,381	(6,813,000)	-3.5%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Expenditures					
Watershed Studies and Strategies					
Watershed Planning and Reporting	1,352,000	1,319,000	412,752	33,000	2.5%
Climate Science	884,000	1,358,000	225,397	(474,000)	-34.9%
	2,236,000	2,677,000	638,149	(441,000)	-16.5%
Water Risk Management					
Water Resource Science	3,783,000	4,148,000	956,696	(365,000)	-8.8%
Erosion Management	42,892,000	41,859,000	6,387,054	1,033,000	2.5%
Flood Management	6,332,500	5,225,000	1,319,047	1,107,500	21.2%
	53,007,500	51,232,000	8,662,797	1,775,500	3.5%
Regional Biodiversity					
Biodiversity Monitoring	2,027,000	1,977,000	494,357	50,000	2.5%
Ecosystem Management Research and Directions	11,034,000	10,764,000	1,886,965	270,000	2.5%
Forest Management	1,542,000	1,504,000	261,694	38,000	2.5%
Restoration and Regeneration	20,587,000	20,280,000	3,371,633	307,000	1.5%
	35,190,000	34,525,000	6,014,649	665,000	1.9%
Greenspace Securement and Management					
Greenspace Securement	652,000	798,000	97,406	(146,000)	-18.3%
Greenspace Management	8,348,000	10,737,000	1,489,508	(2,389,000)	-22.3%
Rental Properties	1,600,000	2,003,000	359,388	(403,000)	-20.1%
	10,600,000	13,538,000	1,946,302	(2,938,000)	-21.7%
Tourism and Recreation					
Waterfront Parks	8,454,600	10,977,000	251,914	(2,522,400)	-23.0%
Conservation Parks	7,243,300	7,229,000	990,415	14,300	0.2%
Trails	3,900,000	4,832,000	447,310	(932,000)	-19.3%
Bathurst Glen Golf Course	1,552,000	1,514,000	201,705	38,000	2.5%
Black Creek Pioneer Village	4,121,000	4,020,000	1,128,591	101,000	2.5%
Events and Festivals	572,000	559,000	292,959	13,000	2.3%
	25,842,900	29,131,000	3,312,894	(3,288,100)	-11.3%
Planning and Development Review					
Development Planning and Regulation Permitting	9,222,000	9,807,000	2,263,407	(585,000)	-6.0%
Environmental Assessment Planning and Permitting	6,193,000	7,686,000	1,477,705	(1,493,000)	-19.4%
Policy Development and Review	906,000	888,000	232,319	18,000	2.0%
	16,321,000	18,381,000	3,973,431	(2,060,000)	-11.2%
Education and Outreach					
School Programs	9,589,800	9,409,000	1,997,934	180,800	1.9%
Newcomer Services	1,412,000	1,385,000	337,990	27,000	1.9%
Family and Community Programs	1,375,000	1,430,000	277,651	(55,000)	-3.8%
	12,376,800	12,224,000	2,613,575	152,800	1.3%
Sustainable Communities					
Living City Transition Program	6,315,000	5,756,000	1,291,661	559,000	9.7%
Community Engagement	3,267,000	3,960,000	562,573	(693,000)	-17.5%
	9,582,000	9,716,000	1,854,234	(134,000)	-1.4%
Corporate Services					
Financial Management	4,400,000	4,424,000	991,318	(24,000)	-0.5%
Corporate Management and Governance	12,935,000	13,122,000	5,498,769	(187,000)	-1.4%
Human Resources	2,718,000	2,651,000	939,798	67,000	2.5%
Corporate Communications	1,777,000	1,742,000	406,744	35,000	2.0%
Information Infrastructure and Management	3,950,000	4,039,000	1,192,992	(89,000)	-2.2%
Project Recoveries	(4,975,229)	(4,418,000)	(798,501)	(557,229)	12.6%
Vehicles and Equipment	-	(56,000)	69,679	56,000	-100.0%
	20,804,771	21,504,000	8,300,799	(699,229)	-3.3%
Total Expenditures	185,960,971	192,928,000	37,316,830	(6,967,029)	-3.6%
Net Surplus (Deficit)	29	(154,000)	42,910,546	154,000	-100.0%
Reserves	-	153,000	-	(153,000)	-100.0%
Net Budget	29	(1,000)	42,910,546	1,000	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Category Expenditures by Service Area

Service Area	Category 1 Activities	Type Category 2 Activities	Category 3 Activities	TOTAL
Watershed Studies and Strategies				
Watershed Planning and Reporting	949,005	402,995	-	1,352,000
Climate Science	69,505	651,750	162,744	884,000
Water Risk Management				
Water Resource Science	1,525,239	2,257,761	-	3,783,000
Erosion Management	20,948,151	21,872,122	71,727	42,892,000
Flood Management	5,423,066	909,434	-	6,332,500
Regional Biodiversity				
Biodiversity Monitoring	35,968	1,991,032	-	2,027,000
Ecosystem Management Research and Direction	-	11,034,000	-	11,034,000
Forest Management	1,182,827	338,674	20,500	1,542,000
Restoration and Regeneration	350,678	19,585,920	650,402	20,587,000
Greenspace Securement and Management				
Greenspace Securement	150,336	-	501,664	652,000
Greenspace Management	790,704	2,562,406	4,994,890	8,348,000
Rental Properties	-	-	1,600,000	1,600,000
Tourism and Recreation				
Waterfront Parks	-	8,450,237	4,363	8,454,600
Conservation Parks	1,578,299	254,766	5,410,235	7,243,300
Trails	638,442	3,140,489	121,070	3,900,000
Bathurst Glen Golf Course	-	-	1,552,000	1,552,000
The Village at Black Creek	1,630,316	61,766	2,428,918	4,121,000
Events and Festivals	-	-	572,000	572,000
Planning and Development Review				
Development Planning Regulation Permitting	9,222,000	-	-	9,222,000
Environmental Assessment Planning Regulation Permitting	5,219,859	973,141	-	6,193,000
Policy Development and Review	906,000	-	-	906,000
Education and Outreach				
School Programs	894,702	8,176,909	518,189	9,589,800
Newcomer Services	-	171,318	1,240,682	1,412,000
Family and Community Programs	-	433,115	941,885	1,375,000
Sustainable Communities				
Living City Transition Program	-	6,315,000	-	6,315,000
Community Engagement	-	3,101,993	165,007	3,267,000
Corporate Services				
Financial Management	4,248,631	151,369	-	4,400,000
Corporate Management and Governance	12,755,095	-	179,905	12,935,000
Human Resources	2,605,220	-	112,780	2,718,000
Corporate Communications	1,630,107	146,893	-	1,777,000
Information Infrastructure and Management	3,950,000	-	-	3,950,000
Vehicles and Equipment	-	-	-	-
Project Recoveries	-	-	(4,975,229)	4,975,229
Total Expenditures	76,704,149	92,983,089	16,273,733	185,960,971

Toronto and Region Conservation Authority
2026 Revenue Source by Service Area

Service Area	Municipal	Source Provincial/ Federal	TRCA Generated	TOTAL
Watershed Studies and Strategies				
Watershed Planning and Reporting	1,068,000	-		1,068,000
Climate Science	933,000	235,000	-	1,168,000
Water Risk Management				-
Water Resource Science	1,602,000	-		1,602,000
Erosion Management	29,463,500	5,376,000	157,000	34,996,500
Flood Management	15,408,500	1,000,000		16,408,500
Regional Biodiversity				-
Biodiversity Monitoring	1,434,000	342,000	4,400,000	6,176,000
Ecosystem Management Research and Direction	5,196,000	500,000	100,000	5,796,000
Forest Management	1,822,000	604,000	500,000	2,926,000
Restoration and Regeneration	13,856,000	700,000	5,736,000	20,292,000
Greenspace Securement and Management				-
Greenspace Securement	100,000	-	-	100,000
Greenspace Management	5,078,000	500,000	1,700,000	7,278,000
Rental Properties	-	-	3,222,000	3,222,000
Tourism and Recreation				-
Waterfront Parks	9,577,000	133,000	193,900	9,903,900
Conservation Parks	1,140,000	200,000	6,300,000	7,640,000
Trails	2,387,000	-	300,000	2,687,000
Bathurst Glen Golf Course	-	-	1,500,000	1,500,000
The Village at Black Creek	1,112,000	200,000	1,800,000	3,112,000
Events and Festivals	-	-	1,000,000	1,000,000
Planning and Development Review				-
Development Planning Regulation Permitting	890,000		8,306,000	9,196,000
Environmental Assessment Planning Regulation Permitting	2,380,000	850,000	3,000,000	6,230,000
Policy Development and Review	895,000		-	895,000
Education and Outreach				-
School Programs	3,032,000	1,100,000	5,461,800	9,593,800
Newcomer Services	542,000	1,200,000	20,000	1,762,000
Family and Community Programs	171,000	50,000	800,000	1,021,000
Sustainable Communities				-
Living City Transition Program	3,568,000	507,000	1,367,000	5,442,000
Community Engagement	3,140,000	-	1,000,000	4,140,000
Corporate Services				-
Financial Management	2,268,200	50,000	2,445,000	4,763,200
Corporate Management and Governance	8,039,100	-	200,000	8,239,100
Human Resources	2,876,000	-	200,000	3,076,000
Corporate Communications	1,520,000	-	-	1,520,000
Information Infrastructure and Management	3,202,000	-	5,000	3,207,000
Vehicles and Equipment	-	-	-	-
Project Recoveries	-	-	-	-
Total Revenues	122,700,300	13,547,000	49,713,700	185,961,000

Toronto and Region Conservation Authority
 2026 Preliminary Basis of Apportionment - General Levy

Region	Matching Levy	CVA %	Matching Non-Levy	CVA (Per Prov)	Matching + Non-Matching Levy	Property Tax Adjustment	Total Required Payment	Actual Municipal Payment	Non-CVA	Actual Municipal %
Adjala - Tosorontio	32	0.01%	1,482	0.008%	1,513	-	1,513	1,513	-	0.01%
Durham	11,823	2.96%	555,599	2.958%	567,422	110,225	677,647	700,000	22,353	3.57%
Toronto	256,036	64.06%	12,031,577	64.058%	12,287,613	5,387	12,293,000	12,293,000	-	62.65%
Mono	25	0.01%	1,184	0.006%	1,209	544	1,753	1,753	-	0.01%
Peel	43,381	10.85%	2,038,533	10.854%	2,081,914	90,893	2,172,807	2,173,500	693	11.08%
York	88,395	22.12%	4,153,814	22.116%	4,242,209	209,750	4,451,959	4,452,000	41	22.69%
	399,692	100.00%	18,782,189	100.00%	19,181,881	416,798	19,598,679	19,621,766	23,087	100.00%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Watershed Studies and Strategies

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	375,000	336,000	336,000	39,000	11.6%
Capital levy	1,626,000	2,048,000	2,041,000	(422,000)	-20.6%
Contract services	-	65,000	-	(65,000)	-100.0%
Grants	-	-	-	-	0.0%
Provincial/Federal					
Provincial grants	71,000	69,000	120,504	2,000	2.9%
Federal grants	164,000	159,000	-	5,000	3.1%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	-	-	-	-	0.0%
Contract services					
Compensation agreements	-	-	-	-	0.0%
Corporate and other	-	-	-	-	0.0%
Rent and property interests	-	-	-	-	0.0%
Fundraising					
Donations	-	-	-	-	0.0%
Toronto and Region Conservation Foundation	-	-	-	-	0.0%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	2,236,000	2,677,000	2,497,504	(441,000)	-16.5%
Expenditures					
Watershed Planning and Reporting					
Watershed Plans and Strategies	1,352,000	1,319,000	412,752	33,000	2.5%
	<u>1,352,000</u>	<u>1,319,000</u>	<u>412,752</u>	<u>33,000</u>	<u>2.5%</u>
Climate Science					
Emerging and Integrative Climate Science	884,000	1,358,000	225,397	(474,000)	-34.9%
	<u>884,000</u>	<u>1,358,000</u>	<u>225,397</u>	<u>(474,000)</u>	<u>-34.9%</u>
Total Expenditures	2,236,000	2,677,000	638,149	(441,000)	-16.5%
Net Surplus (Deficit)	-	-	1,859,354	-	0.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	-	1,859,354	-	0.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Water Risk Management

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	1,127,500	1,100,000	1,100,000	27,500	2.5%
Capital levy	20,034,000	19,302,000	15,322,000	732,000	3.8%
Contract services	25,313,000	24,576,000	954,267	737,000	3.0%
Grants	-	-	-	-	0.0%
Provincial/Federal					
Provincial grants	777,000	762,000	-	15,000	2.0%
Federal grants	5,599,000	5,489,000	1,999,995	110,000	2.0%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	34,000	33,000	9,005	1,000	3.0%
Contract services					
Compensation agreements	8,000	8,000	-	-	0.0%
Corporate and other	115,000	113,000	5,700	2,000	1.8%
Rent and property interests	-	-	-	-	0.0%
Fundraising					
Donations	-	-	-	-	0.0%
Toronto and Region Conservation Foundation	-	-	-	-	0.0%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	53,007,500	51,383,000	19,390,967	1,624,500	3.2%
Expenditures					
Water Resource Science					
Groundwater Strategies	750,000	732,000	-	18,000	2.5%
Source Water Protection Strategy	92,000	90,000	36,383	2,000	2.2%
Regional Monitoring - Water	633,000	618,000	194,353	15,000	2.4%
Stormwater Management Strategies	2,000,000	2,408,000	618,931	(408,000)	-16.9%
Flood Plain Mapping	308,000	300,000	107,030	8,000	2.7%
	<u>3,783,000</u>	<u>4,148,000</u>	<u>956,697</u>	<u>(365,000)</u>	<u>-8.8%</u>
Erosion Management					
Capital Works	41,200,000	40,209,000	6,238,437	991,000	2.5%
Hazard Monitoring	1,692,000	1,651,000	148,617	41,000	2.5%
	<u>42,892,000</u>	<u>41,860,000</u>	<u>6,387,054</u>	<u>1,032,000</u>	<u>2.5%</u>
Flood Management					
Flood Forecasting and Warning	773,000	754,000	173,827	19,000	2.5%
Flood Risk Management	3,708,500	2,665,000	653,704	1,043,500	39.2%
Flood Infrastructure and Operations	1,851,000	1,806,000	491,516	45,000	2.5%
	<u>6,332,500</u>	<u>5,225,000</u>	<u>1,319,047</u>	<u>1,107,500</u>	<u>21.2%</u>
Total Expenditures	53,007,500	51,233,000	8,662,798	1,774,500	3.5%
Net Surplus (Deficit)	-	151,000	10,728,170	(151,000)	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	151,000	10,728,170	(151,000)	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Regional Biodiversity

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	138,000	136,000	136,000	2,000	1.5%
Capital levy	8,479,000	9,257,000	8,558,100	(778,000)	-8.4%
Contract services	13,575,000	12,687,000	775,057	888,000	7.0%
Grants	116,000	114,000	22,241	2,000	1.8%
Provincial/Federal					
Provincial grants	371,000	364,000	114,782	7,000	1.9%
Federal grants	1,775,000	1,740,000	24,387	35,000	2.0%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	23,000	23,000	-	-	0.0%
Contract services					
Compensation agreements	6,276,000	5,811,000	852,192	465,000	8.0%
Corporate and other	4,400,000	4,408,000	699,335	(8,000)	-0.2%
Rent and property interests	-	-	34,115	-	0.0%
Fundraising					
Donations	2,000	-	17,699	2,000	0.0%
Toronto and Region Conservation Foundation	35,000	34,000	-	1,000	2.9%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	35,190,000	34,574,000	11,233,908	616,000	1.8%
Expenditures					
Biodiversity Monitoring					
Regional Monitoring - Biodiversity	977,000	953,000	187,863	24,000	2.5%
Activity Based Monitoring	590,000	576,000	110,389	14,000	2.4%
Terrestrial Inventory and Assessment	308,000	300,000	151,830	8,000	2.7%
Waterfront Monitoring	152,000	148,000	44,276	4,000	2.7%
	2,027,000	1,977,000	494,358	50,000	2.5%
Ecosystem Management Research and Directions					
Aquatic System Priority Planning	360,000	351,000	66,402	9,000	2.6%
Terrestrial (and Integrated) Ecosystem Management	1,992,000	1,943,000	642,170	49,000	2.5%
Restoration Opportunities Bank	8,682,000	8,470,000	1,178,392	212,000	2.5%
	11,034,000	10,764,000	1,886,964	270,000	2.5%
Forest Management					
Managed Forest Tax Incentive Planning	10,000	10,000	-	-	0.0%
Hazard Tree Management	898,000	876,000	142,084	22,000	2.5%
Invasive Species Management	227,000	221,000	29,308	6,000	2.7%
Forest Management Operations	407,000	397,000	90,302	10,000	2.5%
	1,542,000	1,504,000	261,694	38,000	2.5%
Restoration and Regeneration					
Propagation and Sale of Plants	149,000	145,000	286,125	4,000	2.8%
Inland and Lakefill Soil Management	575,000	561,000	68,502	14,000	2.5%
Shoreline Restoration	1,139,000	1,111,000	482,561	28,000	2.5%
Wetlands	6,163,000	6,209,000	1,452,494	(46,000)	-0.7%
Riparian and Flood Plain Restoration	427,000	417,000	78,073	10,000	2.4%
Natural Channel and Stream Restoration	1,246,000	1,216,000	48,005	30,000	2.5%
Terrestrial Planting	2,390,000	2,332,000	297,174	58,000	2.5%
Wildlife Habitat Management	900,000	878,000	136,634	22,000	2.5%
Compensation Restoration	5,541,000	5,406,000	197,132	135,000	2.5%
Watershed Restoration	2,057,000	2,007,000	324,933	50,000	2.5%
	20,587,000	20,282,000	3,371,633	305,000	1.5%
Total Expenditures	35,190,000	34,527,000	6,014,649	663,000	1.9%
Net Surplus (Deficit)	-	49,000	5,219,259	(49,000)	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	49,000	5,219,259	(49,000)	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Greenspace Securement and Management

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	616,000	612,000	612,000	4,000	0.7%
Capital levy	2,062,000	2,007,000	2,007,000	55,000	2.7%
Contract services	2,500,000	5,813,000	615	(3,313,000)	-57.0%
Grants	-	-	-	-	0.0%
Provincial/Federal					
Provincial grants	-	-	615	-	0.0%
Federal grants	500,000	777,000	-	(277,000)	-35.6%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	50,000	5,000	4,000	45,000	900.0%
Contract services					
Compensation agreements	70,000	80,000	-	(10,000)	-12.5%
Corporate and other	758,000	743,000	2,549	15,000	2.0%
Rent and property interests	2,602,000	2,551,000	1,184,947	51,000	2.0%
Fundraising					
Donations	-	-	-	-	0.0%
Toronto and Region Conservation Foundation	1,442,000	1,414,000	-	28,000	2.0%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	10,600,000	14,002,000	3,811,726	(3,402,000)	-24.3%
Expenditures					
Greenspace Securement					
Greenspace Land Acquisition	188,000	184,000	1,290	4,000	2.2%
Greenspace Planning	464,000	614,000	96,117	(150,000)	-24.4%
	652,000	798,000	97,407	(146,000)	-18.3%
Greenspace Management					
Archaeology	325,000	407,000	70,107	(82,000)	-20.1%
Property Taxes and Insurance	592,000	580,000	297,231	12,000	2.1%
Resource Management Planning	898,000	880,000	69,089	18,000	2.0%
Inventory and Audit	-	-	429	-	0.0%
Implementation	6,500,000	8,838,000	1,050,969	(2,338,000)	-26.5%
Hazard Management	33,000	32,000	1,683	1,000	3.1%
	8,348,000	10,737,000	1,489,508	(2,389,000)	-22.3%
Rental Properties					
Rentals	1,600,000	2,003,000	359,388	(403,000)	-20.1%
	1,600,000	2,003,000	359,388	(403,000)	-20.1%
Total Expenditures	10,600,000	13,538,000	1,946,303	(2,938,000)	-21.7%
Net Surplus (Deficit)	-	464,000	1,865,424	(464,000)	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	464,000	1,865,424	(464,000)	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Tourism and Recreation

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	1,773,000	1,760,000	1,760,000	13,000	0.7%
Capital levy	10,703,000	13,591,000	7,443,145	(2,888,000)	-21.2%
Contract services	1,640,000	2,215,000	20,685	(575,000)	-26.0%
Grants	100,000	-	-	100,000	0.0%
Provincial/Federal					
Provincial grants	322,000	313,000	32,142	9,000	2.9%
Federal grants	211,000	205,000	-	6,000	2.9%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	10,287,900	9,423,000	1,008,571	864,900	9.2%
Contract services					
Compensation agreements	-	-	-	-	0.0%
Corporate and other	14,000	14,000	-	-	0.0%
Rent and property interests	621,000	603,000	55,586	18,000	3.0%
Fundraising					
Donations	71,000	69,000	68,196	2,000	2.9%
Toronto and Region Conservation Foundation	100,000	421,000	-	(321,000)	-76.2%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	25,842,900	28,614,000	10,388,325	(2,771,100)	-9.7%
Expenditures					
Waterfront Parks					
General Maintenance	935,000	912,000	69,211	23,000	2.5%
Park Planning	5,982,100	6,324,000	124,766	(341,900)	-5.4%
Park Development	1,537,500	3,741,000	57,937	(2,203,500)	-58.9%
	8,454,600	10,977,000	251,914	(2,522,400)	-23.0%
Conservation Parks					
Day Use	3,587,500	3,826,000	625,113	(238,500)	-6.2%
Picnics	2,050,000	1,834,000	121,595	216,000	11.8%
Swimming	358,800	361,000	8,542	(2,200)	-0.6%
Fishing	35,000	26,000	11,277	9,000	34.6%
Camping	1,133,000	1,105,000	113,679	28,000	2.5%
Cross Country Skiing	57,000	56,000	102,487	1,000	1.8%
Filming	22,000	21,000	7,723	1,000	4.8%
	7,243,300	7,229,000	990,416	14,300	0.2%
Trails					
Trail Development	3,000,000	3,759,000	329,531	(759,000)	-20.2%
Trail Management	800,000	818,000	82,423	(18,000)	-2.2%
Trail Planning	100,000	255,000	35,357	(155,000)	-60.8%
	3,900,000	4,832,000	447,311	(932,000)	-19.3%
Bathurst Glen Golf Course					
Golf Course	1,552,000	1,514,000	201,705	38,000	2.5%
	1,552,000	1,514,000	201,705	38,000	2.5%
Black Creek Pioneer Village					
Heritage Village	4,121,000	4,020,000	1,128,591	101,000	2.5%
	4,121,000	4,020,000	1,128,591	101,000	2.5%
Events and Festivals					
Kortright	243,000	237,000	149,961	6,000	2.5%
Black Creek Pioneer Village	51,000	50,000	804	1,000	2.0%
Other Facilities	278,000	271,000	142,194	7,000	2.6%
	572,000	558,000	292,959	14,000	2.5%
Total Expenditures	25,842,900	29,130,000	3,312,896	(3,287,100)	-11.3%
Net Surplus (Deficit)	-	(516,000)	7,075,430	516,000	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	(516,000)	7,075,430	516,000	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Planning and Development Review

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	1,915,000	1,883,000	1,883,000	32,000	1.7%
Capital levy	500,000	500,000	500,000	-	0.0%
Contract services	1,750,000	2,664,000	183,573	(914,000)	-34.3%
Grants	-	-	-	-	0.0%
Provincial/Federal					
Provincial grants	850,000	1,212,000	136,645	(362,000)	-29.9%
Federal grants	-	-	-	-	0.0%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	11,106,000	11,851,000	2,521,614	(745,000)	-6.3%
Contract services					
Compensation agreements	-	-	-	-	0.0%
Corporate and other	200,000	272,000	18,256	(72,000)	-26.5%
Rent and property interests	-	-	-	-	0.0%
Fundraising					
Donations	-	-	-	-	0.0%
Toronto and Region Conservation Foundation	-	-	-	-	0.0%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	16,321,000	18,382,000	5,243,088	(2,061,000)	-11.2%
Expenditures					
Development Planning and Regulation Permitting					
Planning	3,708,000	3,635,000	903,980	73,000	2.0%
Permitting	1,414,000	1,386,000	358,374	28,000	2.0%
Enquiries	100,000	220,000	3,580	(120,000)	-54.5%
Technical Services	2,900,000	3,430,000	780,565	(530,000)	-15.5%
Development Enforcement and Compliance	1,100,000	1,137,000	216,909	(37,000)	-3.3%
	9,222,000	9,808,000	2,263,408	(586,000)	-6.0%
Environmental Assessment Planning and Permitting					
Planning (Basic, Servicing Agreements, Master Plans)	1,900,000	3,111,000	498,760	(1,211,000)	-38.9%
Permitting	1,720,000	1,686,000	429,788	34,000	2.0%
Development Enforcement and Compliance	773,000	758,000	144,606	15,000	2.0%
Technical Services	1,800,000	2,131,000	404,552	(331,000)	-15.5%
	6,193,000	7,686,000	1,477,706	(1,493,000)	-19.4%
Policy Development and Review					
Policy	906,000	888,000	232,319	18,000	2.0%
	906,000	888,000	232,319	18,000	2.0%
Total Expenditures	16,321,000	18,382,000	3,973,433	(2,061,000)	-11.2%
Net Surplus (Deficit)	-	1,000	1,269,657	(1,000)	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	1,000	1,269,657	(1,000)	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Education and Outreach

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	800,000	780,000	780,000	20,000	2.6%
Capital levy	2,445,000	2,302,000	2,302,000	143,000	6.2%
Contract services	300,000	294,000	1,908	6,000	2.0%
Grants	200,000	75,000	66,104	125,000	166.7%
Provincial/Federal					
Provincial grants	850,000	798,000	280,584	52,000	6.5%
Federal grants	1,500,000	662,000	29,517	838,000	126.6%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	5,724,800	6,317,000	1,412,280	(592,200)	-9.4%
Contract services					
Compensation agreements	-	-	-	-	0.0%
Corporate and other	75,000	98,000	9,587	(23,000)	-23.5%
Rent and property interests	32,000	31,000	2,766	1,000	3.2%
Fundraising					
Donations	250,000	-	-	250,000	0.0%
Toronto and Region Conservation Foundation	200,000	203,000	-	(3,000)	-1.5%
Investment income	-	-	304	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	12,376,800	11,560,000	4,885,050	816,800	7.1%
Expenditures					
School Programs					
Early Learners	290,000	284,000	88,102	6,000	2.1%
Post Secondary	400,000	345,000	30,794	55,000	15.9%
Elementary	7,899,800	7,916,000	1,687,569	(16,200)	-0.2%
Secondary	1,000,000	863,000	191,469	137,000	15.9%
	<u>9,589,800</u>	<u>9,408,000</u>	<u>1,997,934</u>	<u>181,800</u>	<u>1.9%</u>
Newcomer Services					
Development of Internationally Trained Professionals	1,241,000	1,217,000	286,860	24,000	2.0%
Multicultural Connections Program	171,000	168,000	51,131	3,000	1.8%
	<u>1,412,000</u>	<u>1,385,000</u>	<u>337,991</u>	<u>27,000</u>	<u>1.9%</u>
Family and Community Programs					
Kortright	920,000	984,000	185,306	(64,000)	-6.5%
Other Locations	455,000	446,000	92,345	9,000	2.0%
	<u>1,375,000</u>	<u>1,430,000</u>	<u>277,651</u>	<u>(55,000)</u>	<u>-3.8%</u>
Total Expenditures	12,376,800	12,223,000	2,613,576	153,800	1.3%
Net Surplus (Deficit)	-	(664,000)	2,271,474	664,000	-100.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	(664,000)	2,271,474	664,000	-100.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Sustainable Communities

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	-	-	-	-	0.0%
Capital levy	5,664,000	5,939,000	4,923,500	(275,000)	-4.6%
Contract services	1,000,000	1,006,000	35,140	(6,000)	-0.6%
Grants	44,000	43,000	11,654	1,000	2.3%
Provincial/Federal					
Provincial grants	256,000	251,000	161,163	5,000	2.0%
Federal grants	251,000	246,000	3,788	5,000	2.0%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	493,000	483,000	82,858	10,000	2.1%
Contract services					
Compensation agreements	15,000	15,000	-	-	0.0%
Corporate and other	1,509,000	1,479,000	166,328	30,000	2.0%
Rent and property interests	-	-	-	-	0.0%
Fundraising					
Donations	100,000	102,000	36,509	(2,000)	-2.0%
Toronto and Region Conservation Foundation	250,000	152,000	-	98,000	64.5%
Investment income	-	-	-	-	0.0%
Sundry	-	-	-	-	0.0%
Total Revenue	9,582,000	9,716,000	5,420,940	(134,000)	-1.4%
Expenditures					
Living City Transition Program					
Sustainable Neighbourhood	1,439,000	1,411,000	283,505	28,000	2.0%
Community Transformation	605,000	593,000	88,467	12,000	2.0%
Partners in Project Green	1,553,000	1,188,000	347,049	365,000	30.7%
Urban Agriculture	400,000	483,000	4,967	(83,000)	-17.2%
Sustainable Technology Evaluation Program	2,068,000	2,027,000	532,449	41,000	2.0%
Climate Consortium	250,000	55,000	35,224	195,000	354.5%
	6,315,000	5,757,000	1,291,661	558,000	9.7%
Community Engagement					
Citizen Based Regeneration	1,800,000	2,464,000	265,566	(664,000)	-26.9%
Stewardship	1,067,000	1,046,000	245,386	21,000	2.0%
Watershed Engagement	400,000	450,000	51,622	(50,000)	-11.1%
	3,267,000	3,960,000	562,574	(693,000)	-17.5%
Total Expenditures	9,582,000	9,717,000	1,854,235	(135,000)	-1.4%
Net Surplus (Deficit)	-	-	3,566,706	-	0.0%
Reserves	-	-	-	-	0.0%
Net Budget	-	-	3,566,706	-	0.0%

Toronto and Region Conservation Authority
2026 Preliminary Operating and Capital Budget - Corporate Services

	Preliminary 2026 Budget	Approved 2025 Budget	Unaudited 2025 Actual	\$ Change over 2025 Budget	% Change over 2025 Budget
Revenue					
Municipal					
Operating levy	12,877,500	12,457,000	12,457,317	420,500	3.4%
Capital levy	5,017,271	6,495,000	4,850,271	(1,477,729)	-22.8%
Contract services	-	-	-	-	0.0%
Grants	10,000	10,000	-	-	0.0%
Provincial/Federal					
Provincial grants	50,000	50,000	-	-	0.0%
Federal grants	-	-	-	-	0.0%
Contract services	-	-	-	-	0.0%
User fees, sales and admissions	50,000	62,000	1,405	(12,000)	-19.4%
Contract services					
Compensation agreements	-	-	-	-	0.0%
Corporate and other	200,000	100,000	44,873	100,000	100.0%
Rent and property interests	-	-	-	-	0.0%
Fundraising					
Donations	-	-	-	-	0.0%
Toronto and Region Conservation Foundation	100,000	381,000	-	(281,000)	-73.8%
Investment income	2,500,000	2,310,000	1,816	190,000	8.2%
Sundry	-	2,000	190	(2,000)	-100.0%
Total Revenue	20,804,771	21,867,000	17,355,872	(1,062,229)	-4.9%
Expenditures					
Financial Management					
Accounting and Reporting	3,000,000	3,004,000	685,864	(4,000)	-0.1%
Business Planning and Strategic Management	1,400,000	1,421,000	305,454	(21,000)	-1.5%
	4,400,000	4,425,000	991,318	(25,000)	-0.6%
Corporate Management and Governance					
Corporate Secretariat	2,652,000	3,041,000	2,376,997	(389,000)	-12.8%
Support Services	9,894,000	9,700,000	3,023,804	194,000	2.0%
Office of the CEO	389,000	381,000	97,967	8,000	2.1%
	12,935,000	13,122,000	5,498,768	(187,000)	-1.4%
Human Resources					
Volunteers	50,000	110,000	-	(60,000)	-54.5%
Employee Support	2,668,000	2,541,000	551,977	127,000	5.0%
Health and Safety	-	-	74,549	-	0.0%
Human Capital Planning and Strategies	-	-	313,272	-	0.0%
	2,718,000	2,651,000	939,798	67,000	2.5%
Corporate Communications					
Communications	1,697,000	1,664,000	393,036	33,000	2.0%
Digital and Social Media	80,000	78,000	13,709	2,000	2.6%
	1,777,000	1,742,000	406,745	35,000	2.0%
Information Infrastructure and Management					
Information Technology	1,581,000	1,702,000	425,251	(121,000)	-7.1%
Knowledge and Data Management	1,379,000	1,352,000	526,157	27,000	2.0%
Business Software	990,000	985,000	241,585	5,000	0.5%
	3,950,000	4,039,000	1,192,993	(89,000)	-2.2%
Project Recoveries					
Project Recoveries	(4,975,229)	(4,418,000)	(798,501)	(557,229)	12.6%
	(4,975,229)	(4,418,000)	(798,501)	(557,229)	12.6%
Vehicles and Equipment					
Operations	(1,750,000)	(1,690,000)	12,938	(60,000)	3.6%
Acquisitions	1,750,000	1,634,000	56,741	116,000	7.1%
	-	(56,000)	69,679	56,000	-100.0%
Total Expenditures	20,804,771	21,505,000	8,300,800	(700,229)	-3.3%
Net Surplus (Deficit)	-	363,000	9,055,072	(363,000)	-100.0%
Reserves	-	153,000	-	(153,000)	-100.0%
Net Budget	-	516,000	9,055,072	(516,000)	-100.0%

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Regional Municipality of Durham Forecast													
		Approved	Projected										
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	Watershed Studies and Strategies Total	101,000	101,000	103,000	103,000	104,000	107,000	107,000	108,000	108,000	113,000	113,000	113,000
2	Water Risk Management Total	361,000	364,000	370,000	375,000	381,000	384,000	392,000	394,000	400,000	407,000	408,000	409,000
3	Regional Biodiversity Total	587,000	595,000	607,000	627,000	639,000	651,000	670,000	682,000	695,000	711,000	724,000	739,000
4	Greenspace Securement and Management Total	17,900	17,900	17,900	17,900	17,900	17,900	17,900	17,900	17,900	17,900	17,900	17,900
5	Tourism and Recreation Total	101,000	101,000	103,000	105,000	107,000	109,000	111,000	113,000	116,000	119,000	122,000	125,000
6	Planning and Development Total	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600
7	Education and Outreach Total	-	-	-	-	-	-	-	-	-	-	-	-
8	Sustainable Communities Total	108,000	110,000	112,000	114,000	116,000	118,000	120,000	122,000	124,000	126,000	128,000	130,000
9	Corporate Services Total	86,171	86,171	86,171	86,171	86,171	86,171	86,171	86,171	86,171	86,171	86,171	86,171
Total Capital		1,376,671	1,389,671	1,413,671	1,442,671	1,465,671	1,487,671	1,518,671	1,537,671	1,561,671	1,594,671	1,613,671	1,634,671
Total Operating		685,000	700,000	718,000	736,000	758,000	781,000	804,000	828,000	853,000	879,000	905,000	932,000
TRCA TOTAL		2,061,671	2,089,671	2,131,671	2,178,671	2,223,671	2,268,671	2,322,671	2,365,671	2,414,671	2,473,671	2,518,671	2,566,671

Regional Municipality of Peel Forecast													
		Approved	Projected										
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	Watershed Studies and Strategies	1,428,000	970,000	1,001,000	1,026,000	1,052,000	1,083,000	1,110,000	1,142,000	1,170,000	1,208,000	1,238,000	1,269,000
2	Water Risk Management	2,613,000	2,671,000	2,741,000	2,818,000	2,894,000	2,967,000	3,050,000	3,130,000	3,214,000	3,300,000	3,385,000	3,471,000
3	Regional Biodiversity	4,850,000	4,991,000	5,133,000	5,291,000	5,441,000	5,597,000	5,775,000	5,941,000	6,110,000	6,288,000	6,467,000	6,653,000
4	Greenspace Securement and Management	1,744,900	1,796,900	1,849,900	1,904,900	1,961,900	2,020,900	2,080,900	2,142,900	2,206,900	2,271,900	2,340,900	2,410,900
5	Tourism and Recreation	1,090,000	1,123,000	1,156,000	1,191,000	1,227,000	1,264,000	1,302,000	1,340,000	1,380,000	1,422,000	1,465,000	1,509,000
6	Planning and Development	54,300	54,300	54,300	54,300	54,300	54,300	54,300	54,300	54,300	54,300	54,300	54,300
7	Education and Outreach	2,003,000	2,046,000	2,090,000	2,137,000	2,185,000	2,234,000	2,284,000	2,335,000	2,390,000	2,445,000	2,501,000	2,559,000
8	Sustainable Communities	3,187,000	3,671,000	3,786,000	3,897,000	4,010,000	4,125,000	4,244,000	4,368,000	4,498,000	4,629,000	4,765,000	4,904,000
9	Corporate Services	2,082,600	2,235,600	2,292,600	2,351,600	2,412,600	2,474,600	2,538,600	2,605,600	2,674,600	2,745,600	2,817,600	2,891,600
Total Capital		19,052,800	19,558,800	20,103,800	20,670,800	21,237,800	21,819,800	22,438,800	23,058,800	23,697,800	24,363,800	25,033,800	25,721,800
Total Operating		2,113,000	2,173,500	2,228,000	2,284,000	2,341,000	2,400,000	2,460,000	2,522,000	2,585,000	2,650,000	2,716,000	2,784,000
		21,165,800	21,732,300	22,331,800	22,954,800	23,578,800	24,219,800	24,898,800	25,580,800	26,282,800	27,013,800	27,749,800	28,505,800

City of Toronto Forecast		Approved	Projected Forecast										
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	Watershed Studies and Strategies Total	279,000	282,000	291,000	294,000	298,000	305,000	308,000	316,000	320,000	332,000	336,000	340,000
2	Water Risk Management Total	10,679,000	14,390,000	14,500,000	14,513,000	14,523,000	14,531,000	14,544,000	14,551,000	14,562,000	14,577,000	14,584,000	14,591,000
3	Regional Biodiversity Total	1,727,600	1,741,000	1,772,000	1,814,000	1,845,000	1,878,000	1,921,000	1,952,000	1,987,000	2,027,000	2,063,000	2,101,000
4	Greenspace Securement and Management Total	64,100	64,100	64,100	64,100	64,100	64,100	64,100	64,100	64,100	64,100	64,100	64,100
5	Tourism and Recreation Total	5,921,000	9,205,000	10,230,000	9,257,000	8,284,000	8,312,000	8,341,000	8,354,000	8,390,000	8,427,000	4,466,000	4,505,000
6	Planning and Development Total	320,400	320,400	320,400	320,400	320,400	320,400	320,400	320,400	320,400	320,400	320,400	320,400
7	Education and Outreach Total	189,000	193,000	197,000	202,000	207,000	212,000	217,000	222,000	227,000	232,000	238,000	244,000
8	Sustainable Communities Total	1,400,000	1,483,000	1,524,000	1,566,000	1,609,000	1,654,000	1,699,000	1,747,000	1,795,000	1,845,000	1,896,000	1,950,000
9	Corporate Services Total	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300	1,923,300
	Total Capital	22,503,400	29,601,800	30,821,800	29,953,800	29,073,800	29,199,800	29,337,800	29,449,800	29,588,800	29,747,800	25,890,800	26,038,800
	Total Operating	11,935,408	12,293,000	12,600,000	12,915,000	13,237,937	13,568,913	13,908,229	14,255,935	14,612,381	14,977,721	15,352,204	15,736,049
		34,438,808	41,894,800	43,421,800	42,868,800	42,311,737	42,768,713	43,246,029	43,705,735	44,201,181	44,725,521	41,243,004	41,774,849

York Region Forecast		Approved					Projected Forecast						
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	Watershed Studies and Strategies Total	233,000	273,000	283,000	284,000	287,000	294,000	295,000	301,000	302,000	313,000	314,000	315,000
2	Water Risk Management Total	1,669,000	2,609,000	3,150,000	2,547,000	2,008,000	2,027,000	2,052,000	2,070,000	2,091,000	2,117,000	2,135,000	2,153,000
3	Regional Biodiversity Total	1,133,000	1,152,000	1,173,000	1,211,000	1,232,000	1,253,000	1,294,000	1,316,000	1,340,000	1,371,000	1,396,000	1,424,000
4	Greenspace Securement and Management Total	180,100	183,100	186,100	189,100	192,100	195,100	198,100	201,100	204,100	207,100	210,100	213,100
5	Tourism and Recreation Total	269,000	274,000	279,000	284,000	289,000	294,000	300,000	306,000	312,000	318,000	325,000	332,000
6	Planning and Development Total	110,700	110,700	110,700	110,700	110,700	110,700	110,700	110,700	110,700	110,700	110,700	110,700
7	Education and Outreach Total	201,000	206,000	211,000	216,000	221,000	226,000	231,000	236,000	241,000	246,000	251,000	256,000
8	Sustainable Communities Total	398,000	400,000	409,000	419,000	429,000	439,000	449,000	460,000	471,000	482,000	494,000	506,000
9	Corporate Services Total	758,200	772,200	756,200	752,200	972,200	986,200	1,051,200	1,089,200	1,099,000	1,101,000	1,101,000	1,101,000
Total Capital		4,952,000	5,980,000	6,558,000	6,013,000	5,741,000	5,825,000	5,981,000	6,090,000	6,170,800	6,265,800	6,336,800	6,410,800
Total Operating		4,328,500	4,452,000	4,563,300	4,654,566	4,747,657	4,842,610	4,939,463	5,038,252	5,139,017	5,241,797	5,346,633	5,453,566
		9,280,500	10,432,000	11,121,300	10,667,566	10,488,657	10,667,610	10,920,463	11,128,252	11,309,817	11,507,597	11,683,433	11,864,366

Attachment 6 - TRCA's 2025 List of Unfunded Priorities

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Palgrave Dam Major Maintenance	A	Peel	Flood and Erosion Infrastructure - Physical	Palgrave Dam was initially built in the 1800s and underwent upgrades in the early 1980s. A recent Dam Safety Review revealed the need for overtopping protection and improvements to the stop log system to comply with current dam safety standards. Installing a stop log gantry will enable the TRCA to lower the reservoir level before extreme flood events, reducing the risk of overtopping.	2,250
Claireville Dam Major Maintenance (wing wall)	A	Peel / Toronto	Flood and Erosion Infrastructure - Physical	A recent Dam Safety Review at Claireville Dam identified the need for upgrades to the wing wall and spillway to meet current safety standards. The wing wall has settled and poses a public safety risk due to the potential for collapse, requiring replacement. Additionally, the spillway is too short to safely handle large floods and may fail during extreme events, necessitating improvements for enhanced safety.	1,200
Claireville Dam Major Maintenance (spillway)	A	Peel / Toronto	Flood and Erosion Infrastructure - Physical	A recent Dam Safety Review at Claireville Dam determined that the spillway requires upgrades to meet current dam safety requirements. The spillway is too short to safely pass large floods and could fail during extreme events. The required repair is complex to design and TRCA recommends prioritizing other priority Claireville Dam repairs first (Wing Wall, Gate Maintenance). Projected costs are preliminary, further engineering design is required to finalize the scope project and costing.	6,500
Claireville Dam Gate Maintenance Project	A	Peel / Toronto	Flood and Erosion Infrastructure - Physical	Claireville Dam was constructed in 1963 and the dam gates require upgrades to be able to maintain operability and reduce public safety risk. There two major components for this work include: 1) repair of severe corrosion to ensure safe operability of the dam, and 2) corrosion protection for the gates, motor upgrades, hoist system refurbishment, wire ropes and fan brakes to ensure long-term operability. Costing is estimated, preliminary engineering underway to advance this priority project.	3,300
Stouffville Dam Embankment Repair and Channel Major Maintenance	A	York	Flood and Erosion Infrastructure - Physical	Stouffville Dam does not meet current dam safety guidelines. The dam requires upgrades to the emergency spillway to be able to pass extreme floods safely. Additionally, the embankment factor of safety is too low for expected ice and flood loading and therefore requires geotechnical improvements to meet dam safety guidelines. The Stouffville Channel lining is degrading and sediment is beginning to accumulate reducing the capacity of the channel. This results in increased risk of flooding to the local community. Preliminary engineering is underway to advance this priority initiative.	1,930
Legacy Dam Decommissioning - Glen Haffy Upper and Lower Dam Extension	A	Peel	Flood and Erosion Infrastructure - Physical	TRCA owns two historical/legacy dams (Glen Haffy Extension Upper Dam, Glen Haffy Extension Lower Dam) that do not meet current dam safety requirements. Their age and construction make it impossible, both technically and financially, to upgrade the dams. Because of the risk posed by these structures, the dams should be removed.	1,800
Legacy Dam Decommissioning - Secord Dam and Osler Dam	A	Durham	Flood and Erosion Infrastructure - Physical	TRCA owns two historical dams, Secord Dam and Osler Dam, which do not meet current dam safety standards. Due to their age and construction, upgrading these dams is neither technically nor financially feasible. Given the risks these structures pose, removal of the dams is recommended.	2,400
Black Creek Dam Spillway Modification	A	Toronto	Flood and Erosion Infrastructure - Physical	Black Creek dam was constructed in 1959. The dam was originally designed with a pipe discharge control which is prone to debris and sediment jamming. The pipe should be replaced with a notched weir to maintain flood attenuation capability with reduced maintenance costs. More engineering design is required to scope project and costing, projected costs are preliminary.	1,150
Pickering and Ajax Dyke Detailed Design	A	Durham	Flood and Erosion Infrastructure - Physical	Building on the findings from the 2020 Pickering and Ajax Dyke Restoration Environmental Assessment (EA), TRCA plans to move forward with the detailed design process for implementing the preferred restoration alternatives, which includes the complete reconstruction of the dykes. Once completed, the reconstructed dykes will offer enhanced flood protection and comply with all current engineering design criteria and standards.	600
Pickering Dyke Construction	A	Durham	Flood and Erosion Infrastructure - Physical	The implementation of the preferred restoration plan for the Pickering Dyke involves finalizing the construction phasing and methodology, executing a sediment and erosion control plan, and maintaining ongoing communication with affected residents. This process will also include the execution of construction activities and subsequent site restoration.	10,000
Ajax Dyke Construction	A	Durham	Flood and Erosion Infrastructure - Physical	The implementation of the preferred restoration plan for the Ajax Dyke includes finalizing construction phasing and methodology, executing a sediment and erosion control plan, and maintaining communication with affected residents. Additionally, it will involve carrying out construction activities and restoring the site afterward.	5,100

Attachment 1 - TRCA's 2025 List of Unfunded Priorities

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Hydrometric Network Expansions - Infrastructure	A	All	Flood and Erosion Services	TRCA operates a network of both real-time and non-real-time hydrometric gauges. To enhance its forecasting and flood warning capabilities, TRCA plans to convert the non-real-time gauges to real-time and install flood warning gauges in flood-prone areas. Increasing the density of real-time gauges will help ensure that smaller convective storms are not overlooked. Furthermore, the expanded real-time data network will support the development of the early warning flood system (FEWS). However, expanding the network will also require additional staff resources for operation and maintenance. This program involves a combination of long-term network operation and capital expenditures for new equipment.	3,760
Jane Wilson SPA Flood Protection Project	A	Toronto	Flood and Erosion Services	Initiate and complete the full cycle of projects to develop an implementable flood protection solution for the Jane Wilson Special Policy Area. The project will be multi-phased, beginning with a Feasibility Study to identify a range of feasible flood protection solutions. This will be followed by an Environmental Assessment process, which will include public consultation to gather input and ensure community involvement.	5,070
G. Ross Lord Dam Operations Optimization (process update)	B	Toronto	Flood and Erosion Infrastructure - Physical	G. Ross Lord Dam was constructed in 1973 to protect a large developed area of mid-town Toronto. The dam gate operation rules were originally optimized for large, hurricane-like events, similar to Hurricane Hazel. However, recent thunderstorm events have shown that the current gate operation rules are not fully utilizing the available reservoir storage. By optimizing gate operations for both thunderstorm events and large, region-wide events, the risk of flooding can be reduced.	400
Woodbridge Channel Board of Trade Weir Removal	B	York	Flood and Erosion Infrastructure - Physical	The Woodbridge Channel has two weirs that pose public safety risks and act as barriers to fish migration. These weirs should be removed to restore the natural function of the river and reduce the potential for injury to the public.	1,400
Greenlands Acquisition Project	B	All	Green Infrastructure	TRCA has a legislated mandate to conserve, restore, develop, and manage natural resources. To fulfill this mandate, TRCA will continue to acquire greenspace through the development process, aiming to protect watersheds and communities from flood risks while addressing urbanization and population growth. The allocated budget will allow TRCA to proactively acquire properties outside the planning conveyance process, supporting strategic land acquisition efforts.	33,250
Flood Forecasting and Warning Modernization	B	All	Flood and Erosion Services	Flood Forecasting and Warning is a service TRCA provides for all regional and local municipalities. TRCA understands the importance of situational awareness when considering the potential magnitude of flood events and size of its jurisdiction. The development of an Emergency Operations Centre (EOC) dashboard will provide TRCA staff the ability to track and document staff location, flood response resources, and site specific flood conditions for a jurisdictional wide, coordinated, flood response. TRCA has initiated the development of our Next Generation Flood Forecasting and Warning System which is being built around the FEWS decision support system (DSS). Further investments will accelerate the system development providing additional monitoring and reporting capabilities which will further streamline TRCA's flood forecasting and warning program, and take advantage of modern real-time hydrology modelling.	580
Tommy Thompson Park Master Plan Implementation	B	Toronto	Green Infrastructure	This project (Phase II) builds upon previous accomplishments, with a focus on shoreline protection, habitat enhancement, infrastructure improvements, public engagement, and park operations. The implementation of Phase II is essential to ensure that park ecosystems, infrastructure, and operations remain fully functional and resilient to the pressures that a growing city places on the natural environment. Please note, this costing does not include estimates for addressing shoreline hazards on lands leased by MNRF to Ports Toronto.	17,200
Tommy Thompson Park Enhanced Park Operations	B	Toronto	Program Enhancement	Tommy Thompson Park is aiming for 7-day-a-week operations and has experienced a significant increase in park visitations, partly due to heightened media coverage. Additional funding will support the enhancement of TTP operations by enabling the hiring of a full-time Coordinator, increasing weekend staff presence, and adding trails maintenance to improve the overall visitor experience.	2,992
SWP Central Segment Detailed Design	B	Toronto	Flood and Erosion Infrastructure - Waterfront	An Individual Environmental Assessment (EA) for the Scarborough Waterfront Project, completed by TRCA in partnership with the City of Toronto in 2019, aims to provide safe public access and an enjoyable waterfront experience while protecting and enhancing the natural environment along an 11-km stretch of shoreline between Bluffer's Park and East Point Park in Toronto. Design and implementation funding is needed to continue advancing the project eastward along the shoreline.	2,000
SWP Central Segment Construction	B	Toronto	Flood and Erosion Infrastructure - Waterfront	The Individual Environmental Assessment (EA) for the Scarborough Waterfront Project, completed by TRCA in partnership with the City of Toronto in 2019, aims to provide safe public access and an enjoyable waterfront experience, while safeguarding and enhancing the natural environment along an 11-km stretch of shoreline between Bluffer's Park and East Point Park in Toronto. To continue advancing the project eastward along the shoreline, additional design and implementation funding is required.	28,000

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SWP East Segment Detailed Design	B	Toronto	Flood and Erosion Infrastructure - Waterfront	The Individual Environmental Assessment (EA) for the Scarborough Waterfront Project, completed by TRCA in partnership with the City of Toronto in 2019, aims to provide safe public access and an enjoyable waterfront experience, while protecting and enhancing the natural environment along an 11-km stretch of shoreline between Bluffer's Park and East Point Park in Toronto. To continue advancing the project eastward along the shoreline, additional design and implementation funding is necessary.	4,000
SWP East Segment Construction	B	Toronto	Flood and Erosion Infrastructure - Waterfront	An Individual Environmental Assessment (EA) for the Scarborough Waterfront Project, completed by TRCA in partnership with the City of Toronto in 2019, is designed to provide safe public access and an enjoyable waterfront experience, while protecting and enhancing the natural environment along an 11-km stretch of shoreline between Bluffer's Park and East Point Park in Toronto. To continue advancing this work eastward along the shoreline, design and implementation funding is required.	72,000
Milne Dam Embankment Upgrades	B	York	Flood and Erosion Infrastructure - Physical	Milne Dam, built in 1968, was recently reviewed for dam safety, and the findings indicate that the dam could overtop during an extreme flood, which could lead to failure. To address this risk, the embankment requires overtopping protection to prevent erosion during a flood. Additionally, soil anchors are needed to stabilize the spillway and prevent sliding during extreme flood and ice events. The City of Markham has identified this project for funding in 2030.	1,350
Targeted Flood Vulnerable Cluster Outreach	B	All	Flood and Erosion Services	TRCA's Flood Risk Public Awareness and Education Program was launched in 2018, focusing on two key areas: disseminating information on flood risk and current risk reduction initiatives to municipal partners, and jointly delivering risk information to flood-vulnerable neighborhoods in collaboration with municipal partners. Initially, the program targeted the highest-ranked flood-risk communities within each partner municipality. TRCA now plans to expand the program by developing digital flood risk materials for additional flood-vulnerable areas, including strategic social media campaigns and promotional mailings to distribute contactless flood risk packages.	60
Toporowski Flood Mitigation and Stream Project	B	York	Green Infrastructure	TRCA is working in partnership with Richmond Hill to implement actions that mitigate flooding impacts caused by sedimentation and phragmites clogging a tributary of the Rouge River, which poses a flood risk. The preferred alternative is likely to involve reinstating approximately 900m of the natural channel, stream and valley restoration, and the removal of invasive species. Funds received so far have been allocated for the design phase, but no funds have been secured for implementation. The project cost is preliminary and may change depending on the final approved alternative.	2,600
Kortright Centre for Conservation - Visitor Centre - Sanitary Waste Connection	B	York	Asset Management	The current septic system has reached the end of its service life, according to a 2013 assessment report. A system failure could result in site closures that would impact over 100K visitors annually. To address this, the Visitor Centre needs to be connected to the municipal sanitary wastewater collection system, which will require the installation of a lift station and grinder pump.	1,300
Pay-for-parking - York Region Passive Lands	B	York	Asset Enhancement	Implement and enforce pay-for-parking services at passive use lands, including parking lots at Oak Ridges Corridor Conservation Reserve (3), Foster Woods (1), and Granger Greenway (1). The revenue generated from these services will be allocated to support state-of-good-repair needs and enhance visitor amenities within these passive use properties.	510
Pay-for-parking - Durham Region Passive Lands	B	Durham	Asset Enhancement	Install and enforce pay-for-parking services at passive use lands, including parking lots at Altona Forest (1) and Greenwood Conservation Lands (2). The revenue generated will be directed toward supporting state-of-good-repair needs and funding visitor amenity initiatives within these passive use properties.	65
Waterfront Integrated Restoration Prioritization (WIRP)	B	Toronto / Durham	Green Infrastructure	The Waterfront Integrated Restoration Prioritization (WIRP) Strategy was completed in 2024. It strategically targets restoration activities across the Toronto Waterfront. The strategy lays out a 10-year workplan to address ecological impairments and prioritizes restoration projects along the Toronto waterfront. Projects contribute to the Remedial Action Plan delisting targets for the Toronto Area of Concern pertaining to Beneficial Use Impairment (BUI) 14 "Loss of Fish and Wildlife Habitat" and BUI 3 "Degradation of Fish and Wildlife Populations". In 2025, priority project planning and implementation has begun and the planning framework will be extended across the Durham waterfront. The following years will target the annual implementation of priority waterfront restoration projects - including projects listed as unfunded priorities, i.e. Rat's Spit Shoreline Restoration.	10,000
Planting for Climate Change Mitigation and Adaptation	B	All	Green Infrastructure	TRCA aims to undertake targeted tree and shrub planting on both public and private lands to support climate change mitigation and adaptation. This initiative will utilize a variety of techniques, including traditional and enhanced reforestation methods, to enhance environmental resilience and foster sustainable growth.	1,375

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Laserfiche Upgrade and License Migration	B	All	Administrative Operational	Upgrade TRCA's Laserfiche ECM (Enterprise Content Management) system to the latest version to maintain support from the vendor and ensure the ongoing management of TRCA's critical business records. The upgraded system will provide access to the latest features, improve information security, enhance the user experience, enable better integration with other technologies, and offer improved performance and scalability.	328
York Conservation Lands Trail State of Good Repair Program	B	York	Trails	The projects in this program aim to keep existing trails open and safely operated, ensuring safe trail usage while minimizing the risk of liability for TRCA. By addressing infrastructure deficiencies on TRCA-managed trails, this project will enhance the condition of trails and wayfinding signage in the Boyd North and Glassco Park lands in Vaughan, as well as in the Humber Trails Conservation Area in King.	2,450
Peel Conservation Lands Trail State of Good Repair Program	B	Peel	Trails	This project will ensure that existing trails remain open and safely operated, promoting safe trail usage while reducing the risk of liability for TRCA. It will address infrastructure deficiencies on TRCA-managed trails, including the removal and replacement of the existing Wiley Bowstring Bridge along the West Humber Trail in Claireville Conservation Area in Brampton.	800
Durham Conservation Lands Trail State of Good Repair Program	B	Durham	Trails	The projects in this program will ensure that existing trails remain open and safely operated, promoting safe trail usage while minimizing the risk of liability for TRCA. By addressing infrastructure deficiencies on TRCA-managed trails, the projects will enhance the condition of trails and wayfinding signage in the East and West Duffins Headwaters in Uxbridge, Altona Forest in Pickering, and Greenwood Conservation Lands in Ajax and Pickering.	1,750
Atlassian (JIRA) Cloud Migration and Service Desk Consolidation	B	All	Administrative Operational	The upgrade and migration of the Atlassian Jira Service Desk platform to the Atlassian Cloud infrastructure will enable the deployment of an integrated Enterprise Service Desk solution for TRCA. This upgraded system will provide access to the latest features, enhance information security and user experience, improve integration with other technologies, and offer better performance and scalability.	67
Meadoway Multi-Use Trail	B	Toronto	Trails	The Meadoway is transforming a hydro corridor in Scarborough into a vibrant 16-kilometre stretch of urban greenspace and meadowlands, set to become one of Canada's largest linear urban parks. Additional funding is needed to further on-going connections and improvements to the multi-use trail and adaptive management of meadow habitat.	16,000
Oak Ridges Corridor Conservation Reserve Parking Lots	C	York	Trails	The projects in this program will ensure that existing trails remain open and safely operated, promoting safe trail usage while reducing the risk of liability for TRCA. By addressing infrastructure deficiencies on TRCA-managed trails, this project will improve the condition of trails and wayfinding signage in the Boyd North and Glassco Park lands in Vaughan, as well as in the Humber Trails Conservation Area in King.	1,500
TRCA Debris Management Response Program	C	All	Flood and Erosion Services	TRCA owns and manages hundreds of kilometers of natural watercourses across its jurisdiction. The urbanization of surrounding areas has significantly increased the accumulation of debris in these channels, which can pose risks to both the community and the environment, including heightened flooding, erosion, navigational blockages, and obstacles to migrating fish. To address these challenges, TRCA requires the implementation of a response program that can assess, document, track, and mitigate debris blockages. This program will involve developing an intake system for requests, creating GIS field tools with a database, and dedicating staff time for evaluation and mitigation efforts.	1,000
Software Deployment Management Software	C	All	Administrative Operational	The acquisition and implementation of a Software Deployment Management platform will enable TRCA to efficiently manage the installation and administration of business software applications on all end-user computing devices across the organization. This platform will enhance operational and security control over end-user devices, improve customer service, and drive operational efficiencies by eliminating the need for redundant staff time spent physically managing devices.	700
Milne Creek Study and Remediation Project	C	York	Flood and Erosion Services	Further fieldwork and assessments within the Milne Creek tributary are necessary to evaluate potential erosion hazards and the associated risks to private property in the area. These studies will involve detailed site inspections, soil testing, and hydrological assessments to identify areas most vulnerable to erosion. The findings will help determine the severity and extent of erosion risks, allowing for the development of targeted mitigation strategies. This will ensure that both public and private properties are safeguarded from potential damage due to erosion, while also providing essential data for future flood management and land use planning.	150

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Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Health and Safety Management System	C	All	Administrative Operational	The Health and Safety Management System (HSMS) will integrate all Health and Safety documentation, requirements, and investigations into a single, streamlined program. This comprehensive system will include all Health and Safety forms used across various business units, ensuring consistent data management and reporting. The HSMS will also have the capability to track, manage, and implement corrective actions arising from workplace safety inspections, incidents, safety statistics, meetings, and WSIB (Workplace Safety and Insurance Board) management. By consolidating these functions, the system will improve efficiency, ensure compliance, and enhance overall workplace safety management.	500
20 Klein's Crescent Erosion Control Maintenance Project	C	York	Flood and Erosion Services	This project involves the planning and implementation of maintenance work on a TRCA-owned erosion control structure located adjacent to private property within the City of Vaughan. Given the proximity of a stormwater outfall that may also require maintenance, there is potential for design cost-sharing with the City. This collaborative effort will help ensure that both the erosion control structure and the stormwater outfall are properly maintained, minimizing environmental impact and reducing potential risks to surrounding properties.	300
The Village at Black Creek Capital Funding & Physical Accessibility Requirements	C	Toronto	Program Enhancement	This multi-year capital investment plan aims to facilitate the development of a transformative new vision for The Village at Black Creek, positioning it as a vibrant, dynamic attraction that seamlessly blends the exciting future of the City of Toronto and Ontario with the rich history of our communities, from pre-colonial Canada to the 21st century. The plan includes the creation of a Master Plan that will account for both current and future development, as well as the programming of the site and its surrounding areas. In addition, the plan will address the state of good repair for the 40+ historic buildings that make up the built collection of Black Creek, ensuring their preservation for future generations while enhancing the overall visitor experience.	9,800
Rat's Spit Shoreline Restoration	C	Toronto	Green Infrastructure	The implementation of shoreline restoration will address the impacts of high Lake Ontario water levels, protecting existing warmwater embayments and enhancing habitats for both warmwater and coolwater fish species. This initiative will contribute to the delisting of the Toronto and Region Area of Concern, improving the overall health and biodiversity of the shoreline ecosystem and supporting the recovery of aquatic habitats in the region.	1,000
West Hill Bank Stabilization Project	C	Toronto	Trails	A pedestrian trail in Lower Highland Creek Park is at risk due to the ongoing erosion of the west bank of Highland Creek, south of Lawrence Avenue. While two sections of the trail were realigned away from the eroding bank in 2016, further stabilization is needed to protect the trail infrastructure from continued erosion. The scope of this project involves the development of detailed designs, obtaining necessary permits and approvals, and implementing stabilization measures. Coordination with the City of Toronto will be essential to ensure alignment with potential funding opportunities and avoid any overlap in efforts.	1,850
Infrastructure - Hydro Upgrades - York Region (Kortright Centre and Boyd Conservation Park)	C	York	Asset Management	The overhead primary power lines in the parks are beyond their expected lifespan and require complete replacement. The aging hydro infrastructure frequently causes power interruptions, which negatively impact the visitor experience. Replacing the infrastructure will improve reliability, reduce power disruptions, and enhance the overall experience for park visitors.	2,000
Durham Region Shoreline Risk Assessment	C	Durham	Flood and Erosion Services	An assessment of shoreline hazards across the Durham waterfront, specifically in Pickering (following the completion of Ajax's gap analysis), will be conducted to inform planned improvements and identify deficiencies in existing structures. This assessment will lead to the development of an integrated shoreline management plan that will outline necessary actions, prioritize needs, and guide the methodology for remedial erosion protection. Notably, TRCA staff are currently working to implement a cobble boulder beach along Reach 5 in Ajax using federal funding, while ongoing discussions with regional and municipal partners continue.	800
Morningside Creek Dissipater Stream Restoration Project	C	Toronto	Green Infrastructure	This project involves the removal of severely degraded hardened surfaces within Morningside Creek, including the energy dissipater and fishway, to restore the natural function of the watercourse. The restoration will be carried out using natural channel design techniques, aimed at enhancing the ecological health and stability of the stream. The project will restore approximately 600 meters of the creek, improving habitat for aquatic life and enhancing water quality in the area.	3,000
Pay-for-parking - Peel Region Passive Lands	C	Peel	Asset Enhancement	Install and enforce pay-for-parking services at passive use lands, including parking lots at Bolton Resource Management Tract (1), Claireville Conservation Area (2), and Palgrave Forest and Wildlife Area (1). This initiative will generate additional revenue that can be reinvested into the maintenance and state of good repair needs of these properties, as well as support visitor amenity improvements within passive use areas, enhancing the overall visitor experience.	750

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Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Bruce's Mill Infrastructure	C	York	Asset Management	This project involves comprehensive infrastructure repair and upgrades to Bruce's Mill Conservation Park, including the following areas: 1) Beach Centre: Upgrades to services and shell structure. 2) Chalet: Renovations to shell, services, interiors, and exterior. 3) Pro Shop: Repair and upgrades to substructure, shell, services, and interiors. 4) Pump House: Improvements to shell and services. 5) Cedarglen Washroom: Upgrades to services and furnishings. 6) Millview Washroom: Enhancements to services and furnishings. 7) Site Infrastructure: Paving (not covered by CCRF), storm sewers, bridges, and services. Additionally, a Restoration Project is planned for 2030, focusing on the historical Bruce's Mill building, which requires total restoration and infrastructure servicing. The projected cost for the restoration is estimated to be between \$5 million and \$10 million, depending on the extent of the restoration actions undertaken.	7,256
Albion Hills Infrastructure	C	Peel	Asset Management	This project involves infrastructure repair and upgrades to Albion Hills Conservation Park, focusing on the following key areas: 1) Administrative Gate House: Interior renovations and upgrades. 2) Comfort Station: Maintenance and lifecycle repairs to ensure functionality. 3) Field Centre: Repairs to the shell structure and interior enhancements. 4) Heifer Barn: Upgrades to the shell and services. 5) Implement Shed and Garage: Structural repairs to the shell. 6) Pool Building: Improvements to the substructure, shell, and services. 7) Site Infrastructure: Upgrades to bridges, paving, services, and fixtures to enhance accessibility and functionality. 8) Ski Chalet: Repairs to the substructure, shell, interiors, and services to improve the building's overall condition. 8) Sleepy Hollow: Upgrades to services to maintain operational standards. These upgrades will ensure the park remains functional, safe, and accessible for visitors, while also addressing long-term maintenance needs.	3,442
Boyd Centre Infrastructure	C	York	Asset Management	This project involves comprehensive infrastructure repair and upgrades to the Boyd Centre main building, focusing on the following areas: 1) Substructure: Repair and reinforcement of the foundational elements to ensure structural stability. 2) Shell: Upgrades to the exterior structure, including walls, roofing, and other critical building components. 3) Interiors: Renovations and improvements to the interior spaces, including walls, flooring, and layout adjustments for better functionality. 4) Services: Overhaul and upgrading of essential building services such as plumbing, electrical, HVAC (heating, ventilation, and air conditioning), and other systems that support the building's operation. 5) Furnishings: Replacement or enhancement of furniture and fixtures to improve the comfort and aesthetics of the building. 6) These repairs and upgrades aim to extend the lifespan of the building, improve user experience, and ensure it remains functional and safe for its intended purposes.	705
Boyd Park Infrastructure	C	York	Asset Management	This project involves comprehensive infrastructure repair and upgrades to Boyd Conservation Park, which includes various facilities and utilities. Infrastructure Repairs and Upgrades: 1) Park Hydro Lines and Transformers: Upgrading electrical infrastructure to ensure reliable power supply and support park operations. 2) Maintenance Shop: Structural repairs (shell), upgrading of services (plumbing, electrical, etc.), and interior renovations to ensure functionality. 3) Comfort Stations: Repairs to the shell, services, and infrastructure to improve sanitation and accessibility for visitors. 4) Main Refreshment Booth: Renovations to the shell, services, and interiors to improve the space for park visitors and enhance the guest experience. 5) North Washrooms: Upgrades to the shell and services to maintain cleanliness and accessibility for users. 6) Poplar Hill Washroom: Repairs to services, shell, and interiors to ensure functional and accessible washroom facilities. 7) Site Infrastructure: Upgrades to services and paving not covered by the CCRF (Canada Community Revitalization Fund), which could include walkways, roads, or other essential features to improve accessibility and the visitor experience. 8) Septic and Sewer System Upgrade (2026-2028): Septic and Sewer System: A \$2.25 million project to tie the septic systems at Boyd Conservation Area (Boyd Office and Residential House) into the municipal sewer system. This will ensure proper waste management and align with modern environmental standards. The overall goal of these improvements is to enhance the infrastructure, facilities, and utilities at Boyd Conservation Park, improving both the visitor experience and operational efficiency while addressing critical maintenance needs.	6,102
Claireville Infrastructure	C	Peel	Asset Management	This project involves infrastructure repair and upgrades to Claireville Conservation Park, focusing on key buildings and site systems to improve functionality and visitor experience. The details of the project include: Infrastructure Repairs and Upgrades: 1) Etobicoke Field Centre: Interior renovations and upgrading of services (plumbing, electrical, etc.) to improve functionality and comfort for park staff and visitors. 2) Paul Flood Building: Interior upgrades to enhance the space for its intended use and improve the overall environment. 3) Saddle House: Structural repairs to the building's shell, ensuring its stability and longevity. This may include exterior repairs and necessary updates to maintain safety and usability. 4) Site Infrastructure: Enhancements to the overall park infrastructure, including site systems and equipment, to improve the park's functionality, accessibility, and safety. This could involve upgrading utilities, equipment, and general maintenance of the park grounds. These upgrades aim to ensure that Claireville Conservation Park remains a safe, functional, and attractive space for both visitors and park operations.	806

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Claremont Infrastructure	C	Durham	Asset Management	This project involves infrastructure repair and upgrades to Claremont Conservation Park, focusing on key facilities and site infrastructure. The details of the project include infrastructure repairs and upgrades: 1) Field Centre: Repairs and upgrades to the substructure, roof, services (plumbing, electrical, HVAC), shell (exterior structure), and equipment to ensure the building remains functional, safe, and energy-efficient for park operations and visitor use. 2) Maintenance Shop: Updates to the services (electrical, plumbing), shell (structural repairs to exterior), and interior spaces to improve functionality and support maintenance activities within the park. 3) Site Infrastructure: Upgrades to the park's critical infrastructure, including transformers and other essential equipment, to improve the park's electrical system, safety, and reliability. These repairs and upgrades are essential to maintaining the integrity of Claremont Conservation Park's facilities, ensuring they meet operational needs and provide a safe and enjoyable experience for visitors.	974
Glen Haffy Infrastructure	C	Peel	Asset Management	The project for Glen Haffy Conservation Park focuses on extensive infrastructure repair and upgrades to various facilities within the park to ensure the continued functionality and sustainability of the park's services. Below are the key components of the proposed upgrades. Infrastructure Repairs and Upgrades: 1) Fish Hatchery Building: The fish hatchery will be rebuilt, with a new substructure and shell (exterior structure) to support its operations. 2) Fish Hatchery Ponds: Upgrades to the fish hatchery ponds will involve the installation of new walls, pump systems, and plumbing to improve water flow, fish health, and overall pond functionality. 3) Headwater Cabin: The cabin will undergo repairs, including the shell (structural repairs) and interior updates, to ensure it is safe and suitable for use. 4) Service Booths: Upgrades to the services in the booths to improve visitor experience and operational efficiency. 5) Second Refreshment Booth: The refreshment booth will undergo repairs and upgrades to its substructure, shell (exterior structure), interiors, and services to provide a functional and appealing facility for park visitors. 6) Site Infrastructure: The park will see improvements in paving, the pool area, site systems (including electrical, plumbing, and other utilities), and equipment to enhance overall park amenities. 7) Visitor's Centre: The visitor's center will undergo repairs to its shell (exterior structure) to maintain its role as a key entry point for visitors to the park. 8) Maintenance Workshop (New Asset): \$3M - 2025-2026: The existing maintenance infrastructure is deteriorating and is at the end of its service life, necessitating the immediate replacement of the maintenance workshop. This new workshop will serve as a critical operational facility for park management. Master Plan: A master plan exercise for Glen Haffy Conservation Park is underway, which will identify the park office and maintenance building as an essential function of the park. It is expected that Peel Region will continue to support improvements identified in the master plan, as they have historically supported other TRCA parkland improvements within the Peel jurisdiction. This comprehensive investment will ensure that Glen Haffy Conservation Park continues to provide high-quality services to its visitors while supporting the park's operational needs and sustainability.	7,240
Heart Lake Infrastructure	C	Peel	Asset Management	The Heart Lake Conservation Park infrastructure repair and upgrade project focuses on enhancing the park's amenities and resolving critical issues related to utility services. Below are the key components of the proposed upgrades: Infrastructure Repairs and Upgrades: 1) Beach Washroom: The beach washroom will undergo interior and service upgrades to improve functionality and the overall visitor experience. 2) Site Infrastructure: Improvements will be made to the park's infrastructure, including paving (not covered by the CCRF), installation of new services, and the repair/replacement of exterior stairs to enhance accessibility and safety. 3) Washroom/Pool Station: The washroom and pool station will be brought into code compliance, with upgrades to both the interiors and shells (exterior structure) to meet current safety and accessibility standards. 4) Heart Lake Sewer Servicing: \$1.8M - 2026-2027: This project addresses the lack of connection to the municipal sewer system by installing critical infrastructure for sewer servicing. The park's current septic systems are overloaded due to high public attendance, leading to environmental concerns and inadequate waste management. The new sewer servicing will improve service levels and accommodate the growing visitor numbers, ensuring proper waste disposal and a more sustainable park operation. 5) Hydro Upgrades: \$0.8M - 2025: Overhead primary power lines in the park are at the end of their service life, causing frequent power interruptions that negatively impact visitor experiences. This project will involve a complete replacement of the hydro infrastructure to ensure reliable power supply to the park. The upgraded system will help avoid service interruptions and enhance the operational efficiency of park amenities. These upgrades and improvements will ensure that Heart Lake Conservation Park remains a safe, accessible, and enjoyable destination for visitors while addressing current infrastructure challenges and future growth needs.	3,806

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Indian Line Infrastructure	C	Peel	Asset Management	The Indian Line Campground infrastructure repair and upgrade project aims to address the needs of both operational and visitor facilities. The proposed upgrades include the following: Infrastructure Repairs and Upgrades: 1) Camp Office: The camp office will undergo repairs to the shell (structural framework) and services (electrical, plumbing, HVAC) to ensure it remains functional and provides a comfortable experience for visitors and staff. 2) Gatehouse Building: The gatehouse, which is essential for park access and operations, will receive upgrades to its shell to improve the building's integrity and aesthetics. 3) Maintenance Workshop: The maintenance workshop, critical for the campground's operational needs, will be upgraded to ensure its shell is structurally sound and that necessary services such as utilities (electrical, plumbing, etc.) are fully functional. 4) North Washroom: This facility will receive updates to its services (plumbing, electrical, etc.) and shell to ensure it is in proper working order for public use. 5) Poplar Washroom: The Poplar washroom will be renovated, including upgrades to the shell, services, and interior features to improve the overall user experience and maintain sanitary conditions. These upgrades will enhance both the functionality and user experience at Indian Line Campground, ensuring that the facilities are safe, comfortable, and equipped to handle the growing number of visitors.	1,804
Kortright Infrastructure	C	York	Asset Management	The Kortright Centre for Conservation infrastructure repair and upgrade project focuses on improving both the visitor experience and the operational functionality of the center. The proposed upgrades include the following: Infrastructure Repairs and Upgrades: 1) Bee Space: The bee space, likely a specialized area for bee conservation or education, will receive upgrades to its shell (structural framework) to enhance its durability and functionality. 2) Demonstration Sheds: These sheds, which are designed for hands-on educational purposes, will undergo special construction to improve their structural integrity and functionality in supporting various demonstrations. 3) Glass House: The glass house, used for showcasing plant life and environmental conservation practices, will be repaired to improve its structure and interior. This may include fixing glass panels, upgrading ventilation systems, or enhancing accessibility. 4) Land Theme: The land theme area, which likely focuses on land-based environmental education, will receive upgrades to its shell and interiors to enhance educational experiences for visitors. 5) Living Machine Greenworks: This facility, which could be involved in sustainable water or waste treatment processes, will be upgraded with necessary services, interior renovations, and shell improvements to ensure its operational effectiveness. 6) Sustainable House: The sustainable house, a key educational feature demonstrating sustainable living practices, will undergo upgrades to its shell, interiors, and services to maintain its function as a showcase for sustainable design and living. 7) Visitor Centre: The visitor center, which plays a central role in welcoming guests and providing information, will undergo repairs to its substructure, shell, interiors, and services. These upgrades will improve both its aesthetic appeal and functionality. 8) Workshop: The workshop facility, which is likely used for educational programs and conservation work, will receive upgrades to its services (electrical, plumbing, etc.) and interiors to enhance the work environment. 9) Site Infrastructure: General site infrastructure will be improved, including upgrades to bridges, paving, walkways, and retaining walls to ensure accessibility and safety for visitors while maintaining the site's natural beauty. These upgrades are aimed at ensuring the Kortright Centre for Conservation remains a world-class destination for environmental education and sustainable living, while also maintaining a high level of functionality and accessibility for visitors and staff.	1,994

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Petticoat Creek Infrastructure	C	Durham	Asset Management	<p>The Petticoat Creek Conservation Park infrastructure repair and upgrades project includes key upgrades to enhance both the park's facilities and operations. The following details outline the planned improvements:</p> <p>Infrastructure Repairs and Upgrades: 1) Maintenance Shop - \$1.5M - 2025-2027: The maintenance shop at Petticoat Creek Conservation Park is past the end of its operational life. The planned investment of \$1.5M is needed for a complete renovation of the shop, replacing failed infrastructure that has rendered the current facility unsuitable for staff use. The renovation includes roof, cladding, window, door and HVAC replacement, upgraded electrical systems and interiors, and provide a staff washroom and lunchroom. This is a critical project since staff are currently displaced due to the shop's condition. This project will ensure that the maintenance shop is functional, safe, and capable of supporting the park's operational needs. These improvements will greatly enhance the visitor experience, operational efficiency, and staff working conditions at Petticoat Creek Conservation Park, ensuring that the park remains a safe and enjoyable destination for the community. 2) Outdoor pool – closed for 6th season, is past end of life and requires demolition and removal so the pool and deck area and surrounding green space which has a nice picnic shelter can be converted back to green space for picnics and possible new educational or passive park space which is in high demand in this area. Approximate costs are \$1.5M. 3) Pool complex includes washrooms, change rooms and a small office. Upgrades are required to convert the space into three season washrooms and educational use area to support educational programs and camps. The finishes and layout are outdated and inefficient. Upgrades would require approximately \$450K. 4) Park infrastructure: Approximately \$750 paving is required to upgrade the main road and some parking areas. These improvements will greatly enhance the visitor experience, operational efficiency, and staff working conditions at Petticoat Creek Conservation Park, ensuring that the park remains a safe and enjoyable destination for the community.</p>	6,234
Restoration Services Centre Infrastructure	C	York	Asset Management	<p>The Restoration Service Centre project will involve comprehensive repairs and upgrades to ensure the building is fully functional and meets current operational and safety standards. The planned improvements will include:</p> <p>1) Shell Repairs: This includes structural enhancements to the building's outer framework, ensuring the integrity and stability of the building. Any deteriorating materials or components will be replaced, improving durability and extending the life of the structure. 2) Interior Upgrades: The interiors will undergo a complete overhaul, focusing on creating a more efficient and comfortable environment for staff. This includes updating the layout, refurbishing spaces, and installing modern, energy-efficient fixtures and finishes. 3) Service Improvements: The building's essential services, such as plumbing, electrical, HVAC, and other critical systems, will be repaired and upgraded to meet current codes and operational requirements. This will enhance energy efficiency, safety, and comfort for all occupants. These upgrades will not only improve the functionality of the Restoration Service Centre but also contribute to a more sustainable and effective operation for the long term. The project aims to provide a safe, modern, and welcoming environment for all staff supporting the centre's mission of providing top-tier restoration services.</p>	372
Swan Lake Infrastructure	C	York	Asset Management	<p>The Swan Lake project involves essential repairs and upgrades to the main building, focusing on the following key areas: 1) Shell Repairs: This will address any structural deficiencies in the exterior of the building, ensuring that the foundation, walls, roofing, and other external components are stable, durable, and weatherproof. Any areas that have experienced wear and tear over time will be reinforced or replaced to maintain the building's overall integrity. 2) Interior Upgrades: The interior of the building will be renovated to improve functionality, comfort, and aesthetics. This includes updating the layout, refurbishing rooms and common areas, and installing modern finishes, such as flooring, lighting, and furniture. The goal is to create a more welcoming and efficient environment for visitors and staff alike.3) Service Improvements: All essential building systems, including plumbing, electrical, HVAC, and other utilities, will be upgraded to meet current codes and standards. These improvements will enhance energy efficiency, reduce maintenance costs, and provide a more comfortable atmosphere for all occupants. By addressing these key areas, the Swan Lake building will be revitalized to better serve its purpose, ensuring it remains a safe, sustainable, and inviting space for years to come.</p>	253

Attachment 1 - TRCA's 2025 List of Unfunded Priorities

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Ravine Strategy Implementation	C	Toronto	Green Infrastructure	This project focuses primarily on the restoration of wetlands, habitats, and valleys, specifically within the Priority Investment Areas (PIAs) outlined in the Toronto Ravine Strategy. In collaboration with the City of Toronto, the initiative aims to enhance and rehabilitate critical natural features in these targeted areas, contributing to the overall improvement of the city's ecological health and biodiversity. Key aspects of the project include: 1) Wetland Restoration: Rehabilitating and enhancing wetland areas within the PIAs to improve water quality, support biodiversity, and enhance flood mitigation capabilities. Restoring wetland ecosystems will also provide essential habitat for various species, improving overall ecological balance. 2) Habitat Restoration: Restoring and enhancing natural habitats within the ravines and valleys to promote biodiversity. This includes removing invasive species, reintroducing native plants, and improving the overall environmental health of these areas. 3) Valley Restoration: Focusing on the rehabilitation of valley systems, including stabilizing eroded slopes, restoring native vegetation, and improving watercourse health to mitigate flooding and erosion risks. 4) Collaboration with City Initiatives: This project aligns with and supports the City's ongoing Natural Infrastructure Fund (NIF) and Disaster Mitigation and Adaptation Fund (DMAF) submissions, helping to implement key ravine strategy projects that contribute to broader city-wide ecological and climate goals. By working together with the City of Toronto, the project aims to restore and protect vital natural areas in the Toronto region, enhancing the resilience of ecosystems, supporting wildlife, and contributing to the City's long-term sustainability and climate adaptation efforts.	2,050
Redevelopment of 805-809 St. Martins	C	All	Asset Management	805/809 St. Martins are two lots located within the City of Pickering. TRCA Board of Directors has identified these properties as surplus to their operational needs and has expressed support for their potential redevelopment. The goal is to repurpose these lots for higher-use development before proceeding with their divestment. This strategic decision aims to optimize the use of these properties, aligning with broader urban development goals and enhancing their value.	26,250
70 Legion Court Bank Stabilization Project	C	York	Green Infrastructure	This project aims to address the ongoing bank erosion occurring within TRCA-owned property in the City of Vaughan. Internal designs have been developed to stabilize the area, which includes regrading an approximately 60-meter-long section of the bank. The project will also involve the installation of a vegetated filter strip to improve water quality, along with site restoration efforts to enhance the area's ecological function. Additionally, overall parking lot improvements will be made to support the site's usability and ensure safety.	250
Trail Strategy Implementation - York	C	York	Trails	The delivery of trail connection projects, as prioritized through the Trail Strategy for the Greater Toronto Region, aims to enhance safe and accessible public access to greenspaces. These York Region projects will create vital linkages between parks, natural areas, and communities, ensuring that residents and visitors can enjoy safe and seamless connectivity to outdoor spaces. By improving trail networks, the initiative will promote active transportation, environmental stewardship, and overall community well-being.	2,000
Trail Strategy Implementation - York	C	York	Trails	The delivery of trail connection projects, as prioritized through the Trail Strategy for the Greater Toronto Region, aims to enhance safe and accessible public access to greenspaces. These York Region projects will create vital linkages between parks, natural areas, and communities, ensuring that residents and visitors can enjoy safe and seamless connectivity to outdoor spaces. By improving trail networks, the initiative will promote active transportation, environmental stewardship, and overall community well-being.	2,000
Trail Strategy Implementation - Peel	C	Peel	Trails	The delivery of trail connection projects, as prioritized through the Trail Strategy for the Greater Toronto Region, aims to enhance safe and accessible public access to greenspaces. These Region of Peel projects will create vital linkages between parks, natural areas, and communities, ensuring that residents and visitors can enjoy safe and seamless connectivity to outdoor spaces. By improving trail networks, the initiative will promote active transportation, environmental stewardship, and overall community well-being.	2,000
Adjala-Tosorontio Land Management Program	C	Township of Adjala-Tosorontio	Green Infrastructure	The Land Management Program initiative aims to secure and protect TRCA's interests in its lands by implementing a variety of measures such as fencing, signage, patrolling, and other preventative actions to deter unlawful entry. This will help mitigate the authority's exposure to liability under the Occupiers' Liability Act. The program will also focus on maintaining facilities and amenities that support public access and recreational activities. Additionally, it will empower TRCA to make applications and provide comments on matters under the Planning Act, ensuring that TRCA's land management practices align with broader land use policies. The initiative will also work to conserve, protect, rehabilitate, establish, and manage the natural heritage resources on TRCA lands, supporting the preservation and enhancement of local ecosystems for future generations.	600

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Trail Strategy Implementation - Toronto	C	Toronto	Trails	The delivery of trail connection projects, as prioritized through the Trail Strategy for the Greater Toronto Region, aims to enhance safe and accessible public access to greenspaces. These City of Toronto projects will create vital linkages between parks, natural areas, and communities, ensuring that residents and visitors can enjoy safe and seamless connectivity to outdoor spaces. By improving trail networks, the initiative will promote active transportation, environmental stewardship, and overall community well-being.	2,000
Erosion Monitoring and Maintenance Program - Durham	C	Durham	Flood and Erosion Services	The primary objective of this long-term program is to identify erosion-prone sites within Durham Region where erosion presents a significant risk to essential infrastructure and public safety. The data collected will be used to establish a priority ranking for these erosion hazard sites and to provide recommendations for necessary maintenance and remedial actions. TRCA, in collaboration with Durham Region staff, is working to initiate an erosion hazard monitoring program for the 2025 and 2026 monitoring seasons. This will involve a combination of desktop analyses and ground-truthing data collection, with the proposed start date set for Q2 2025. The program will enable a proactive approach to addressing erosion risks and ensuring the safety and sustainability of the region's infrastructure and natural landscapes.	2,100
The Village at Black Creek Indigenous Engagement and Placemaking	C	Toronto	Program Enhancement	This project focuses on enhancing and expanding the engagement of Indigenous communities in the development and ongoing programming of Indigenous exhibits, programs, installations, and events at the Village. The initiative will support the hiring of an Indigenous Engagement Supervisor and Coordinator to lead the development of Indigenous-led installations, exhibits, and programming. Additionally, the project will fund four part-time Indigenous Education Interpreters who will provide on-site education and interpretation, helping visitors connect with Indigenous culture and history. A Collections Coordinator will also be hired to work with TRCA archaeologists, ensuring the proper care, digitization, and public accessibility of TRCA's collection of Indigenous artifacts. This initiative aims to foster a deeper understanding of Indigenous culture and history, while creating a space for Indigenous communities to share their stories and traditions.	7,500
Lake St. George Infrastructure	C	York	Asset Management	This project involves comprehensive infrastructure repair and upgrades to various buildings and facilities at Lake St. George, ensuring the preservation and improvement of the site's key assets. The scope of work includes the following: 1) Barn/Shop/Stables: Repair and upgrade of the substructure and shell to ensure the integrity and functionality of the facility for ongoing use. 2) Bond House: Refurbishment of both the interior and exterior shell to restore its aesthetic and operational conditions. 3) Butler House: Upgrades to the substructure, shell, and interiors to maintain the building's stability and usability. 4) Canoe Storage: Repair and upgrade of the substructure and shell to enhance storage conditions and ensure the security of equipment. 5) Davies Hall: Restoration of the substructure, shell, services, and interiors to improve the building's overall condition and facilities. 6) Site Infrastructure: Enhancements to services, bridge repairs, and exterior wood stairs to improve accessibility, safety, and functionality of the site. 7) Snively House: Upgrades to the substructure, shell, and interiors, ensuring the building is stable, secure, and fit for use. 8) Chalet: Repairs to the substructure and shell to maintain its integrity and functionality. These upgrades aim to ensure that the site remains operational, safe, and accessible for visitors, while preserving its historical value and enhancing the experience for all users.	1,185
The Village at Black Creek Water Supply Infrastructure	C	Toronto	Asset Management	The existing water lines at the site are outdated and in poor condition, posing significant risks to both infrastructure and public health. Key issues include: 1) Frequent Water Breaks: The current pipes are prone to regular breaks, leading to disruptions in water supply and potential damage to the surrounding area. 2) Corroded Pipes: Aging infrastructure has led to corrosion of the pipes, further compromising water quality and integrity. 3) Chlorine Level Drops: Contamination of the pipes is causing a drop in chlorine levels, which is a concern for water safety and hygiene. 4) Low Water Pressure: The water pressure in the village houses is insufficient, impacting daily activities and creating potential operational challenges. Given these deficiencies, it is essential to replace the existing water lines with new, durable infrastructure to ensure reliable, safe water supply, reduce maintenance costs, and improve the overall quality of life for residents and visitors.	1,800

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
The Village at Black Creek Inclusive Programming and Equitable Access	C	Toronto	Program Enhancement	The goal of this project is to enhance heritage, cultural, and community programming at the site by expanding operations and providing more engaging and inclusive experiences for the public. Key initiatives include: 1) Re-establishment of Seven-Day-a-Week Programming and Full Operating Hours: This will provide increased accessibility for visitors, allowing for a broader range of programming and activities throughout the week, ensuring the site is open and engaging for the community year-round. 2) Recruitment and Hiring of Staff: To support expanded programming, 53 part-time educational staff, seasonal livestock staff, and seasonal gardeners will be hired. These staff members will help maintain operations, engage with visitors, and ensure the grounds and exhibits are well cared for. 3) Development of Enhanced Exhibits: The creation of new and improved exhibits will provide visitors with deeper insights into the region's heritage, culture, and natural history, fostering a more immersive and educational experience. 4) Nurturing and Growth of Community Partnerships: This initiative will focus on forming collaborations with local organizations, cultural groups, and historical societies to tell diverse and inclusive stories reflecting the cultural richness of Toronto, enriching the visitor experience. 5) Establishment of Equitable Access Programs: To make the site more accessible to all residents, this program will offer reduced user fees for local residents, ensuring that cost is not a barrier to participation. 6) Targeted Outreach Activities: These activities will focus on reaching out to local communities, engaging underrepresented groups, and encouraging their involvement in the site's programming and events. 7) Recruitment and Hiring of a Community Outreach Ambassador: A dedicated ambassador will be responsible for building relationships with local communities, promoting programs, and ensuring the site is inclusive and welcoming to everyone. This comprehensive approach will ensure that heritage, culture, and community engagement are at the forefront of the site's operations, fostering greater inclusivity, participation, and long-term community connection.	17,000
Sustainable Neighbourhood Climate Action - Toronto	C	Toronto	Sustainable Community	The Toronto Sustainable Neighbourhood Action Program (SNAP) is an initiative aimed at building resilient, climate-ready neighbourhoods in high-priority areas of Toronto. The program is designed to help transform communities by addressing environmental, social, and economic sustainability, while improving overall community well-being and resilience to climate change impacts. This project supports TRCA's continued leadership in action planning and building partnerships for the implementation of integrated projects that align with sustainability objectives set by the City of Toronto, TRCA, and the local community. Key Objectives: 1) Resilient, Climate-Ready Communities: The program focuses on creating neighbourhoods that can adapt to the effects of climate change through sustainable infrastructure, improved green spaces, and eco-friendly initiatives that promote long-term environmental health. 2) Leadership in Action Planning: TRCA's leadership will guide the creation of action plans that identify solutions and best practices to integrate sustainability within neighbourhoods, ensuring that local residents have a direct hand in shaping the future of their communities. 3) Implementation Partnerships: The program fosters partnerships between local stakeholders, including community groups, local governments, and private sector organizations, ensuring collaborative efforts towards sustainability goals. 4) Community Demand: Current funding allows for the implementation of one SNAP neighbourhood per year. However, additional funding would enable the program to expand, supporting up to three SNAP neighbourhoods each year. This expansion will allow TRCA to meet growing community demand and create a greater impact in diverse areas across Toronto. 5) Sustainability Objectives: SNAP directly supports the sustainability goals of TRCA, the City of Toronto, and the local communities, ensuring that neighbourhoods evolve in a way that balances environmental stewardship, social equity, and economic viability. Program Growth & Impact: Expanding the program to include three neighbourhoods per year will enable SNAP to have a broader impact, accelerating the transformation of Toronto's high-priority areas into more sustainable, climate-resilient communities. With additional resources, TRCA will be able to accelerate project timelines, increase community engagement, and enhance the implementation of more sustainable infrastructure solutions, creating lasting positive change in Toronto's urban environment.	2,000

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
The Village at Black Creek Collections Management and Modernization	C	Toronto	Program Enhancement	<p>The Improved Collections Care initiative aims to enhance the preservation, management, and accessibility of TRCA's significant collection of Indigenous and historical artifacts, while ensuring the continued care of TRCA's historical infrastructure, including its 42 19th-century buildings. The project will improve the stewardship of TRCA's diverse collections and expand access to them for both educational purposes and community engagement. Key Objectives: 1) Recruitment of a dedicated Collections Care Specialist to oversee and manage the preservation and maintenance of TRCA's collection of Indigenous and historical artifacts that hold significant cultural and historical value for the City of Toronto and surrounding areas. 2) Enhanced Virtual Accessibility via the virtualization of the collection, ensuring broader access to a wider audience, including students, researchers, and the community, particularly those who may not be able to visit the physical sites. 3) Enhanced Programming and Storytelling: The improved collection care will enable expanded educational programming and storytelling opportunities. By preserving and providing better access to the artifacts, TRCA can develop richer educational resources, interactive exhibits, and community programs that highlight Toronto's Indigenous heritage, early history, and cultural evolution. This will further contribute to Indigenous-led programs and historical education initiatives, fostering a deeper understanding of Toronto's diverse cultural heritage. 4) Ongoing Care of Historical Artifacts and Infrastructure: The initiative also includes continued care and preservation of TRCA's historical infrastructure, such as the 42 19th-century buildings, the surrounding greenspace, and related infrastructure. Regular maintenance and restoration will ensure that these historical structures continue to serve as educational resources, cultural landmarks, and valuable community assets. 5) Community and Student Engagement: By increasing accessibility to TRCA's collections, both physical and virtual, the initiative will further engage local communities and provide learning opportunities for students in the fields of history, archaeology, Indigenous studies, and cultural heritage preservation. The project will facilitate collaborative storytelling that highlights the experiences of diverse communities in Toronto's past, fostering an inclusive understanding of history. Impact: This project will significantly enhance TRCA's ability to care for and share its Indigenous and historical artifacts with the broader public. By ensuring the preservation of these items and making them accessible online, TRCA will improve educational opportunities, cultural understanding, and community engagement. It will also contribute to the long-term protection of Toronto's historical legacy, while allowing future generations to learn from and appreciate the region's rich cultural heritage.</p>	7,500
Mono Land Management Program	C	Town of Mono	Green Infrastructure	<p>The Land Management Program initiative is designed to ensure the protection and stewardship of TRCA's lands through a comprehensive set of actions and strategies. This program is critical for maintaining the integrity and accessibility of TRCA's properties, ensuring public safety, and supporting effective land-use management. Key Objectives of the Program: 1) Securing TRCA's Interests in Its Lands: Fencing and Signage: Install and maintain fencing and clear signage to demarcate TRCA-owned properties, preventing unlawful entry and protecting against trespassing. 2) Patrolling: Regular patrols of TRCA lands to monitor for illegal activities, ensure compliance with regulations, and address any safety concerns. 3) Liability Protection: Implement measures to minimize exposure to liability under the Occupiers' Liability Act, safeguarding both TRCA and the public. 4) Maintenance of Facilities and Amenities: Public Access and Recreation: Regular maintenance of facilities and amenities such as trails, picnic areas, washrooms, and parking lots that support public access to TRCA lands and recreational activities. Ensuring that all public-use facilities are safe, accessible, and functional to promote community engagement and enjoyment. 5) Land Use and Planning: Planning Act Applications: As a landowner, TRCA will actively engage in the Planning Act processes, making applications and providing comments on land-use planning proposals that could impact its lands. This ensures that TRCA's interests are represented in local and regional planning efforts, especially when it comes to preserving natural heritage and environmental integrity. 6) Natural Heritage Conservation: Conservation and Protection: Ongoing efforts to conserve and protect natural heritage features on TRCA lands, including ecosystems, wildlife habitats, and biodiversity. 7) Rehabilitation and Restoration: Implementing programs and projects to rehabilitate and restore damaged or degraded landscapes, ensuring the long-term health and sustainability of TRCA's natural resources. 8) Establishment and Management: The program will also focus on establishing new natural spaces and managing existing ecosystems, providing essential habitats for wildlife and promoting environmental sustainability. Expected Outcomes: enhanced security and safety, supported public engagement and access, preserved and sustainably managed ecosystems, effective land use planning. The Land Management Program is essential for ensuring the long-term protection, stewardship, and accessibility of TRCA's lands. It addresses a wide range of needs, from legal protections and maintenance of public amenities to environmental conservation and planning advocacy. Through this initiative, TRCA will continue to play a leading role in preserving Toronto's natural heritage while enhancing community access to green spaces.</p>	200

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Restoration Projects that support Atlantic Salmon Recovery in Durham	C	Durham	Green Infrastructure	<p>The Restoration Project Implementation aims to directly support the Atlantic Salmon Recovery Program in the Duffins Watershed. This project is a critical part of ongoing efforts to restore and enhance aquatic habitats for the recovery of the Atlantic Salmon population, a historically significant species in the region. Key components of the project include: 1) Partnerships and Collaboration with the Ontario Federation of Anglers and Hunters (OFAH), the Ministry of Natural Resources and Forestry (MNRF), and local communities; 2) Priority stream restoration projects based on the Atlantic Salmon Restoration Plan, which identifies key streams in the Duffins Watershed that are critical for salmon recovery. This includes the Cougar's Barrier Removal Project and the Annandale Former Golf Course Restoration Project that will remove barriers, rehabilitate degraded lands, restore riparian areas, and improve water quality, creating a healthier environment for the salmon to thrive. 3) Enhanced Biodiversity: Restoration efforts will benefit a variety of species, not just Atlantic Salmon, by improving stream health, water quality, and riparian zones that support numerous aquatic and terrestrial species. 4) Floodplain and Riparian Area Rehabilitation: Key areas will be restored to their natural conditions, improving overall watershed function, reducing sedimentation, and enhancing water filtration. 5) Monitoring and Reporting: Restoration activities will be accompanied by monitoring to track the success of the projects. This includes assessing water quality, stream health, and salmon population recovery, ensuring that the goals of the Atlantic Salmon Recovery Program are being met. The long-term goals and outcomes of this project includes 1) Achieving sustainable Atlantic Salmon populations by directly addressing threats to habitat and migration, and aiming to help re-establish viable salmon populations in the Duffins Watershed. 2) Improved watershed health to improve the ecological health of the watershed, supporting biodiversity, improving water quality, and enhancing the resilience of the ecosystem to climate change and other environmental pressures. 3) Community Involvement: Engaging the local community and stakeholders in restoration and monitoring efforts will help build a long-lasting commitment to maintaining the health of the Duffins Watershed and its ecosystems. The Restoration Project Implementation in the Duffins Watershed is a vital component of the broader Atlantic Salmon Recovery Program. By focusing on priority projects such as the Cougar's Barrier Removal and Annandale Golf Course Restoration, this initiative will directly enhance Atlantic Salmon habitat, improve watershed health, and foster long-term ecological sustainability. Working in partnership with organizations like OFAH and MNRF, this program exemplifies the power of collaboration and community engagement in achieving significant goals.</p>	1,490
Restoration Projects that support Atlantic Salmon Recovery in York	C	York	Green Infrastructure	<p>The Restoration Project Implementation in the Lower and Main Humber Subwatershed directly supports the Atlantic Salmon Recovery Program, focusing on priority stream restoration projects as outlined in the Atlantic Salmon Restoration Plan. This initiative will be implemented in partnership with the Ontario Federation of Anglers and Hunters (OFAH) and the Ministry of Natural Resources and Forestry (MNRF) to restore critical habitat and improve conditions for Atlantic Salmon recovery. Key Components of the Project: 1) Partnerships and Collaboration with the Ontario Federation of Anglers and Hunters (OFAH) and the Ministry of Natural Resources and Forestry (MNRF). 2) Priority Stream Projects: The restoration efforts will be informed by the Atlantic Salmon Restoration Plan, which prioritizes key streams in the Lower and Main Humber Subwatershed that are essential for the recovery of the Atlantic Salmon, including riparian zone restoration in Nashville. 2) Erosion Control and Streambank Stabilization: Efforts will be made to address streambank erosion, which is a significant factor in sedimentation and water quality degradation. Stabilizing streambanks will reduce the impact of sedimentation on water quality, improve fish habitat, and mitigate the effects of flooding and erosion. 3) Habitat Restoration: In addition to riparian planting, the project may include the restoration of in-stream habitat features such as riffles, pools, and gravel beds that are essential for spawning and rearing of Atlantic Salmon. The vast Ecological and Environmental Benefits for this program include enhanced salmon habitat, water quality improvements, flood mitigation and erosion control, monitoring and evaluation benefits and enhanced stakeholder engagement. Long-Term Goals and Outcomes: Recovery of Atlantic Salmon Populations: By restoring critical habitat and improving water quality, this project will contribute to the recovery of Atlantic Salmon populations in the Lower and Main Humber Subwatershed. Sustainable Watershed Health: The restoration of riparian zones and in-stream habitat features will improve the overall health of the watershed, benefiting a wide range of species, including both aquatic and terrestrial organisms. Community Engagement and Awareness: By involving local communities in the restoration process and educating the public about the importance of Atlantic Salmon recovery, the project aims to foster greater environmental stewardship and awareness of watershed health.</p>	1,090

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Peel Region Campground Hydro Upgrades	C	Peel	Asset Management	<p>The infrastructure at Indian Line Campground and Albion Hills Campground requires urgent upgrades to ensure the safe and reliable delivery of electricity to campers. More than 95% of the campground clientele rely on electrical power for their camping experience, making the current power pedestal infrastructure a critical issue. Key issues with the current power pedestals include: 1) Aging Infrastructure with many pedestals no longer in working condition and or severely damaged / falling apart. 2) Obsolete parts that are no longer available adding to the challenge of maintaining a reliable power supply. 3) Power capacity deficiency where a large portion of the client base now requires 50-amp service but the current pedestals are mostly designed for 30-amp electrical service. 4) Increased Demand: With more campers requiring 50-amp power, the outdated infrastructure is no longer sufficient to meet the growing demand, potentially leading to power outages or safety hazards. Proposed solutions and upgrades: 1) Replacement of Power Pedestals: The damaged and outdated power pedestals should be replaced with modern, durable units that are designed to handle the current power needs, ensuring each pedestal meets 30-amp and 50-amp requirements and offering flexibility to different campers. 2) Upgraded Power Capacity: All new pedestals should be capable of supporting 50-amp power for those campers with higher electrical demands. This would help meet the current and future needs of visitors who are bringing larger vehicles and using more power. 3) Improved Durability and Safety: The new pedestals should be constructed with high-quality, weather-resistant materials to ensure long-term reliability and to withstand harsh outdoor conditions. They should also feature enhanced safety mechanisms to prevent electrical hazards. 4) Installation of Smart Metering and Monitoring: To ensure efficient power distribution and prevent overloading, smart meters would allow for real-time monitoring of power usage, enabling better management of power resources. 5) Scheduled Upgrades and Phased Implementation: Given the scale of the issue, replacement and upgrade can be approached as a phased implementation, with priority given to the most damaged or heavily used areas of the campgrounds. Initiative benefits include: enhanced camper experience, reduced maintenance costs, improved safety, increased capacity for growth, and sustainability considerations. Upgrading the power pedestals at Indian Line Campground and Albion Hills Campground is a necessary investment to ensure that the campgrounds continue to meet the power needs of campers and visitors. By replacing the aging infrastructure, upgrading to 50-amp power capacity, and enhancing the durability and safety of the systems, the campgrounds will not only provide a better experience for visitors but also ensure that the infrastructure can support future growth and usage.</p>	4,300
Restoration Projects Targeting Climate Change Action - York	C	York	Green Infrastructure	<p>This project aims to utilize various data sets and restoration tools to identify and implement high-priority restoration projects that will enhance resilience against the impacts of climate change. By targeting key areas for restoration, TRCA will help mitigate climate change effects such as flooding, poor water quality, and habitat loss while promoting sustainable ecological practices. The initiative will focus on several types of restoration techniques designed to provide environmental and climate resilience benefits. Key components of the project include data utilization for targeting restoration areas through: 1) Integrated Restoration Prioritization, 2) Leveraging the Restoration Opportunities Database to pinpoint opportunities within watersheds that are most vulnerable to climate change, 3) Identifying areas with climate change vulnerability, 4) Using data from the regional watershed monitoring program and 5) Targeting flood-prone areas using flood vulnerability data. Restoration Focus Areas: Wetlands for Flood Mitigation and Water Quality, Riparian Plantings for Temperature Regulation and Bank Stability, Carbon Sequestration and Tree Replacement. Additionally, tree replacement and planting efforts will be essential in addressing vegetation shifts resulting from changing climate conditions. Expected Outcomes: Flood Mitigation: Restoration of wetlands and riparian areas will significantly reduce flood risks, particularly in urban areas vulnerable to increased rainfall and rising water levels due to climate change. Improved Water Quality: Wetland and riparian restorations will enhance the ability of the land to filter water, removing pollutants and improving the quality of water flowing into rivers, lakes, and streams. Enhanced Biodiversity: By removing barriers and restoring natural habitats, these projects will improve ecological connectivity and biodiversity, which is crucial for ecosystem resilience in the face of climate change. Carbon Sequestration: The planting of trees and restoration of vegetated areas will sequester carbon, helping to mitigate the impacts of climate change and offset emissions in the region. Resilient Communities and Ecosystems: These efforts will enhance the resilience of both human and natural communities by reducing climate-related risks such as flooding, erosion, and poor water quality. Future Priority Projects: Barrier Removal in Boyd Conservation Area, Purpleville Creek In-Stream Barrier Removal, MacMillan Property Restoration Project, 9th Line Stream Restoration Project. By addressing these priority restoration projects and focusing on areas vulnerable to climate change, TRCA will contribute to improving both environmental and community resilience while advancing critical climate action objectives. These projects align with broader sustainability goals and can serve as models for climate adaptation strategies in urban and rural areas across the region.</p>	1,390

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Restoration Projects Targeting Climate Change Action - Toronto	C	Toronto	Green Infrastructure	<p>This project focuses on using various data-driven approaches to target areas in need of restoration, specifically to mitigate the impacts of climate change and enhance the resilience of natural systems. By leveraging data such as the Integrated Restoration Prioritization, Restoration Opportunities Database, Climate Change Vulnerability, TRCA's Regional Watershed Monitoring Program, and Flood Vulnerability, the initiative aims to identify critical areas where restoration projects can make the most significant impact on climate resilience. Key aspects of the project include data-driven targeting of restoration areas: 1) Integrated Restoration Prioritization: This dataset will help TRCA identify and prioritize the most urgent restoration needs based on ecological importance and climate vulnerability, ensuring limited resources are used most effectively to address areas that are both ecologically significant and vulnerable to climate change. 2) Restoration Opportunities Database: This database helps pinpoint specific areas where restoration opportunities exist which are crucial for improving environmental health and climate resilience. 3) Climate Change Vulnerability Data: Using this data, TRCA can identify areas most at risk from climate change impacts like increased flooding, temperature fluctuations, and habitat loss, enabling more targeted and impactful efforts. 4) Regional Watershed Monitoring Program Data: This data will provide a baseline for assessing the current state of local watersheds, identifying trends, and informing restoration efforts that address pressing climate-related challenges. 5) Flood Vulnerability Data: By identifying flood-prone areas, TRCA can focus restoration on regions that require enhanced flood protection, improving both the natural landscape and community resilience. Restoration strategies for climate change action include: 1) Restoring and creating wetlands for flood mitigation and water quality to mitigate the impacts of climate change; 2) Riparian (streamside) plantings to reduce in-stream temperatures and bank stability; and 3) Restorative planting efforts to help maintain or restore native vegetation in areas where climate change is causing shifts in plant communities. Future priority projects include: Centennial Park Stream and Wetland Restoration Project and the Science Centre Wetland Project. By restoring wetlands and riparian zones, TRCA will enhance the ability of natural systems to absorb and mitigate climate-related stresses such as flooding, temperature extremes, and habitat loss. By focusing on these high-priority areas and implementing these restoration strategies, TRCA will contribute to mitigating climate change, enhancing community resilience, and improving the health of local ecosystems. The continued expansion and execution of these projects will also show leadership for other regions to adopt similar approaches to climate adaptation and environmental stewardship.</p>	1,390
Kortright Centre for Conservation - Trails Facilities and Infrastructure	C	York	Trails	<p>The proposed upgrades at Kortright Centre for Conservation are essential for maintaining its role as a community hub, ensuring the site's infrastructure supports ongoing engagement, accessibility, and environmental sustainability. The project will focus on several key improvements aimed at enhancing the visitor experience and ensuring the facilities are in good condition for future generations. Key Areas of Focus include: 1) Resurfacing of Asphalt Paving, 2) Lifecycle Replacement of Elevated Walkways and Bridges, 3) Demolition or Adaptive Reuse of Dilapidated Structures, 4) Additional Site Infrastructure Improvements including enhancements such as lighting, signage, stormwater management systems, and utilities, to ensure that Kortright Centre remains a functional, safe, and welcoming environment for visitors. Expected Outcomes: 1) Improved Visitor Experience: These upgrades will ensure that visitors have a safe and enjoyable experience, whether they are attending environmental programs, enjoying recreational activities, or learning about sustainability. 2) Increased Accessibility: The resurfacing of pathways and the replacement of bridges and walkways will make the Centre more accessible to all, including those with disabilities. 3) Enhanced Site Sustainability: By replacing aging infrastructure and considering adaptive reuse for existing structures, the project will reduce the environmental footprint of the site and ensure that it remains a sustainable and viable space for the future. 4) Long-term Durability: The upgrades will address infrastructure that has reached or is nearing the end of its life, allowing the Centre to continue hosting events, educational programs, and recreational activities without compromising safety or quality. 5) Community Engagement: The Centre's ability to engage with the community through educational and recreational activities will be strengthened, providing a lasting resource for environmental stewardship and outdoor experiences. By addressing these key infrastructure upgrades, Kortright Centre will be better equipped to fulfill its mission and continue serving as a valuable resource for environmental education and public engagement.</p>	3,100

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Restoration Projects Targeting Climate Change Action - Durham	C	Durham	Green Infrastructure	<p>The Climate Change Resiliency Restoration Program will focus on targeted restoration projects designed to mitigate the impacts of climate change and enhance the resilience of natural systems. Using data from various sources such as Integrated Restoration Prioritization, Restoration Opportunities Database, Climate Change Vulnerability assessments, and TRCA's Regional Watershed Monitoring Program, the initiative will identify and restore priority areas that provide multiple benefits. Key Restoration Actions: Wetlands for Flood Mitigation and Water Quality: Wetland restoration projects will be implemented to help absorb and slow down stormwater, reducing the risk of flooding and improving water quality by filtering pollutants. The Brocklands Wetland Projects will specifically target wetland creation and enhancement to improve water retention and water quality in the region. Riparian Plantings for In-stream Temperature Regulation and Bank Stability: Riparian planting involves restoring vegetation along stream banks, which can significantly reduce in-stream temperatures by providing shade and improving water quality by filtering runoff. Planting riparian buffers also helps stabilize stream banks, reducing erosion and preventing sedimentation in streams. The Brogham Creek Conc 5 Stream Restoration Project will focus on improving riparian vegetation and stabilizing the stream bank to create a more resilient habitat for fish species, including the Redside Dace. Carbon Sequestration through Tree Planting: Large-scale tree planting projects help sequester carbon, reduce atmospheric CO2 levels, and support the shifting vegetation communities that are needed to adapt to changing climate conditions. These projects will not only help mitigate climate change but also improve biodiversity, enhance soil health, and increase the overall resilience of ecosystems. Tree replacement projects will focus on introducing more climate-resilient species to ensure long-term success and adaptation to future climate scenarios. Restoring Wetlands and Streams to Benefit Biodiversity: Restoration efforts will focus on critical habitats for vulnerable species, with an emphasis on improving biodiversity and species health. This includes projects aimed at restoring wetland areas and stream corridors that provide vital habitats for fish, birds, and other wildlife. The Seaton Lands Site 10 Wetland Restoration Project will focus on restoring wetlands in an area that is crucial for supporting local biodiversity, improving water quality, and enhancing flood resilience. Future priority projects include the Brocklands Wetland Projects, Brogham Creek Conc 5 Stream Restoration Project, and Seaton Lands Site 10 Wetland Restoration Project. By focusing on these restoration projects, TRCA will contribute to climate change mitigation and adaptation and also ensure that the region remains a healthy, vibrant place for wildlife and communities for generations to come.</p>	1,390
Watershed Planning and Reporting	C	All	Flood and Erosion Services	<p>The Watershed Planning & Reporting (WPR) Team at TRCA is dedicated to creating and updating watershed plans that guide sustainable management practices, restore ecosystems, and improve water quality across the region. At present, only one watershed plan can be developed at a time, with each plan taking approximately 4 years to complete. This restricts the ability to conduct comprehensive climate change technical analyses, limits meaningful engagement with stakeholders and the public, and hinders the support provided for implementing and tracking the success of these plans over time. The enhanced approach proposed improves watershed management effectiveness with the following components: 1) Increased Capacity for Concurrent Watershed Planning; 2) Incorporation of Comprehensive Climate Change Analysis; 3) Enhanced Stakeholder and Public Engagement; 4) Implementation Facilitation and Support; and 5) Long-term Tracking and Reporting. The long-term benefits of the enhanced WPR approach result in the developing of three watershed plans in parallel via updated watershed science on a 10-Year Cycle. This is critical for maintaining up-to-date science reflective of the latest environmental data, climate projections, and emerging research, ensuring that the plans remain relevant and effective in addressing current and future challenges. Access to the latest, science-based watershed data will empower TRCA, its partners, and stakeholders to make informed decisions about land use, water management, conservation, and restoration activities, providing the necessary guidance to address urbanization, habitat loss, pollution, flooding, and climate adaptation. With the ability to update and manage multiple watershed plans concurrently, TRCA can ensure better coordination across watersheds to address regional-scale issues such as water availability, biodiversity conservation, and ecosystem connectivity. This integrated approach will facilitate more effective collaboration between stakeholders working within the same broader watershed system. Enhanced planning will help to build more resilient communities by incorporating climate change adaptation strategies, improving infrastructure, and ensuring that ecosystems remain healthy and able to support human and wildlife populations. Effective watershed management also supports flood risk reduction, water quality improvements, and sustainable land management practices, contributing to the overall well-being of the region's residents. Next steps include integrating Climate Change adaptation strategies, developing strategies for public and stakeholder engagement, and establishing a comprehensive monitoring and evaluation framework. The enhanced Watershed Planning & Reporting (WPR) approach will allow TRCA to respond more effectively to climate change, engage a wider range of stakeholders, and support the long-term sustainability in the jurisdiction.</p>	8,560

Attachment 1 - TRCA's 2025 List of Unfunded Priorities

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Invasive Species Strategy Implementation	C	All	Green Infrastructure	Invasive Species Management Plan for TRCA Properties. Objective: The primary objective of this project is to develop and implement Invasive Species Management Plans across TRCA properties to protect high-priority ecological areas from the detrimental effects of invasive species. The plans will aim to reduce the density and extent of invasive species, restore native biodiversity, and enhance the ecological health of TRCA-managed lands. Priority TRCA properties include Brock North and South, Frenchman's Bay, Duffins Marsh, Boyd CA , Boyd North, and the Arsenal Lands. By implementing targeted Invasive Species Management Plans, TRCA will protect and restore high-priority ecological areas, ensuring the long-term health and resilience of local ecosystems. This initiative will not only reduce the spread of invasive species but also foster greater community engagement and collaboration in conservation efforts. The program will be a crucial step toward preserving biodiversity, enhancing ecosystem services, and mitigating the impacts of invasive species on natural landscapes within TRCA properties.	1,800
Lake St. George Waterfront Upgrade	C	York	Asset Management	This project aims to enhance the Lake St. George waterfront area to create a sustainable and functional space that supports watershed education, source water protection, and water recreation. The project will replace existing infrastructure, such as the dock and boathouse, and introduce new features such as accessible boat access and program spaces to improve environmental education, protect the health of the lake, and create revenue opportunities through passive income. Key Components of the Project: 1) Dock and Boathouse Replacement, 2) Accessible Boat Storage and Access, 3). Creation of Program Spaces and Elevated Walkways, 4). Environmental Education and Interpretation, 5). Water Recreation and Safety Programs 6). Revenue Generation and Passive Income through boat rental and storage fees event hosting and facility rentals, 7). Sustainability and Environmental Protection through water and environmental conservation principles applied to the infrastructure, i.e. Low-Impact Development Practices. Budget Estimates: Dock and Boathouse Replacement: \$500K – \$1M, Accessible Boat Launch and Storage: \$200K – \$400K, Raised Walkways and Boardwalks: \$300K – \$500K, Program Space Development and Interpretive Exhibits: \$100K – \$200K, Revenue Generation (Boat Rentals, Storage, Event Space): \$100K – \$150K. Timeline: Phase 1 (Dock, Boathouse, and Infrastructure): 12 months, Phase 2 (Program Spaces, Education Features, and Revenue Generation): 12-18 months, Phase 3 (Ongoing Operations and Maintenance): Continuous, following the completion of infrastructure upgrades. The Lake St. George Waterfront Enhancement and Education Project will provide a unique and essential platform for education about water conservation, watershed protection, and safe water recreation. By investing in the replacement of aging infrastructure and creating new educational and recreational opportunities, this project will protect the health of the lake while fostering engagement with the community. Additionally, the creation of revenue-generating features such as boat storage and rentals will ensure the long-term sustainability of the site and its programs.	250
Etobicoke Creek Barrier Mitigation	C	Toronto	Green Infrastructure	The project aims to remove a degraded in-stream barrier in Lower Etobicoke Creek, located near the Toronto Golf Club and improve the health of the creek’s aquatic ecosystem, enhance fish passage, and restore critical fish habitats. Additionally, by addressing this outdated infrastructure, the project will mitigate future risks of barrier failure that could cause significant ecological and infrastructural damage downstream. Key Components of the Project: 1. In-Stream Barrier Removal Identification and Assessment: barrier removal and sediment management. 2. Fish Passage Improvement and Habitat Restoration. 3. Ecological Restoration and aquatic habitat enhancement: In addition to the fish passage improvements, the project will include strategies to enhance overall aquatic habitat, such as adding structures to provide shelter for fish and other aquatic organisms. 4. Downstream Infrastructure Protections: Future Risk Mitigation, 5. Community and Stakeholder Engagement, 6. Monitoring and Long-Term Management. Estimated Budget: 1) Barrier Removal and Sediment Management: \$500K-\$750K, 2) Fish Passage Enhancement and Habitat Restoration: \$250K - \$400K, 3) Riparian and Ecological Restoration: \$150K - 200K, 4) Monitoring and Post-Implementation Evaluation: \$100K - \$150K. Timeline: Pre-Implementation (Assessment and Permitting): 6 months, Barrier Removal and Habitat Restoration: 9-12 months, Post-Implementation Monitoring: Ongoing for 3-5 years, Expected Outcomes: Improved Ecosystem Health, Enhanced Fish Passage, Risk Mitigation, Increased Public Awareness. The In-Stream Barrier Removal and Habitat Restoration Project in Lower Etobicoke Creek represents a critical step in restoring the creek’s ecological health and resilience. By removing a deteriorating barrier, improving fish passage, and restoring habitat, the project will create long-term environmental benefits and reduce future risks to both aquatic ecosystems and infrastructure. This initiative will also serve as an important example of successful collaboration between TRCA, local stakeholders, and environmental partners in the pursuit of sustainable watershed management.	2,100
Urban Wildlife Management Program	C	All	Green Infrastructure	Undertake actions to manage urban wildlife and wildlife habitat, including reactive conflict situations with various wildlife, such as beaver activity resulting in flooding and growing concerns about interactions between coyotes and the public. The program also implements proactive conservation actions, including the installation of turtle nest protection fencing and barrier fencing to reduce road mortality. The objective of the program is to promote the coexistence of wildlife within urban environments while ensuring public health and safety.	325

Attachment 1 - TRCA's 2025 List of Unfunded Priorities

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Asset - Washroom Infrastructure - York Region Conservation Parks - needs update	C	York	Asset Management	The goal of this project is to replace and renew existing park washrooms across Bruce's Mill and Boyd Conservation Parks. The current washrooms, which are outdated and no longer meet the needs of increasing visitor numbers, will be replaced with new, accessible, and durable facilities. This upgrade will ensure a higher standard of comfort, accessibility, and sustainability for park visitors, promoting a better park experience. Bruce's Mill Conservation Park Scope: Replace two washrooms that are past their end of life and require significant repairs, replacing the facilities with new, modern, accessible, and durable washrooms and renew two washrooms that are still functional but require significant upgrades to bring them up to modern standards and ensure long-term viability. Boyd Conservation Park Scope: Construction of three new prefabricated washrooms in strategic locations to meet the increased demand, ensuring accessibility for all visitors, including those with mobility challenges and replace four washrooms that are outdated and not meeting the needed standards of accessibility, capacity, or sustainability. Key Features: All new and renewed washrooms will be fully accessible to people with disabilities, complying with the Accessibility for Ontarians with Disabilities Act (AODA) requirements. Incorporate eco-friendly features such as water-efficient fixtures, low-energy lighting, and sustainable materials to minimize the environmental impact of the new washrooms. New prefabricated washroom buildings will be designed for durability, reducing maintenance costs and ensuring a longer service life compared to the current structures. The new washrooms will be designed to handle high visitor volumes, especially during peak seasons, preventing overcrowding and improving visitor experience. Strategic placement of washrooms throughout the parks will reduce walking distances and improve the overall convenience for park visitors. Estimated Budget: Bruce's Mill: \$500K-\$750K, Replacement of two washrooms: \$300K-\$400K, Renewal of two washrooms: \$200K-\$350K, Boyd Conservation Park: \$1M-\$1.5M, Three new washrooms: \$600–\$900K, Four replacement washrooms: \$400K–\$600K, Timeline: Year 1 (2025): Bruce's Mill: Begin design and permitting for replacement and renewal of washrooms. Start construction of new washrooms. Boyd Conservation Park: Initiate planning and design for new and replacement washrooms. Year 2 (2026): Bruce's Mill: Complete the replacement and renewal of washrooms. Boyd Conservation Park: Complete construction of new washrooms and start replacement of existing washrooms. Year 3 (2027): Boyd Conservation Park: Finish all washroom replacements and upgrades. By replacing and renewing outdated washrooms with accessible, sustainable, and durable facilities, this project will meet growing visitor demand, enhance experiences, improve infrastructure, and ensure long-term functionality.	3,600
Asset - Washroom Infrastructure - Durham Region Conservation Parks	C	Durham	Asset Management	Park Washroom Replacement and Renewal Project. Objective: The goal of this project is to build three new park washrooms at Petticoat Creek. New facilities that are accessible and durable will ensure a higher standard of comfort, potentially drawing in more park visitors who will have an improved park experience.	900
Asset - Washroom Infrastructure - Peel Region Conservation Parks	C	Peel	Asset Management	Park Washroom Replacement and Renewal Project. Objective: The goal of this project is to replace and/or renew 5 existing park washrooms and one new prefabricated building at Heart Lake and replace 6 existing washrooms at Glenn Haffy. The current facilities are outdated and no longer meet the needs of increasing visitor numbers. Replacements will be new, accessible, and durable - upgrades that will ensure a higher standard of comfort, accessibility, and sustainability for park visitors, promoting a better park experience.	3,300
Parks - Trail Maintenance - Peel Region	C	Peel	Trails	This project includes improvements and expansion to the trail network in Peel Region to draw more users outside to connect to nature, for leisure and health benefits and to improve sustainable transportation options in this urbanising region. Key areas of focus include trail resurfacing and repair, repairs to lookouts and viewing platforms, rebuilding board-walk trails and bridges, fence and safety measures at lookout points and new information trail kiosks. Proper maintenance of park infrastructure ensures longevity and high calibre visitor experiences impacting wellbeing and fostering community and conservation connections that enhance well-being.	550
Parks - Trail Maintenance - York Region	D	York	Trails	This project includes improvements and expansion to the trail network in York Region to draw more users outside to connect to nature, for leisure and health benefits and to improve sustainable transportation options in this urbanising region. Key areas of focus include trail resurfacing and repair, repairs to lookouts and viewing platforms, rebuilding board-walk trails and bridges, fence and safety measures at lookout points and new information trail kiosks. Proper maintenance of park infrastructure ensures longevity and high calibre visitor experiences impacting wellbeing and fostering connections to communities and conservation alike.	720
Parks - Trail Maintenance - Durham Region	D	Durham	Trails	This project includes improvements and expansion to the trail network in Durham Region to draw more users outside to connect to nature, for leisure and health benefits and to improve sustainable transportation options. Key areas of focus include trail resurfacing and repair, repairs to lookouts and viewing platforms, rebuilding board-walk trails and bridges, fence and safety measures at lookout points and new information trail kiosks. Proper maintenance of park infrastructure ensures longevity and high calibre visitor experiences impacting wellbeing and fostering connections to communities and conservation alike.	125

Project	Score	Region	Classification	Description	10 Year Projected Cost (\$000's)
Sustainable Neighbourhood Climate Action - Durham	D	Durham	Sustainable Community	Durham Sustainable Neighbourhood Action Program (SNAP) will build resilient, climate ready neighbourhoods in high priority areas of the Region. This project will support TRCA's leadership for action planning in the pilot Ajax SNAP neighbourhood and building implementation partnerships for action towards sustainability objectives of the Region, Town of Ajax, TRCA and the local community. Following the pilot, the project will support another cycle of priority neighbourhood identification, action planning and implementation in cooperation with the Region, another lower tier municipality and local community.	2,500
Heart Lake Pool Retrofit	D	Peel	Asset Management	Heart Lake pool improvements project. This project seeks to make improvements to the pool at Heart Lake Conservation Park so as to increase visitors (beyond 15K/year) and ensure users enjoy a safe and enjoyable experience. Scope of work includes reducing the depth of the deep end, replacing the pool deck, waterline skimmers and associated plumbing components (major repair required).	400
The Village at Black Creek Visitors Centre Patio	D	Toronto	Asset Management	This project seeks to replace the patio deck which is currently closed due to hazardous conditions created by exposed and rotted wood, cracks, splits, corroded guardrails and exposed rebar. The loss of this functional space results in lost revenue and its replacement is beneficial to operational needs. A new patio deck also supports programming and community connections ensuring visitors have memorable and enjoyable experiences at this unique destination.	360
Electronic Gates System - Peel Region	D	Peel	Asset Enhancement	New automated entry gates at Indian Line Campground and Glen Haffy Conservation Park will streamline access into the facilities by providing a scanner system for valid permit holders to enter. The system will make the campgrounds in particular more secure by allowing only valid permit holders to access the facility with their vehicles while the facility is operational. Automated entry gates at Conservation Parks can extend operating season and enhance visitor access opportunities.	400
Asset - Gate House Replacements - York Region	D	York	Asset Enhancement	A modern entrance, including digital signage, would better welcome the thousands of annual visitors who begin their outdoor experiences by passing through the Gate Houses at Bruce's Mill Conservation Park and Boyd Conservation Park. Facility replacements that indicate well-maintained assets (versus the current aging buildings) would enhance client satisfaction and better showcase these beautiful greenspace community amenities.	270

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Natalie Blake, Chief Human Resources Officer

RE: ENDORSEMENT OF TRCA’S PEOPLE STRATEGY

KEY ISSUE

Endorsement of Toronto and Region Conservation Authority’s (TRCA) first People Strategy.

RECOMMENDATIONS:

WHEREAS TRCA’s 2023-2034 Strategic Plan identifies a strong and skilled workforce and an efficient and adaptable organization as core priorities of TRCA;

WHEREAS TRCA recognizes the critical importance of fostering an inclusive and engaged workforce culture that attracts, develops and retains top talent;

AND WHEREAS the successful adoption and execution of the People Strategy will position TRCA to effectively meet current and future workforce challenges, while advancing its environmental stewardship role;

THEREFORE LET IT BE RESOLVED THAT the enclosed People Strategy be endorsed;

AND THAT TRCA staff take the necessary steps to implement the People Strategy, demonstrating commitment to fostering an engaged and inclusive work environment for all employees.

BACKGROUND

In response to the evolving global workforce needs and complexities, TRCA recognizes the critical importance of a clear People Strategy to guide the organization, foster workforce development and enhance employee commitment and engagement. The proposed People Strategy is grounded in a commitment to cultivating a diverse, inclusive, collaborative,

and high-performing culture that aligns with TRCA's organizational strategy, goals, and mission.

The People Strategy sets out a strategic roadmap that propels TRCA's organizational vision forward and establishes a pathway for agile workforce management over the next four years.

Through the People Strategy, TRCA is affirming its commitment to organizational success by aligning workforce objectives with the organization's overarching strategy and goals. This People Strategy serves not only as a directional blueprint for attracting, retaining, and developing talent, but also as a catalyst for reaffirming TRCA's commitment to employee engagement and fostering innovation across all divisions within TRCA.

RATIONALE

The development of this strategy was informed by feedback gathered through employee surveys, organizational strategy alignment review, human resources organizational alignment diagnostic work, environmental scans, PESTEL analysis, and analysis of key workforce data. Key themes emerged from the data and information mining exercise that have been translated to Strategic Pillars for the strategy.

This strategy, with defined outcomes, key actions and success measures as performance indicators, is designed to foster a positive and inclusive high performing workplace culture. It addresses critical priority areas including leadership excellence, employee engagement, inclusive culture, talent agility, health and safety, human resources technology, analytics, and optimization

TRCA's workforce is the organization's most valuable asset. Investing in our employees is essential to driving innovation, improving organizational effectiveness, and attracting and retaining talented staff. Through endorsement of this People Strategy, TRCA will be well positioned to meet the continuum of challenges of a globally dynamic environment, while cultivating and harnessing the full potential of our talent.

The endorsement of this People Strategy is a significant step forward in our journey to elevate organizational excellence, deliver on TRCA's strategic priorities, and create a vibrant workplace where all employees can thrive.

FINANCIAL DETAILS

Funding in support of the People Strategy is contained within the Human Resources Division specific budget envelope.

NEXT STEPS

Communication and implementation of the People Strategy through the TRCA Staff Hub, CEO Blog, and employee engagements such as upcoming divisional meetings and cross divisional staff events.

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:

4.1 A strong and skilled workforce

Report prepared by: Natalie Blake, Chief Human Resources Officer,

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Date: May 13, 2025

Attachments: 1

Attachment 1: TRCA's People Strategy

ATTACHMENT 1: TRCA'S PEOPLE STRATEGY



TRCA'S PEOPLE STRATEGY



Toronto and Region
Conservation
Authority

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MESSAGE FROM THE CEO

I am pleased to share Toronto and Region Conservation Authority's (TRCA) inaugural People Strategy—a milestone in our commitment to creating an organization where every employee feels valued, supported, and empowered to reach their full potential.

This strategy was developed with direct input from staff across the organization and is grounded in our Vision of achieving safe and resilient communities. It aligns with TRCA's 12-Year Strategic Plan and our People First Diversity, Equity and Inclusion (DEI) Playbook, ensuring we are advancing our goals with integrity, care, and purpose.

At its core, the People Strategy is about people—our greatest strength. It provides a clear and practical roadmap for how we support our workforce: through leadership development, a culture of inclusion, strong engagement, talent growth, and continued investment in health, safety, and technology. These Strategic Pillars will guide how we strengthen our teams and create a positive, high-performing workplace where everyone can do their best work.

But this strategy is more than a plan for Human Resources (HR)—it is a shared direction for all of us. It will help us meet the complex challenges of today's world and ensure TRCA remains a forward-thinking, people-centred organization well into the future.

I encourage every one of you to engage with this strategy, see how it connects to your role, and think about how you can contribute to a culture that supports both individual and organizational success. Together, we are building a TRCA that is stronger, more inclusive, and better equipped to serve the communities that rely on us.

Thank you for the important role you play in TRCA's journey. With this People Strategy in place, we are committed to ensuring you feel fully supported and empowered to do your best work on behalf of the communities we serve.

John MacKenzie

Chief Executive Officer



EXECUTIVE SUMMARY

The People Strategy is directly aligned with TRCA's overarching 12-year Strategic Plan, as well as TRCA's DEI Strategic Playbook. The People Strategy serves to highlight and enable key organizational, operational and HR objectives that will bring to life the strategic mission, vision and core values and behaviours of TRCA. TRCA's People Strategy is governed by seven strategic priorities (known as "pillars") that will guide targeted human resources initiatives intended to meet the workforce needs of today and into the future. The People Strategy, working in parallel with the TRCA 12-year Strategic Plan and DEI Strategic Playbook, outlines how TRCA can create a competitive advantage and increase organizational success.

As we move through TRCA's multi-year Strategic Plan, the People Strategy is designed to align the HR divisional resources, initiatives and practices with the organizational and operational priorities that drive TRCA's future. In today's dynamic and competitive landscape, it is imperative that TRCA's Human Resources function supports and drives business outcomes through attracting and retaining an agile, skilled, and diverse workforce dedicated to achieving TRCA's mission and strategic goals.

Finally, a scaled and well-positioned People Strategy enhances TRCA's strong belief that our people are our most valuable asset. Fostering a diverse, healthy and safe work environment that prioritizes employee development while cultivating a space where our people feel comfortable being themselves will result in a committed and engaged workforce that will drive organizational success.

PURPOSE

The purpose of the People Strategy is to provide an action-focused road map that guides all components of TRCA's modernization and implementation of human resources best practices. Developing an HR strategy is an opportunity for Human Resources to support operational teams in the alignment of their business outcomes with the workforce needs of the organization, which will strategically position TRCA to be an employer of choice and will contribute to our success.

In today's rapidly evolving business landscape, TRCA is required to adapt and innovate at a rapidly growing pace. The Human Resources team plays a key role in fostering engagement, and strategic alignment with business and operational goals. Our People Strategy is designed as a strategic roadmap that propels our organizational vision forward.



VISION

The achievement of safe and resilient communities.

MISSION

The provincial leader in conserving, restoring and managing natural resources to advance safe and sustainable development.

CORE VALUES

Working with government and the communities we serve to achieve collective impact and advance shared goals.

CORE BEHAVIOURS

INTEGRITY

We are honest, ethical, and professional.

COLLABORATION

We achieve shared goals through a solution-oriented approach.

ACCOUNTABILITY

We are responsible for our actions, behaviours and results.

RESPECT

We recognize and value that our differences make us stronger and we commit to creating a diverse, equitable and inclusive workplace that celebrates individual contributions to provide dignity for all.

EXCELLENCE

We maintain a high standard of performance and customer service, consistently striving to improve and produce quality work.

BACKGROUND

TRCA commenced its People Strategy development journey with a fulsome environmental scan to review and evaluate key inputs that would enable the Strategy. Utilizing several key data sources allowed for the development of an evidence-based, TRCA-centric People Strategy that addresses the needs of employees and stakeholders now and into the future. The People Strategy will be updated in alignment with TRCA's overarching strategy on a four-year cycle.



PEOPLE STRATEGY

A foundational strategy is essential for TRCA to ensure that all initiatives are aligned with the overarching organizational strategy and effectively address our key priorities. By establishing a clear and cohesive framework, we can foster collaboration across divisions, streamline decision-making processes, and enhance our ability to respond to evolving workforce challenges and opportunities. This foundational strategy serves as a roadmap, guiding our workforce towards shared goals and ensuring that every team member understands their role in contributing to TRCA's mission. With a strong People Strategy, we can better allocate resources, measure progress, and ultimately achieve greater impact in our community and environment.

PEOPLE STRATEGY DEVELOPMENT BLUEPRINT

The critical role the Human Resources team plays in executing the organization's strategy is greater than ever with the competitive talent landscape and the shifting needs of employees. To enable the overarching strategy, the most effective and impactful form of alignment is through the development of a People Strategy that directly ladders up to the overarching organizational strategy.

The development of a People Strategy is most effective and impactful when it originates from several stages of strategic review, inclusive of a current state assessment. Priorities are informed by, and aligned to, TRCA's overarching strategy and People First, Diversity, Equity and Inclusion Strategic Playbook. The People Strategy is framed by TRCA's Vision, Mission, Core Values and Core Behaviours.

PEOPLE STRATEGY MODEL

Critical Inputs

Organizational Strategy Alignment

Sound understanding of organizational direction, human capital needs, operational needs and long-term goals.

Macro Environment and Best Practice Scans

Identifying environmental impact, best practices and trends to inform the process.

Current State Assessment

Examination of how aligned and effective Human Resources current strategic landscape and programs are in enabling TRCA's strategic priorities.

TRCA People Strategy

Strategic Pillars

High level directional statements that capture how HR will add value and impact organizational capabilities to achieve strategic objectives.

HR Outcomes

End states that break down Strategic Pillars into tangible results.

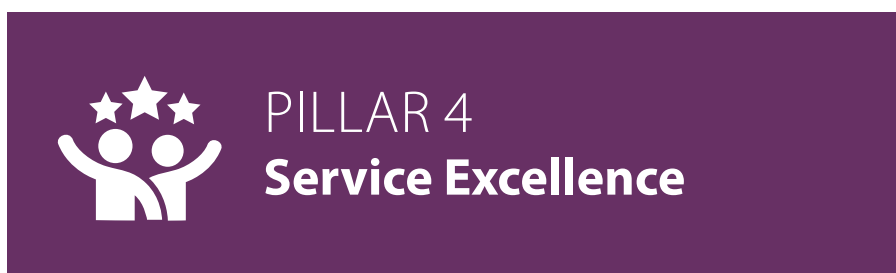
HR Initiatives

Specific enabling actions that HR will undertake to achieve HR outcomes and impact TRCA's ability to achieve its strategic priorities.

ORGANIZATIONAL STRATEGY ALIGNMENT

A thorough organizational strategy alignment review was conducted to assess TRCA's overall organizational direction and resource allocation required to achieve both short-term and long-term goals in order to achieve a strong and skilled workforce and enable transparent decision making and accountable results.

The key Pillars from the TRCA Strategic Plan that will be enabled by the People Strategy are:



4.1 A strong and skilled workforce

TRCA's workforce is its most important resource, and the organization will remain competitive in the employment market through its commitment to talent retention and investment.

- Cultivate work life balance and flexible work arrangements
- Continue rollout of employee-aligned training
- Educate staff through learning and development opportunities
- Ongoing implementation of priority Diversity, Equity and Inclusion (DEI) initiatives

4.4 Transparent decision making and accountable results

TRCA measures and evaluates performance to inform outcome-based decision making.

- Informed decision making is outcome based
- Measure and evaluate performance
- Enhance communication to further accountability and transparency
- Bolster cross-divisional knowledge integration

In addition to the strategy review, the Human Resources team introduced an HR Organizational Alignment Diagnostic survey to gather critical feedback from organizational leaders, managers and employees on both the business and workforce needs that are required to support them now and into the future. The diagnostic survey identified key priority areas to enhance human resources effectiveness through strategic alignment. The information gathered through the diagnostic survey aids in:

- Informing the strategy development to ensure it is aligned with organizational and stakeholder needs
- Effectively prioritizing program and planning efforts based on organization priorities
- Establishing evidence-based action plans supporting improved people and culture initiatives

MACRO ENVIRONMENT AND BEST PRACTICE SCANS

This portion of the development of the People Strategy includes an external look at the landscape to provide context in which organizations operate. This information is essential in navigating workforce strategies today and into the future. With the analysis of the external environment, the People Strategy is enabled to align opportunities and avoid areas of risk. Two fulsome reviews were conducted related to the external environment and are outlined below.

- Political, Economic, Social, Technological, Environmental, and Legal factors (PESTEL) assessment of TRCA's external landscape, assessing macro-level impacts of political, economic, social, technological, and legal factors provides insights into how each of the factors impacts or influences TRCA's People Strategy
- Review of best practices and peer organizations with respect to the development of a People Strategy provides a sound framework and reference point to support TRCA's newly developed 12-Year Strategic Plan

CURRENT STATE ASSESSMENT

There are several factors that are assessed as part of establishing TRCA's current state with respect to development of a People Strategy. These factors are critical to support organizational success. The following factors were reviewed in the development of this document.

- Internal assessment of Human Resources current strategic landscape, existing programs, processes and current capabilities, provides a starting point for the development of Strategic Pillars

- Analysis of workforce data provides valuable insights into employee engagement, turnover trends and employee needs, which are critical to identify in the creation of TRCA's People Strategy. Analysis of existing workforce data included employee engagement survey results, exit survey statistics, Human Resources Dashboard data, Health and Safety Quarterly Statistics, Learning and Development annual dashboard and demographic data
- Reviewing TRCA's Strategic Plan and DEI Strategic Playbook for alignment

PEOPLE STRATEGY PILLARS, OUTCOMES AND ENABLING ACTIONS

The Strategy Pillars, Outcomes and Enabling Actions framework is intended to provide clear and concise direction and action to support initiatives that have been established through the previous phases of this document to drive organizational human capital success both today and into the future.



PEOPLE STRATEGY PILLARS

Strategic Pillars are high-level, directional statements developed to address how Human Resources will enable TRCA's ability to achieve its strategic objectives and drive success. Seven core Strategic Pillars have been identified and confirmed to support organizational and employee success. The seven Pillars are outlined in the infographic below.



Leadership Excellence

Cultivate continuous improvement and accountability that emphasizes effective people leadership for current and future TRCA people leaders.



Talent Agility

Drive an adaptable and flexible high performing workforce where employees are equipped to meet the industry needs today and into the future.



Healthy and Safe Workplace

Promote a healthy and safe work atmosphere for all employees through leading best practices.



HR Technology

Use data-driven insight to make informed HR decisions, improve workforce planning, and measure the effectiveness of HR initiatives and programs.



Engaged Workforce

Nurture an engaged workforce where employees feel valued and connected to their roles and TRCA and are recognized for their achievements.



Inclusive Culture

Foster an inclusive work environment where employees can realize their full potential as individuals, while being respectful of the individuality of others.



HR Optimization

Strengthen foundational HR programs and services through flexible and adaptable service delivery models that meet current and future operational and organizational needs.

STRATEGIC PILLAR OUTCOMES

Each Strategic Pillar has clear, validated outcomes that define the desired results and ensure its success. Outcomes reflect what will be accomplished as a result of efforts put forth toward achieving each Strategic Pillar. Each tangible outcome is intended to clearly articulate what will be achieved by striving toward each Strategic Pillar.



Leadership Excellence

TRCA people leaders cultivate an environment where employees can perform and grow at their best as themselves.



Engage Workforce

Employees feel energized, passionate, and dedicated to their work, the organization and their customers/stakeholders.



Inclusive Culture

TRCA employees feel valued and respected for their contributions, diverse perspectives, experiences, and ideas.



Talent Agility

A highly adaptable workforce and talent pipeline with the skills, knowledge and competencies to continue to grow a high performing TRCA today and into the future.



Healthy and Safe Workplace

TRCA's Health and Safety Management program meets or exceeds standards and legislative requirements ensuring TRCA provides a healthy and safe workplace for all employees.



HR Technology and Analytics

Enhanced data-driven insights supporting information decisions while optimizing HR technology and innovation to attract and retain talent and enhance overall efficiency.



HR Optimization

HR program and processes align with best practices and effectively meet the critical needs of the organization and key stakeholders.

STRATEGIC PILLAR ENABLING ACTIONS

Each Strategic Pillar has an Enabling Action with several initiatives tied to it to ensure the action is clearly defined, with accountability, timelines, tangible measures of success and intended outcomes. The Enabling Actions are the strategy deliverables identified through the development process as being key priorities to the organization. The actions address opportunity areas and achieve the tangible Outcomes for each Strategic Pillar. Following the approval of this strategy, an action plan will be developed in alignment with defined timing to execute and deliver on each initiative. The seven Enabling Action infographics are outlined below.

LEADERSHIP EXCELLENCE

Organizational leaders set the tone for the entire organization and drive organizational success. As such, it is imperative that TRCA people leaders are equipped with the knowledge, skills and abilities to support and develop individual employees and collaborative high functioning teams.



Leadership Excellence: Cultivate continuous improvement and accountability that emphasizes effective people leadership for current and future TRCA people leaders.

Outcomes	Key Actions	Timelines
TRCA people leaders foster a workplace where employees are supported, empowered to grow, and able to thrive as individuals.	1. Build phase 2 of TRCA's Succession Development Program (SDP) including: <ul style="list-style-type: none"> - incorporating a pilot of a formal educational leadership component into the current SDP program for critical roles. - Expand SDP to the next level 	2025/2026
	2. Development and delivery of diversity, equity and inclusion leadership training for all people leaders to support TRCA's DEI Strategic Playbook.	2025
	3. Create a learning path and curriculum for employees interested in people leadership.	2025
	4. Develop a career pathing framework and tool to support people leaders and employees in performance development and career growth with TRCA.	2026/2027
	5. Maintain TRCA's standing as one of Greater Toronto's Top Employers and Canada's Greenest Employers.	2026-2028
Outcomes Success Measures		

Improved overall engagement score	% of people leader vacancies filled internally	% of critical SDP roles filled internally	% of critical SDP roles filled internally	Maintain awards standing
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ENGAGED WORKFORCE

Engagement is another critical area highlighted in this strategy. By actively seeking employee feedback, TRCA is better equipped to understand employee needs today and into the future, enabling the organization to create a work environment that fosters engagement and high functioning teams. Initiatives designed to recognize and reward contributions will further solidify our efforts to cultivate a positive workplace culture where employees thrive and feel connected to our organizational mission.



Engaged Workforce: Nurture an engaged workforce where employees feel valued, connected to their roles and to TRCA, and are recognized for their contributions and achievements.

Outcomes	Key Actions	Timelines
Employees feel energized, dedicated to their work, passionate about the organization, and the people they serve.	1. Conduct TRCA's organization-wide employee engagement survey on a three-year cycle, with the next survey launching in 2027.	2027
	2. Senior Leadership Team (SLT) to establish corporate wide action plans to address and drive employee engagement improvements.	2027
	3. Provide divisional teams with the resources to conduct action planning to address and drive employee engagement improvements.	2027
	4. Conduct TRCA's seasonal survey annually with recommendations for enhanced employee experience.	2025/2027
	5. Assess employee recognition opportunities and programs to further enhance engagement.	2026-2027

Outcomes Success Measures			
Improved overall engagement score	Improved EXM net promoter score	80% or > of seasonal staff indicating they would return to work for TRCA in the future	Improved survey recognition priority driver score.

INCLUSIVE CULTURE

Embedding diversity, equity and inclusion principles, along with accessibility, and TRCA's People First Diversity, Equity and Inclusion Strategic Playbook into the framework of this People Strategy is critical to TRCA's success. TRCA strives to cultivate a workplace that empowers every individual to contribute to their fullest potential. A diverse and accessible workforce brings varied perspectives and experiences that make TRCA stronger as an organization. Our commitment to fostering an inclusive culture and workplace supports employees to show up in the workspace as individuals and provides a safe space where employees are empowered to contribute authentically and bring their best selves to work each and every day.



Inclusive Culture: Foster an inclusive work environment where employees are able to realize their full potential as individuals, while being respectful of the individuality of others.

Outcomes	Key Actions	Timelines
TRCA employees feel valued and respected for their contributions, diverse perspectives, experiences, and ideas.	1. Completion of initiatives from TRCA's People First Diversity, Equity and Inclusion (DEI) 2022-2024 Strategic Playbook.	2025
	2. DEI Committee to update the People First Diversity, Equity and Inclusion Strategic Playbook for 2025-2028.	2025
	3. Establish a DEI Scorecard for reporting to the Senior Leadership Team.	2025
	4. Collaborate with divisions to support areas that have lower than average scores in the areas of diversity, equity and inclusion in TRCA's employee engagement survey by supporting divisions in developing action plans to create a more inclusive work environment.	2025/2027
Outcomes Success Measures		

Improved divisional engagement scores for the DEI priority driver

% of 1st iteration of DEI Playbook initiatives completed

Improved business unit engagement scores for the DEI priority driver

TALENT AGILITY

TRCA's People Strategy is rooted in the belief that our employees are what drive TRCA's success and are the single most important asset. By focusing on talent acquisition and management, nurturing employee development and career growth, aligning total rewards with evolving employee needs, TRCA is able to drive commitment and engagement, which correlates directly to organizational productivity and success.

As we navigate the complexities of modern workforce challenges, our HR initiatives will align with our overall business strategy, ensuring we not only meet today's needs but also anticipate and plan for the future needs of our organization and workforce.



Talent Agility: Drive an adaptable and flexible high performing workforce where employees are equipped to meet the industry needs today and into the future.

Outcomes	Key Actions	Timelines
A highly adaptable workforce and talent pipeline with the skills, knowledge and competencies to continue to grow a high performing TRCA today and into the future.	1. Development and implementation of TRCA's multi-year Talent Management Strategic Playbook that anticipates changing workforce demands and stakeholder and partner needs, through a sustainably funded agile workforce framework.	2025-2026
	2. Linkage of Workforce Plans into the Talent Management Strategic Playbook.	2025
	3. Development and implementation of TRCA's multi-year Learning and Development Culture Strategic Playbook	2025
	4. Creation of TRCA's first Employee Value Proposition to attract and retain the right talent in a highly competitive labour and shifting workforce landscape.	2026
	5. Review TRCA's Performance Development Program for opportunities to increase user experience.	2025-2026
	6. Introduction of formal Change Management Program to enable effective organizational change to provide increased capabilities, efficiencies and agility.	2027
	7. Conduct total rewards reviews aligned with the policy framework to maintain market competitiveness.	2025-2026
	8. Introduce a formal Mentorship Program to support employee growth and development acquisition.	2026

Outcomes Success Measures

Improved EXM net promoter score	% increase of L&D engagement priority driver	% increase in mentorship participants (2027)	Turnover % aligned with best practice for the industry	% increase of compensation engagement priority driver
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HEALTHY & SAFE WORKPLACE

A healthy and safe workplace that promotes wellness, contributes to a positive, engaged and productive workforce. With safety at the centre of TRCA's priorities, establishing a safety-first culture for all employees continues to be a priority across the organization.



Healthy & Safe Workplace: Promote a well and safe work atmosphere for all employees through leading best practices.

Outcomes	Key Actions	Timelines
TRCA's Health and Safety Management program meets or exceeds standards and legislative requirements ensuring TRCA provides a healthy and safe workplace for all employees.	1. Maintain COR Certification ensuring compliance with COR audit and recertification requirements to support TRCA's proactive Occupational Health and Safety Management Program.	2025-2028
	2. Implement a Wellness Program that focuses aligned with the National Standard of Canada for Psychological Health and Safety in the Workplace and mental wellness.	2026
	3. Reduction of work-related lost time incidents and injuries through proactive incident management.	2025-2028
	4. Establish a Wellness Committee to champion wellness awareness and initiatives across TRCA.	2026
	5. Evaluate TRCA's Disability Management Program to ensure optimization of resources and early and safe return to work.	2026
	6. Assess TRCA's non-work-related health strengths, opportunities and areas of risk to implement programs that align with areas of greatest opportunity and risk.	2027

Outcomes Success Measures			
Improved working environment employee engagement score	COR recertification external audit score >75%	% reduction in lost time due to occupational injury or illness	Employee participation rate in TRCA employee wellness initiatives

HR TECHNOLOGY & ANALYTICS

With the introduction of HR technology and analytics into the organization over the last few years, it is essential to leverage data and analytics in informing our People Strategy. By analyzing workforce trends, employee performance metrics, and engagement levels, we can make informed decisions that align our human resource practices with the needs of our workforce and organizational objectives. This data-driven approach will allow us to continuously refine our strategies, ensuring they remain relevant and effective.



HR Technology & Analytics: Use data-driven insights to make informed HR decisions, improve workforce planning, and measure the effectiveness of HR initiatives and programs.

Outcomes	Key Actions	Timelines
Enhanced data-driven insights supporting informed decisions while optimizing HR technology and innovation to attract and retain talent and enhance overall efficiency.	1. Development of a plan to fund and shift TRCA's health and safety forms and incident/accident investigations platform to a digital mobile enabled program for improved effectiveness, efficiency and central management of documentation.	2025-2027
	2. Conduct a continuous improvement review of each of TRCA's Human Resources Information Systems modules to enhance end user experience and drive value added services.	2025-2025
	3. Enhance data management to align how/what data is collected and managed, to a consolidated streamlined approach.	2027
	4. Enable key workforce performance metrics to support operational teams and management to enable data informed decision making.	2026
	5. Consolidate HR dashboards to provide a single resources to all levels of management to support informed human capital management decisions.	2026
	6. Leverage AI and technology to enhance HR operational efficiency and effectiveness by streamlining processes, improving decision-making, and elevating employee experiences.	2027

Outcomes Success Measures			
Improved overall engagement score	HR Organizational Alignment Diagnostic improved results	Total enhancements to process improvement reviews	# of enabled performance metrics developed annually

HR OPTIMIZATION

With an organizational commitment to continuous improvement, Human Resources is committed to ensuring programs and processes continue to meet the needs of operational teams and organization wide. This Enabling action articulates clear objectives and actionable strategies that will drive organizational success and operational efficiencies that will shape a high-performance culture.



HR Optimization: Strengthen foundational HR programs and services through flexible and adaptable service delivery models that meet current and future operational and organizational needs.

Outcomes	Key Actions	Timelines
HR programs and processes align with best practices and effectively meet the critical needs of the organization and key stakeholders.	1. Conduct a review of the HR structure to address feedback from the HR Organizational Alignment Diagnostic and enable an enhanced agile and customer centric model.	2025-2026
	2. Enhance Human Resources functions self-service opportunities to provide 'just-in-time' information that efficiently meets the needs of operations and employees, while reducing transaction services that impact HR resourcing.	2025-2026
	3. Development of Service Level Agreements (SLA) for core HR functions to provide clarity service delivery commitments.	2027
	4. Conduct the second iteration of the HR Organizational Alignment Diagnostic to evaluate the impacts of the People Strategy in addressing the needs of organizational leaders, prioritize programs, and make data-driven decisions.	2027

Outcomes Success Measures			
Improved overall engagement score	HR Organizational Alignment Diagnostic improved results	% adherence to established SLA's	Improved work life balance priority driver score for the HR division

OUR JOURNEY

Through the development and implementation of this comprehensive People Strategy, TRCA is affirming its commitment to organizational success by aligning workforce objectives with the organization's overarching strategy and goals. This People Strategy serves not only as a directional blueprint for attracting, retaining, and developing talent but also as a catalyst for reaffirming TRCA's commitment to employee engagement and fostering innovation across all divisions within TRCA.

With the evolving and shifting workplace landscape, it has become imperative to organizational success to communicate a clear People Strategy. This is needed to drive agility across the organization and respond effectively to workforce challenges and opportunities, while maintaining a commitment to organizational values and fostering a positive culture.

TRCA's People Strategy is a structured yet agile framework that supports the organization's Mission, Vision, Core Values, and Core Behaviours, within an environment that prioritizes employees' health and safety, professional development, and engagement. By doing so, TRCA not only enhances organizational performance but also fosters an inclusive workplace where individuals are inspired to do their best. Together, as a team, TRCA will cultivate a positive and high-functioning culture that positions TRCA for sustainable growth and success.



Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday June 13, 2025 Meeting

FROM: John MacKenzie, Chief Executive Officer

**RE: PROPOSED 2026 – MARCH 2027 TORONTO AND REGION
CONSERVATION AUTHORITY MEETING SCHEDULE**

KEY ISSUE

Approval of the proposed 2026 – March 2027 Toronto and Region Conservation Authority (TRCA) Board of Directors and Executive Committee meeting schedule.

RECOMMENDATION:

THAT the proposed 2026 – March 2027 TRCA Meeting Schedule, as outlined in Attachment 1, be approved;

AND FURTHER THAT any subsequent amendments to the approved 2026 – March 2027 TRCA Meeting Schedule be done in consultation between the Chief Executive Officer and the Chair and/or Vice-Chair;

AND FURTHER THAT the schedule be distributed to the Minister of the Environment, Conservation and Parks (MECP), municipalities within TRCA's jurisdiction, and Conservation Ontario (CO).

BACKGROUND

Section C.2 of TRCA's Board of Directors Administrative By-Law ("By-Law") requires that TRCA's Board of Directors approve an annual schedule for regular meetings of the Board of Directors and Executive Committee.

RATIONALE

The proposed 2026 – March 2027 meeting schedule is provided to TRCA's municipal partners, through their Clerks Office, well in advance of municipalities developing their own Council and Committee meeting schedules.

Item 8.4

The proposed meeting schedule takes into consideration the following:

- Avoid conflicts with municipal council, board, and committee meeting dates;
- Avoid Federation of Canadian Municipalities (FCM) Annual Conference (June 4–7, 2026);
- Avoid statutory holidays and March Break;
- Provide advance notice to all municipal clerks offices to avoid meeting conflicts on Fridays; and
- Allow for summer and winter hiatus to better accommodate planned summer vacations and the December holiday season, in accordance with TRCA's Board of Directors and Executive Committee Terms of Reference, and in line with the practice in many municipalities.

In line with previous years, an Executive meeting has not been scheduled for February 2026 as the Annual General Meeting (AGM) falls on February 20, 2026. The AGM, January and February 2026 meetings have previously been approved by TRCA's Board of Directors on June 21, 2024.

Due to the 2026 Municipal Election, only one Regional Board Meeting is scheduled and will take place on June 1, 2026. Fall Executive Committee and Board of Directors meetings are scheduled around the municipal election, which falls on October 26, 2026, and take into consideration inaugural meetings of Council which will take place by the second week of November.

Should any conflicts with municipal meeting dates arise following the release of meeting calendars for municipalities within TRCA's jurisdiction, the Clerk's Office will revise the 2026 – March 2027 meeting schedule.

Annual Meetings

Resolution #A6/02 was approved at the Annual Meeting held on January 25, 2002, in part as follows:

THAT the dates of future Annual Meetings be changed to accommodate the budget meeting schedule for our member municipalities, such that the Annual Meeting held following a municipal election be in January while the Annual Meetings in the interim two years between elections be moved to February.

In accordance with RES.#A6/02, the 2026 Annual General Meeting for TRCA's Board of Directors meeting has been scheduled for February 20, 2026, and January 22, 2027, with the 2026 Annual Meeting having been previously approved by RES.#A106/24 on June 21, 2024.

Item 8.4

Regional Board Meetings, which are not mandatory, are scheduled as follows:

Meeting #1/26:

- Peel Region, Township of Adjala/Torosontio and Town of Mono: Monday, June 1, 2026 (9:00AM – 10:00AM)
- Durham Region: Monday, June 1, 2026 (10:30AM – 11:30AM)
- York Region: Monday, June 1, 2026 (1:30PM – 2:30PM)
- City of Toronto: Monday, June 1, 2026 (3:00PM – 4:00PM)

Delegated Authority for Summer and Winter Hiatus

During periods of hiatus, the Administrative By-Law provides for delegated authority for the continuity of business.

Hybrid Meetings and Participation by Electronic Means

Due to voting considerations, TRCA is scheduled to have the Annual General Meeting on February 20, 2026 as a mandatory in-person meeting with hybrid regular meetings to follow subject to Board direction.

For members who participate in-person, meetings will be held at TRCA's Head Office. All meetings will begin at 9:30 a.m. Board members are required to attend all meetings, from the start of the meeting until at least 1:30 p.m., in order to ensure quorum is maintained and the continuity of TRCA operations is preserved.

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

There are no financial implications associated with this report.

DETAILS OF WORK TO BE DONE

Once the schedule is approved, a copy will be circulated to Ministry of Environment, Conservation and Parks municipalities within TRCA's jurisdiction, and Conservation Ontario.

Item 8.4

Report prepared by: Laurie Soto Maya, Deputy Clerk
Email: Laurie.SotoMaya@trca.ca
For Information contact: Joanne Hyde, (437) 880-2328
Email: Joanne.Hyde@trca.ca
Date: May 22, 2025
Attachment: 1

Attachment 1: Proposed 2026-2027 Toronto and Region Conservation
Authority Schedule of Meetings

2026-2027

TORONTO AND REGION CONSERVATION
AUTHORITY CALENDAR OF MEETINGS

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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31						

June						
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November						
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December						
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January						
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February						
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21	22	23	24	25	26	27
28						

March						
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Executive Board of Directors Annual General Meeting

Regional Board Meeting

OBSERVANCES
FESTIVE CLOSURE
STATUTORY HOLIDAY

Section II – Items for Executive Committee Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **APPLICATIONS FOR PERMITS PURSUANT TO SECTION 28.1.2 OF THE CONSERVATION AUTHORITIES ACT (MINISTER’S ZONING ORDER, ONTARIO REGULATION 171/21)**
CFN 64580, 12475 The Gore Road, 0 Humber Station Road, 14396 Humber Station Road, 0 King Street, Caledon Ontario (Part of Lots, 11,12 and 13, Concession 4), Town of Caledon, Regional Municipality of Peel

KEY ISSUE

Issuance of permits pursuant to Section 28.1.2 of the Conservation Authorities Act (CA Act) for lands subject to a Minister’s Zoning Order (MZO) under the Planning Act to undertake works within a Toronto and Region Conservation Authority (TRCA) Regulated Area to permit the installation of erosion and sediment controls, site grading, topsoil stripping and construction of a residential plan of subdivision at 12475 The Gore Road, 0 Humber Station Road, 14396 Humber Station Road and 0 King Street (21T-22001C), Town of Caledon, Regional Municipality of Peel.

RECOMMENDATION:

WHEREAS the Minister of Municipal Affairs and Housing issued an MZO for the subject properties on March 5, 2021, as Ontario Regulation 171/21;

WHEREAS Section 28.1.2 of the Conservation Authorities Act requires TRCA to issue a permit for a development project that has been authorized by an MZO issued under the Planning Act, and where the lands in question are not located within the Greenbelt Area as identified through Section 2 of the Greenbelt Act;

WHEREAS Section 28.1.2 (6) of the Conservation Authorities Act, allows TRCA to attach conditions to the permit, including conditions

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to mitigate any effects the development may have on the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock and/or in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;

WHEREAS Section 28.1.2 (17) of the Conservation Authorities Act provides that where a permit is issued, the applicant is required to enter into an agreement with the TRCA;

WHEREAS Section 28.1.2 (18) of the Conservation Authorities Act provides that the agreement shall set out actions or requirements that the holder of the permission must complete or satisfy to compensate for ecological impacts and any other impacts that may result from the development project;

AND WHEREAS TRCA, in absence of an approved MZO, would normally issue Section 28.1 Permits to facilitate topsoil stripping, rough grading, and the construction of temporary sediment ponds in preparation of future residential subdivisions, where it has been demonstrated that there will be no impact on the control of flooding, erosion, dynamic beaches, and unstable soils or bedrock, or jeopardize the health or safety of persons or result in the damage or destruction of property;

THEREFORE, LET IT BE RESOLVED THAT Argo Macville I Corp, Argo Macville II Corp, Argo Macville V Corp, Argo Humberking Corp., be issued permits to install erosion and sediment controls and undertake site grading, and topsoil stripping for the construction of Draft Plan of Subdivision 21T-22001C, subject to the Standard Conditions within Attachment 4 hereto;

AND THAT TRCA staff seek full cost recovery in accordance with TRCA's Administrative Fee Schedule;

AND FURTHER THAT the Executive Committee authorize entering into of an agreement related to the Permits for the site works.

BACKGROUND

Mandatory Permits for MZO Development Projects

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The applicants have applied to undertake site grading and topsoil stripping and construction of a residential plan of subdivision 21T-22001C currently under this MZO.

Section 28.1.2 of the CA Act applies to a development project that has been authorized by an MZO under the Planning Act, within an area regulated under the CA Act, outside of the Greenbelt Area. The provisions of Section 28.1.2 of the Act are summarized as follows:

- The Conservation Authority (CA) shall issue a permit;
- CAs may only impose conditions to the permit, including conditions to mitigate:
 - Any effects the development project is likely to have on the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock;
 - Any conditions or circumstances created by the development project 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; or
 - Any other matters that may be prescribed by the regulation.
- An applicant has the right to a Hearing if there is an objection to the permit conditions being imposed by the CA. No hearing was requested for this permit application and the applicant has confirmed their consent to the conditions;
- If the applicant objects to conditions following a decision of the Hearing Board, the applicant has the option to either request a Minister's review (MNR) or appeal to the Ontario Land Tribunal (OLT);
- All MZO-related CA permits must have an agreement with the permittee (and include additional parties, e.g., municipalities, on consent of application);
- The agreement shall set out actions that the holder of the permission must complete or satisfy to compensate for ecological impacts, and any other impacts that may result from the development project; and
- The agreement must be executed before work commences on the site; it is an offence to commence the works without a signed agreement.

In summary, TRCA must issue a permit for development projects on lands subject to an MZO, outside of the Greenbelt, and can make that permission subject to conditions and must enter into an agreement with the landowner/applicant. Consistent with current practice, Executive Committee approval is required for all TRCA MZO permit applications.

Permit Applications, Property Descriptions and Background

The owner has applied for permission pursuant Section 28.1.2 of the CA Act to undertake the installation of Erosion Sediment Control measures, site grading and topsoil stripping at lands known municipally as 12475 The Gore Road, 0 Humber Station Road, 14396 Humber Station Road, 0 King Street. The lands subject to the MZO are located west of Humber Station Road, north of King Street and east of The Gore Road (**Attachment 1 – Key Map**).

The proposal is to permit grading and topsoil stripping to facilitate the construction of a mixed-use plan of subdivision with 3751 residential units. The plan of subdivision covers an area of 107.23 hectares (**Attachment 2 – Draft Plan of Subdivision**).

A 46.17 hectare portion of the subdivision lands are subject to the MZO (**Attachment 2 - Draft Plan of Subdivision**). Typical Section 28 permits will be required for future development in TRCA regulated areas outside of the MZO lands within the plan of subdivision. The MZO was issued to permit a range of residential, commercial, mixed uses, institutional open space, environmentally policy area and transit hub use.

Portions of the property contain unevaluated wetlands, watercourses, floodplain and erosion hazards, and the associated regulated allowance to these features. Most of the land drains to the West Humber River, while the eastern portion flows to the Main Humber River. As a result of the features above, portions of the property are subject to the Conservation Authorities Act and Ontario Regulation 41/24 and require permission prior to any development taking place.

Bolton Residential Expansion Study

Portions of the lands are within the Settlement Area Boundary in the Region of Peel's ("The Region") Official Plan (OP). The Region and Town of Caledon (The "Town") initiated several studies in 2007 as part of their Municipal Comprehensive Review (MCR) to conform to the 2006 Growth Plan as required under Section 26 of the Planning Act. The initial Regional Land Budget Report identified the need for additional greenfield expansion

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in the Town within one of the three Caledon Rural Service Centres to accommodate growth in the Town to 2031. Regional Official Plan (ROPA) 34 and Official Plan Amendment (OPA) 26, as modified by Local Planning Area Tribunal (LPAT), identified the population and employment allocation that would need to be accommodated in residential expansion in both the Mayfield West and Bolton Rural Services Centres.

The Town subsequently undertook several background technical studies to determine where to accommodate the 2031 population and employment numbers around Bolton. The background work resulted in ROPA 28 for Bolton Employment Expansion that eventually became the Coleraine West Employment Lands and ROPA 30 for the Bolton Residential Expansion Study (BRES).

BRES identified six options for areas of expansion and three options for smaller, rounding out areas for settlement expansion. Option 3, which includes the lands subject to this proposal, was preferred by the Town and was the basis of the Town's 2014 ROPA application as part of the Region's ongoing Municipal Comprehensive Review (MCR) at that time. However, Peel Regional Council endorsed Option 6 and the "triangle lands" at the south end of Bolton, west of the Coleraine West Employment lands as the preferred growth expansion area. The Region's decision was subsequently appealed to LAPT by the Town, the Bolton Option 3 Landowners Group Inc., and others. Both the Town and Region endorsed a modified proposal, and the matter was settled based on the modified proposal in November 2020 (LPAT decision PL170058). The approved ROPA 30 settlement expansion includes the eastern portion of the subject lands, which form part of the proposed Macville Secondary Plan within the Bolton Rural Service Centre boundary.

Previous environmental characterization work was completed for the subject lands in 2013 and 2014 as part of the BRES study by the Town. TRCA staff previously reviewed and provided comments on the characterization work.

To conform with the Region's OP, the LPAT decision on ROPA 30, and to establish a new Secondary Plan area in the Town's OP, the applicant submitted a Local OPA (LOPA) Application in 2020. The following supporting technical studies were completed to the satisfaction of TRCA staff after the approval of the MZO (O. Reg 171/21) (**Attachment 3 - Minister's Zoning Order (MZO) – Ontario Regulation 171/21**), for this proposed Secondary Plan:

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- Erosion Sediment Control, Urbantech, March 2025;
- Geotechnical Report, DS Consulting, October 24, 2022;
- Hydrogeological Report, DS Consulting, October 10, 2024;
- Comprehensive Constraints and Opportunities Map, Figure 4.8.1, by Beacon Environmental Ltd. et.al. dated December 2020;
- Headwater Drainage Features, prepared by Beacon Environmental Ltd., dated December 2020;
- HDF Management Requirements, prepared by Beacon Environmental Ltd., dated December 2020;
- Functional Servicing Report, prepared by Urbantech, dated February 2021;
- Geotechnical Report, prepared by DS Consultants Ltd., dated January 5, 2021;
- Hydrogeological Report, prepared by DS Consultants Ltd., dated February 3, 2021;
- Pre-Development Drainage Areas to Existing Flow Nodes, prepared by Urbantech, dated January 2021;
- Existing Floodplain Mapping, prepared by Urbantech, dated January 2021;
- External and Internal Sanitary Servicing Plan, prepared by Urbantech, dated January 2021; and
- Macville Community Secondary Plan, dated February 2021.

A Comprehensive Environmental Impact Study and Management Plan (CEISMP) and Functional Servicing Study (FSR) were also completed prior to the MZO to the satisfaction of TRCA staff. These studies informed the layout of the subdivisions.

The MZO was requested by Caledon Council on September 29, 2020 to protect the future Bolton Go Station Lands and the Bolton Go Major Transit Study Area located within the Secondary Plan boundaries to provide essential transit services and a supporting transit-oriented community for the Town of Caledon. The need for a commuter rail station in Bolton was supported by the Bolton Commuter Rail Service Feasibility Study in December 2010 and later re-confirmed in the 2015 Bolton Transportation Master Plan and Metrolinx Go 2020 Strategic Plan. The future Bolton Go Station on the east side of Humber Station Road, north of King Street does not form part of this application under consideration.

RATIONALE

Review of Permit Application by TRCA Staff

The application has been reviewed by TRCA staff. The proposed topsoil stripping and site grading conforms to the comprehensive environmental work completed in support of the related planning applications. The works also are consistent with TRCA's policies. The proposed site alteration does not impact:

- The control of flooding – portions of the lands are within the regulatory floodplain;
- Erosion – all proposed aspects of the development are located outside of the riverine erosion hazard and staff are satisfied that there will be no erosion issues;
- Dynamic beaches – not applicable;
- Unstable soil – no hazardous organic soils or leda clays are located on the lands subject to the MZO;
- Unstable bedrock – there are no carbonate rock formations at or near the surface which may produce landforms of dissolution or karstic features, which may be hazardous to the construction of the subdivision; and
- In the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property – access to and from the property will be safe and not subject to riverine flooding. The cut and fill balance will remove portions of the development site from the floodplain, mitigating any potential risk to people and property. The applications have been reviewed by TRCA's water resources, geotechnical, hydrogeology, and ecology staff.

Policy Guidelines:

The proposed works are consistent with Section 8.4 (General Regulation Policies), 8.5 (Valley and Stream Corridors) and 8.9 (Infrastructure Policies) of the Living City Policies (LCP) for the Planning and Development in TRCA watersheds.

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:

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Pillar 1 – Environmental Protection and Hazard Management – mitigating hazard risks to communities and protecting the natural environment by conducting inventories of erosion infrastructure and monitor infrastructure health.

SUMMARY CONCLUSION

The approval of permission for development conforms with the requirements of TRCA's LCP. Minor technical comments on the TRCA permits will need to be resolved prior to final permit issuance. The CA Act requires the Authority to issue such a permit on these lands as they are subject to an MZO, issued under the Planning Act. Staff have therefore reviewed the application and confirmed that it meets tests as prescribed in the CA Act. Staff recommend issuance of the permits subject to TRCA's standard conditions (**Attachment 4 – Standard Permit Conditions**), which will be included in the required Agreement.

Report prepared by: Michael Hynes, Senior Planner, Development Planning & Permits

Email: michael.hynes@trca.ca

For Information contact: Michael Hynes, (437) 880-2327

Email: michael.hynes@trca.ca

Date: May 23, 2025

Attachments: 4

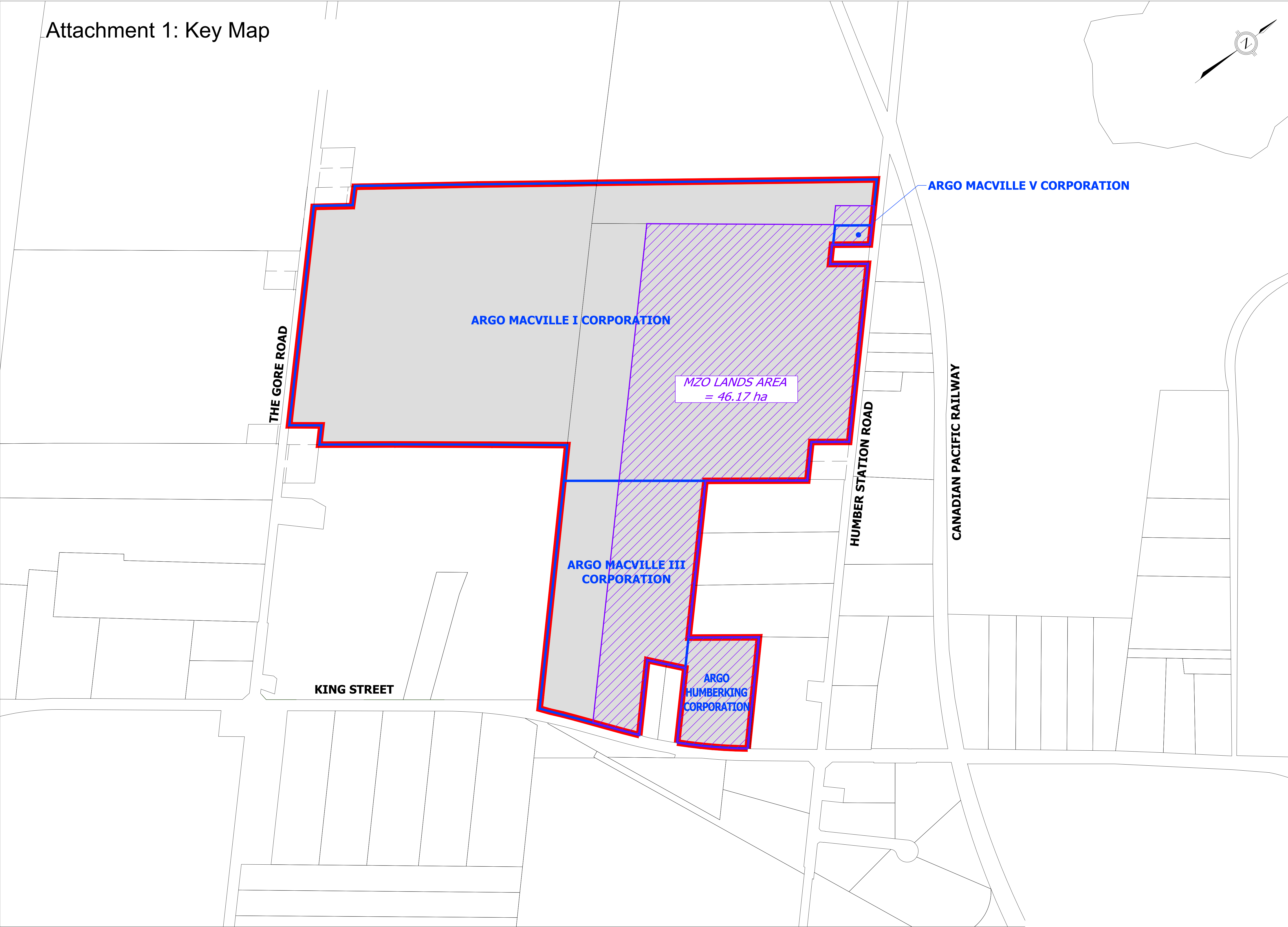
Attachment 1: Key Map

Attachment 2: Draft Plan of Subdivision

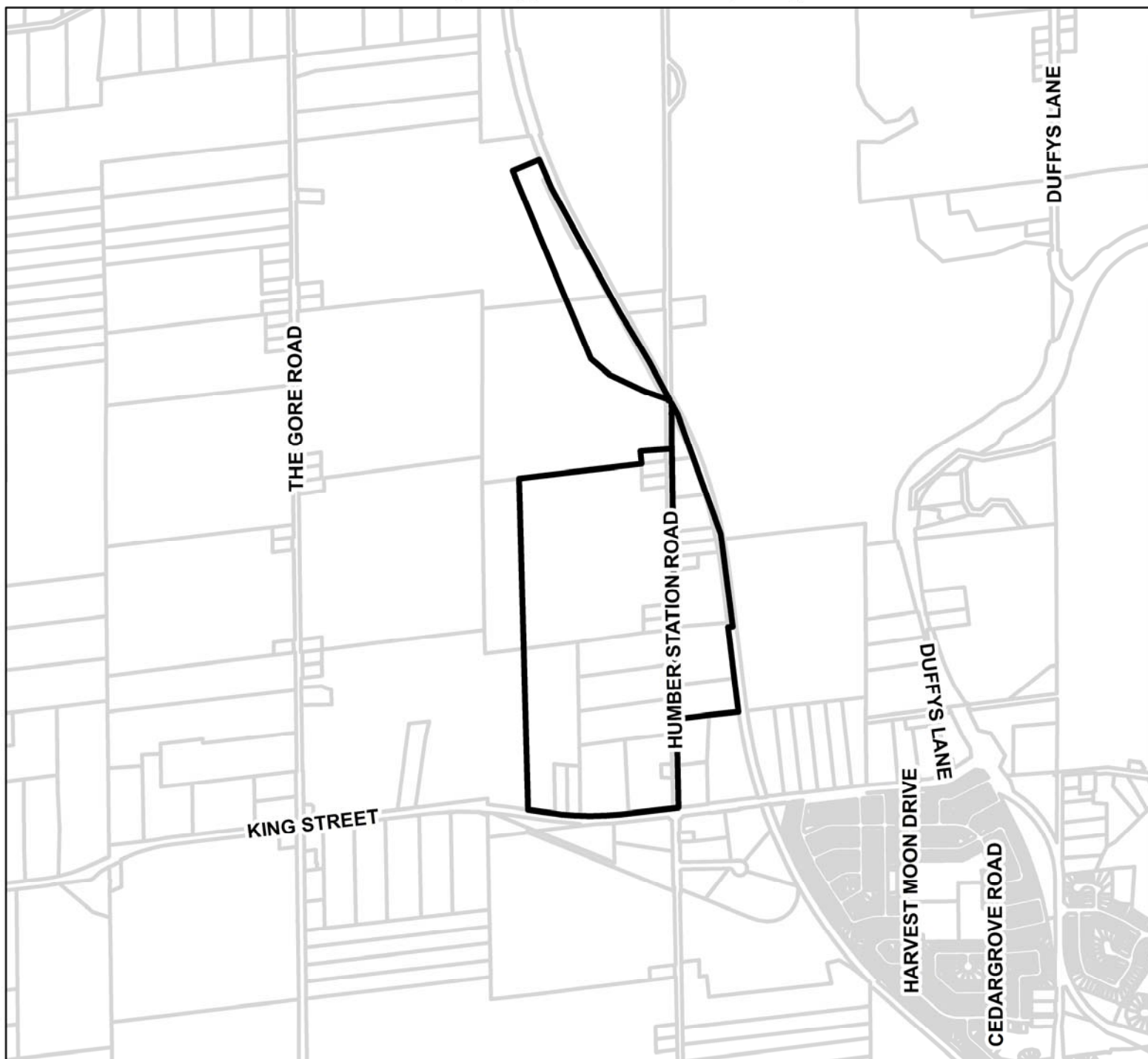
Attachment 3: Minister's Zoning Order (MZO) – Ontario Regulation 171/21

Attachment 4: Standard Permit Conditions



Attachment 1: Key Map



Part of Lots 11-14, Concessions 4 & 5, Town of Caledon, Regional Municipality of Peel



LEGEND

-  Lands Subject to Zoning Order
-  Assessment Parcel

ATTACHMENT C- MINISTER'S ZONING ORDER
(MZO) O REG. 171/21

0 155 310 620
Metres



Map description:

Part of Lots 11-14, Concessions 4 & 5, Town of Caledon,
Regional Municipality of Peel.

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On request, we can arrange for accessible formats and
communications supports. Please contact MMAH by email
(mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY

Information provided by the Ministry of Municipal
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Attachment 4

Standard conditions for approval by Executive Committee, June 13, 2025

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the “works”, to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the Terms and Conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, landowner authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 41/24, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.

10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.
14. The Owner shall provide revised plans and drawings to the satisfaction of TRCA staff to address all outstanding TRCA technical comments prior to the commencement of any Works.
15. Prior to the commencement of any Works, the Permit Holder shall provide a copy of any permit, license or clearance, where required, under the Endangered Species Act (ESA) from the Ministry of Environment, Conservation and Parks (MECP), under the Fish Wildlife and Conservation Act, from the Ministry of Natural Resources (MNR), and under the Fisheries Act, from Fisheries and Oceans Canada (DFO) for the Works.
16. Prior to the commencement of any Works, the Permit Holder shall obtain any required approval of clearance, where required, under the Municipal Act and Planning Act from the Town of Caledon, for the Works.
17. The Owner enter into an agreement with the TRCA which will include any additional impacts, costing that may take place as a result of the proposed topsoil stripping and site grading to the satisfaction of TRCA staff.

Section II – Items for Executive Committee Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Alexander Schuler, Associate Director, Property & Asset Management

RE: **LAND LEASE- BABA DEEP SINGH SANT SAR SEWA DAL INC.**
70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River Watershed (CFN 23171)

KEY ISSUE

Seek approval for Baba Deep Singh Sant Sar Sewa Dal Inc. to lease the parking lot on Toronto and Region Conservation Authority-owned (TRCA) land located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, in the City of Vaughan, Regional Municipality of York, Humber River watershed.

RECOMMENDATION

WHEREAS TRCA is in receipt of a request from Baba Deep Singh Sant Sar Sewa Dal Inc. (BDSSSD) to enter into a lease agreement to use TRCA lands for parking lot purposes, located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River watershed;

WHEREAS the terms of the lease are similar to the lease with the previous tenant and provide benefit and support the use of nearby publicly owned facilities;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with BDSSSD for use of 0.304 hectares (0.75 acres), more or less, said land being Part of Lot 5, Concession 7, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York;

THAT the lease with the BDSSSD be subject to the following terms and conditions:

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- (i) that the term of the lease is for one year, together with an annual renewal option for the next four years at the sole option of TRCA;**
- (ii) that consideration be \$1.00 per annum, for basic rent, plus HST;**
- (iii) that consideration also includes additional rent, being a sum equivalent to 10% of the gross revenue from the subtenant parking agreements, plus HST;**
- (iv) that BDSSSD pay the annual property tax, currently \$48 per annum, based on the 2025 tax bill;**
- (v) that BDSSSD provides \$5 million in commercial general liability insurance;**
- (vi) that BDSSSD is responsible for all approvals and costs associated with any construction, maintenance, and operation of the parking lot;**
- (vii) that upon lease completion BDSSSD removes all equipment and materials associated with construction and operation of the parking lot, and restores the site to TRCA satisfaction;**
- (viii) that BDSSSD be required to consult and collaborate with the City of Vaughan for any events that may impact the adjoining Vaughan Public Dog-Park parking areas and applicable overarching operations and/or use;**
- (ix) that BDSSSD be required to obtain at their sole cost, all necessary licenses and permits, and comply will all applicable by-laws, rules, regulations, and laws governing the conduct and operation of the parking lot and its use or anything in connection therewith;**
- (x) any other terms and conditions deemed appropriate by TRCA staff and solicitor;**

All legal, appraisal survey and other costs incurred to be paid by BDSSSD;

THAT authorized TRCA staff be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents;

BACKGROUND

Item 9.2

TRCA is in receipt of a request from Baba Deep Singh Santsar Sewa Dal Inc. (BDSSSD) to lease TRCA lands for parking lot purposes, located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River watershed.

BDSSSD was established in India in 1998 and has expanded to Canada, where they have been operating for the past 18 months. BDSSSD is a not-for-profit organization of Ontario, and the company's principal activity is multicultural religious welfare, and they contribute to the community by delivering free food to the public during their events.

In August 2024, BDSSSD purchased the building at 60 Legion Court Road previously owned and operated by the Royal Canadian Legion. TRCA entered into a temporary licence agreement with BDSSSD in the interim to allow for uninterrupted use of the parking lot area, and pending TRCA Board endorsement, the lease will replace the licence with BDSSSD.

Similar to the Royal Canadian Legion's previous use of the adjacent TRCA lands at 70 Legion Court Road, with this lease BDSSSD will use the land for parking lot purposes for events held at their facility and will also continue the sub-leasing arrangement of the parking lot to the northeast of Legion Court Road. BDSSSD will assume all responsibility for the lands under lease, which includes and is not limited to all costs pertaining to maintenance and repairs to the land. Further, BDSSSD will collaborate with the City of Vaughan for any events that may affect the use of the parking lot, being mindful of the dog-park and adjoining parking lot use by these public users. At the time of lease termination, BDSSSD will ensure the land is restored to TRCA's satisfaction, and at their sole expense.

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

RATIONALE

The lease renewal facilitates BDSSSD's maintenance of the subject lands and permits BDSSSD's use of TRCA lands for parking lot purposes during BDSSSD's operations. The maintenance of this parking lot area by BDSSSD is to the benefit of TRCA and the City of Vaughan for the overarching use of the space.

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 3 Community Prosperity:

3.2 A culture of diversity, equity and inclusion contributing to community well-being

FINANCIAL DETAILS

The rental rate for this lease agreement is nominal, in effort to support the not-for-profit community use, as well as acknowledging the maintenance efforts BDSSSD contributes to the site on TRCA's behalf via this arrangement. Further, ten (10) percent gross revenue from the subleasing contracts will be paid annually to TRCA, and the annual revenue generated from this lease will be applied to the management of TRCA's lands and assets. Finally, BDSSSD will pay the annual property taxes applicable to this site.

Report prepared by: Lisa Valente, Supervisor, Facilities

Email: lisa.valente@trca.ca

For Information contact: Alexander Schuler, (437) 880-1950

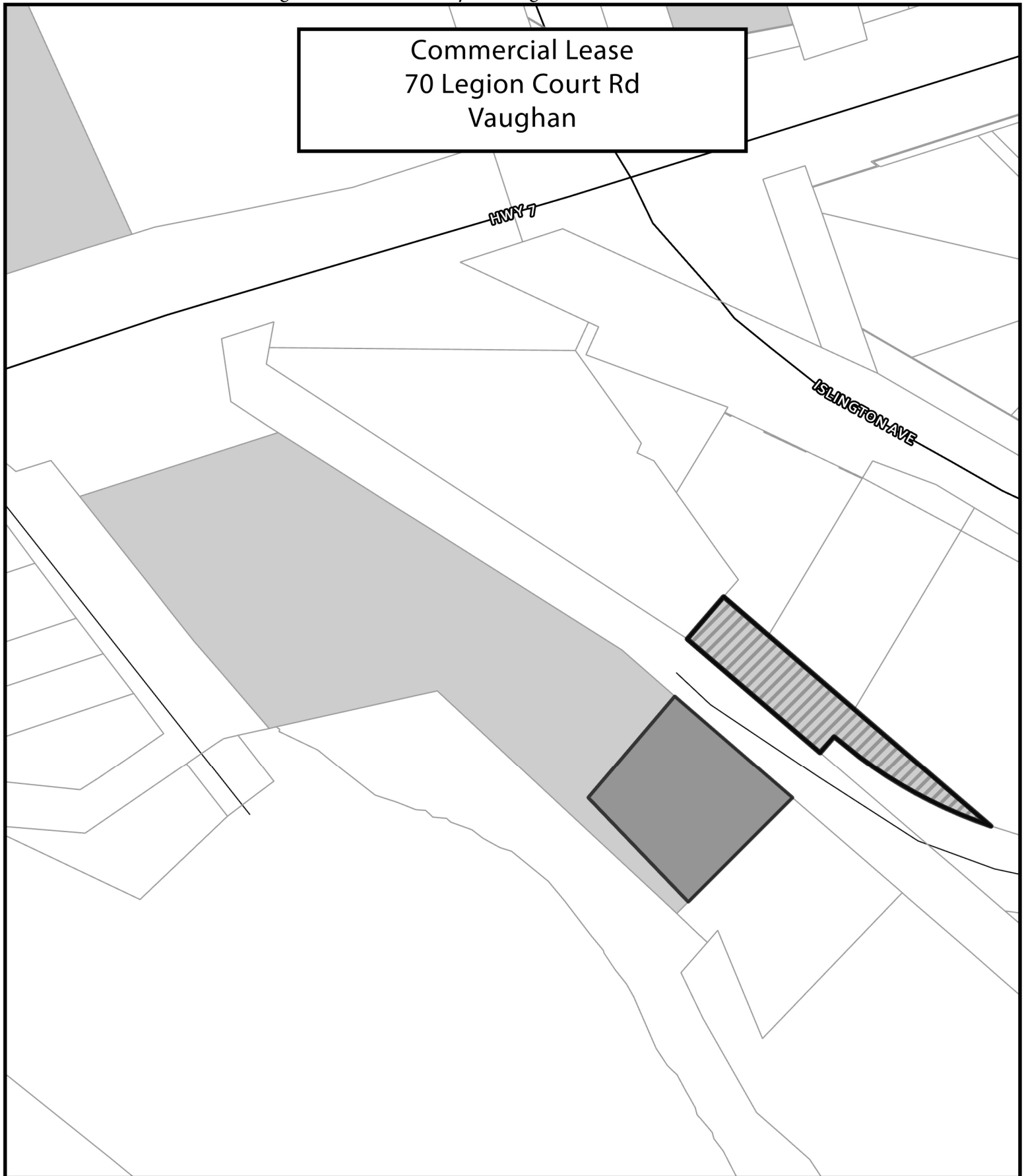
Email: alexander.schuler@trca.ca








Date: November 5, 2024

Attachments: 2

Attachment 1: Site Plan - 70 Legion Court Road, City of Vaughan







Attachment 2: Orthophoto - 70 Legion Court Road, City of Vaughan



- | | |
|---|---|
|  Lease Area |  Highways |
|  TRCA Ownership |  Owner Parcels - Teranet |
|  Major_Roads |  Sub_Lease |
|  Local_Roads | |





- | | |
|---|---|
|  Lease Area |  TRCA Owned under Management Agreement |
|  Sublicense Area |  Local_Roads |
|  TRCA Owned and Managed |  Highways |



Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Alexander Schuler, Associate Director, Property and Asset Management

On Behalf of John MacKenzie, Chief Executive Officer

RE: DISPOSITION TO REGIONAL MUNICIPALITY OF PEEL (CFN 71361)
Request from the Regional Municipality of Peel for a Conveyance of Toronto and Region Conservation Authority-owned Lands required for McVean Sanitary Pumping Station upgrades, City of Brampton, Regional Municipality of Peel, Humber River Watershed (CFN 71361)

KEY ISSUE

Receipt of a request from the Regional Municipality of Peel, for a conveyance of Toronto and Region Conservation Authority (TRCA) owned lands located north of Ebenezer Road and west of McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for McVean Sanitary Pumping Station upgrades, Humber River watershed (CFN 71361).

RECOMMENDATION:

IT IS RECOMMENDED THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from The Regional Municipality of Peel for the conveyance of TRCA-owned lands located north of Ebenezer Road and west McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for the McVean Sanitary Pumping Station upgrade, 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 Regional Municipality of Peel in this instance;
THEREFORE LET IT BE RESOLVED THAT a parcel of TRCA-owned land containing 2.90 hectares (7.17 acres), more or less, of vacant land, required for the McVean Sanitary Pumping Station upgrade, said land being Part of lot 6, Concession 8, Northern Division designated

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as Part 2, 3, 4 and 5 on Plan 43R-41763 be conveyed to the Regional Municipality of Peel;

THAT a Temporary Access Easement over Part 1 on Plan 43R-41763, also be granted in favour of the Regional Municipality of Peel ;

THAT the Regional Municipality of Peel be requested to enter into an Agreement of Purchase and Sale that includes the following terms and conditions:

- (a) The Regional Municipality of Peel pay consideration of Eight Million Five Hundred Twenty Thousand Seven Hundred Sixty-Eight Dollars and Fifteen Cents (\$8,520,768.15) (Refer to table 1) to be paid to TRCA for the conveyance;**
- (b) The Regional Municipality of Peel agrees that the subject land future use is solely for the upgrade of the McVean Sanitary Pumping Station;**
- (c) The Regional Municipality of Peel represents and warrants that on or before the closing date, a declaration from an officer will have been made confirming the matters contemplated in Section 50(3) of the Planning Act of Ontario and the execution by the Region's solicitors of the statements contemplated in Section 50(22) of the Planning Act of Ontario shall conclusively confirm that such declaration has been made;**
- (d) Land Transfer Taxes, HST, legal, registration fees and other reasonable costs incurred associated with the conveyance including appraisal, surveys and reference plans associated with the conveyance are to be paid by the Regional Municipality of Peel;**
- (e) The Regional Municipality of Peel is to take the lands "as is" without any representation or warranty regarding the lands;**
- (f) Any additional conditions as deemed appropriate by TRCA solicitor.**

THAT TRCA receive a commitment from the Region Municipality of Peel to tie into any existing or proposed services on the site or any other planned future servicing in the vicinity of the property that may eventually become available;

THAT the Regional Municipality of Peel 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 Minister of Natural Resources and Forestry be notified in accordance with Section 21(2) of the Conservation Authorities Act;

THAT a permit pursuant to Ontario Regulation 41/24, as amended, be obtained by Regional Municipality of Peel 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

The subject TRCA-owned lands were acquired from Roy Robert Hickman and Alice Isobel Hickman on April 30, 1971 (HR729), 75 Holdings Limited on March 14, 1977 (HR731) and James Henry Robinson on October 8, 1963 (HR732) under the Authority's Master Plan for Flood Plain and Valley Land Acquisition project at that time.

The Regional Municipality of Peel has requested the conveyance of TRCA-owned lands, located north of Ebenezer Road and west of McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for the McVean Sanitary Pumping Station upgrade, Humber River watershed.

The existing McVean Sanitary Pumping Station is owned and operated by the Region of Peel at 3900 Ebenezer Road and TRCA has granted Easement to Regional Municipality of Peel over Part 3 and 4 on Registered Plan 43R-41763 for an emergency overflow lagoon. The sewage pumping station is designed to receive and ultimately pump sewage (wastewater) that is supplied via underground gravity pipelines to an underground structure. From the underground structure, these stations convey sewage from one location to another, and ultimately to a treatment facility, to manage the sewage capacity from its users. The expansion and upgrade of the station is required to accommodate future growth in the Region of Peel.

As per TRCA's policy, a Stage 1-2 and Stage 3 archaeological assessment was conducted in accordance with Ministry of Heritage, Sport, Tourism and Culture Industries Standards on the subject lands. This investigation resulted in no further archaeological concern or potential with the associated lands.

Item 9.3

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 proposed expansion of the McVean Sanitary Pumping Station will extend into TRCA-owned lands and TRCA-regulated floodplain of the West Humber River. TRCA Planning and Technical staff have reviewed the project to ensure the detailed design and construction are in accordance with TRCA regulatory permitting responsibilities under Section 28.1 of the Conservation Authorities Act.

Negotiations have been conducted with the Regional Municipality of Peel staff, and an agreement has been reached with officials based on the market value and in accordance with the appraised value from an independent evaluation obtained by TRCA. Table 1 below outlines the market rates that were applied to the developable and undevelopable portions of the property.

MCVEAN PUMPING STATION UPGRADE BREAKDOWN – Table 1							
	PART 1 Easement	PART 2 Disposition	PART 3 Disposition	PART 4 Disposition	PART 5 Disposition	Total Acreage	Value
Developable @2,350,000.00 / acres	0.3758	3.4808	0.002	0.0897		3.9483	\$8,446,590.90
Undevelopable @35,000.00 / acres		0.8818	1.9217	0.2852	0.1341	3.2228	\$74,177.25
Total Acres per parcel	0.3758	4.3626	1.9237	0.3749	0.1341	7.1711	
Value	\$158,963.40	\$8,210,743.00	\$35,979.75	\$110,388.50	\$4,693.50		\$8,520,768.15

* The value associated with the temporary easement is based on the developable land rate, and a 6% annual rate of return to use these lands.

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:

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

FINANCIAL DETAILS

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

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

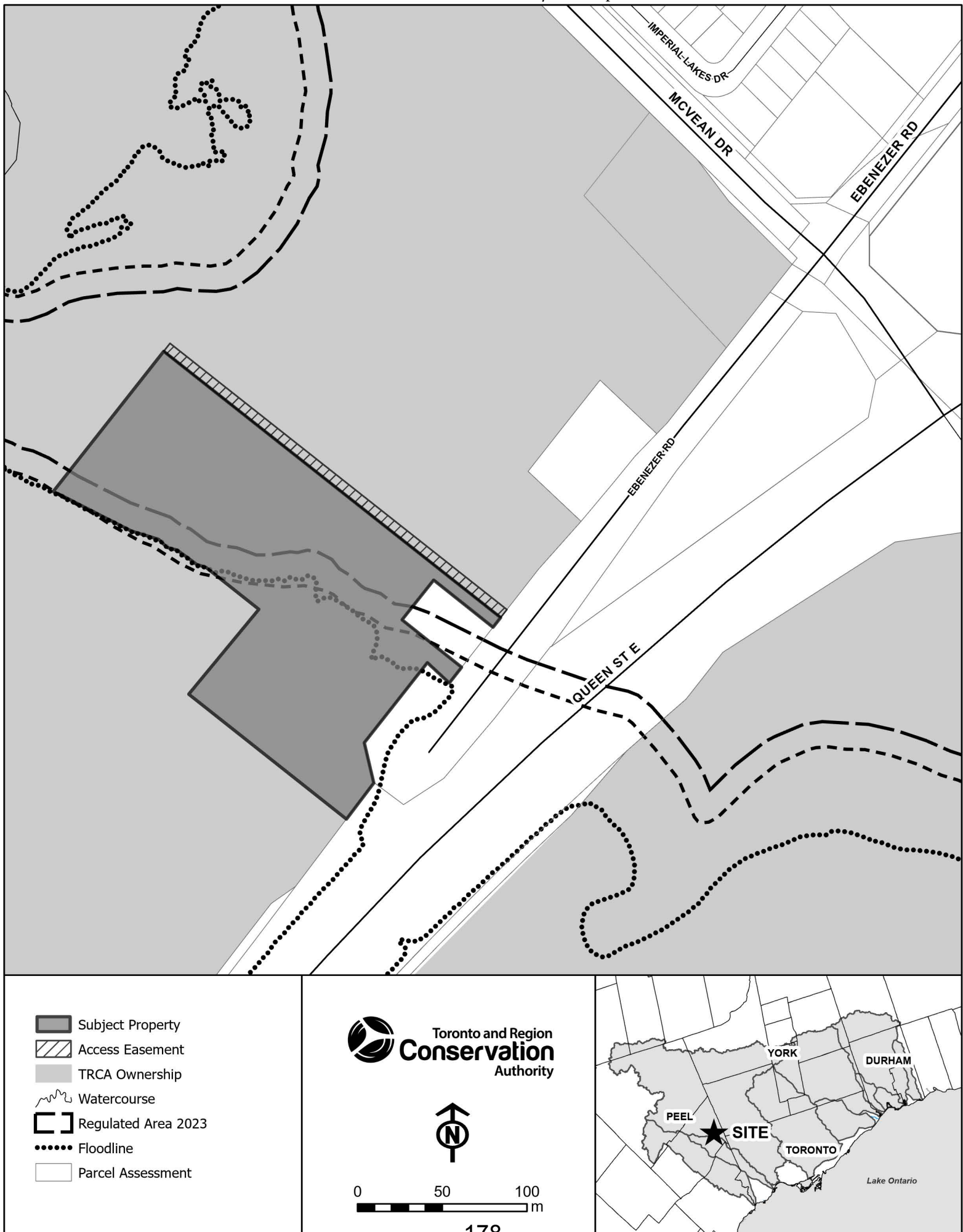
Email: stella.ku@trca.ca; alexander.schuler@trca.ca

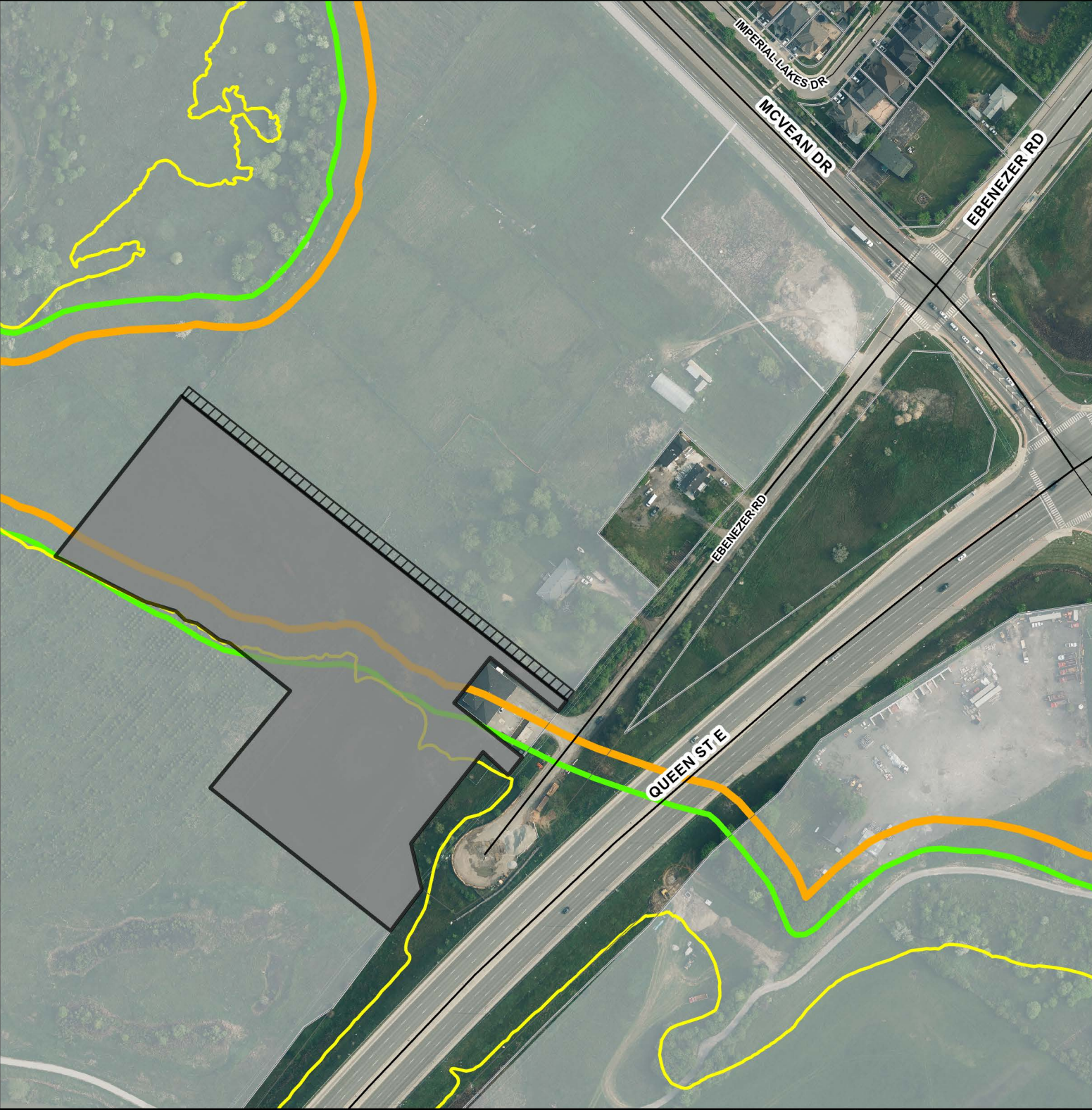
Date: May 15, 2025

Attachments: 2

Attachment 1: Site Plan – north of Ebenezer Road and west of McVean Drive, City of Brampton

Attachment 2: Orthophoto – north of Ebenezer Road and west of McVean Drive, City of Brampton





Subject Property

Access Easement

TRCA Ownership

Floodline

Crest of Slope

Regulated Area 2023

Parcel Assessment

Toronto and Region
Conservation
Authority

N

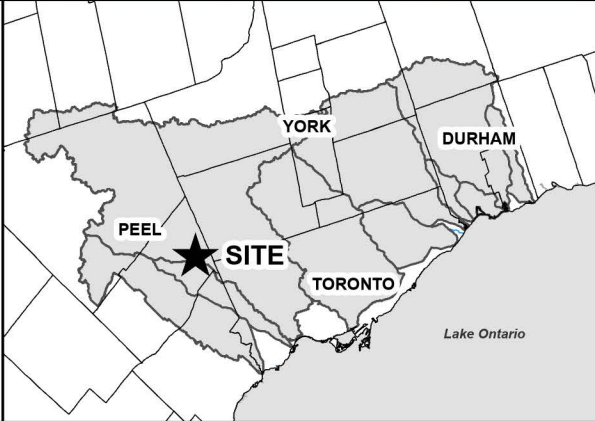
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Section III – Items for the Information of the Board

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: John MacKenzie, Chief Executive Officer

**RE: UPDATE ON TORONTO AND REGION CONSERVATION
AUTHORITY COMMEMORATIVE ASSET AND FACILITY
NAMING POLICY**

KEY ISSUE

Status update on Toronto and Region Conservation Authority's (TRCA) Commemorative Asset and Facility Naming Policy.

RECOMMENDATION:

IT IS RECOMMENDED THAT the update on TRCA's Commemorative Asset and Facility Naming Policy be received;

AND THAT staff report back by Q3 2025 with an updated draft Policy for Board approval.

BACKGROUND

The Naming of TRCA Assets Policy (Attachment 1) was last approved by TRCA's Board of Directors on November 28, 2003, with Resolution #A255/03. The policy established a consistent process for naming assets at TRCA, including lands, structures and other physical attributes.

The policy was reviewed in 2008, with no changes recommended at that time. As the policy has not been reviewed or updated for almost 20 years, TRCA staff began a comprehensive review of the Naming of TRCA Assets Policy in early 2024.

Following TRCA's Board of Director's approval to rename Black Creek Pioneer Village to The Village at Black Creek, Resolution #37/24 was approved as follows at Board of Directors Meeting held on March 22, 2024:

WHEREAS the Naming of TRCA Assets Policy was last updated in 2003;

Item 10.1

AND WHEREAS the current policy can be updated to take into consideration Indigenous history, engagement efforts and to reflect TRCA's 2022 People First Diversity, Equity and Inclusion Strategic Playbook;

THEREFORE LET IT BE RESOLVED THAT TRCA's Commemorative Assets and Facility Naming Guidelines and Principles as outlined within this report, be endorsed;

AND FURTHER THAT TRCA staff prepare an updated Commemorative Assets and Facility Naming Policy for consideration based on the endorsed guidelines and principles.

RATIONALE

TRCA occasionally receives requests to name or re-name assets (e.g., TRCA owned or managed lands, environmental features, buildings) from community organizations and municipal partners. An updated policy that reflects best practices from municipal and agency partners will provide greater guidance for staff, as they evaluate these requests compared to the current policy.

The current policy outlines that the naming of TRCA assets may contain any or all the following:

- The name of a major individual or corporate/public sector organization, possibly a donor;
- The name of an individual prominent in the environmental or conservation community;
- A relevant historical name associated with the geographic area or community;
- The name of a strategic initiative, a citizen's group or other partnership of TRCA; and/or
- Other names that may have significance for a specific site and area.

Approval for naming of assets resides with TRCA's Board of Directors and is intended to be based on a consultative process that includes researching the current and suggested names and engaging in a consultative process with interested stakeholders. The current TRCA policy directs that municipalities and other stakeholders will receive information on the naming process including the rationale, the timing of the name change and any research on the history of the name to allow for comment.

Item 10.1

As noted in the March 2024 report to TRCA's Board of Directors identified above, Diversity, Equity, and Inclusion (DEI) are fundamental to TRCA and central to the organizational mission of being the provincial leader in conserving, restoring, and managing natural resources to advance safe and sustainable development. As such, it is an ideal time to update the current policy to incorporate DEI and other current leading practices.

TRCA has been undergoing a revision process of the current Naming of TRCA Assets Policy since March 2024. The updated policy will be revised to provide a framework for naming or renaming TRCA assets, facilities and public spaces, and to ensure transparency in naming or renaming of the same. The revised policy, informed by a scan of leading practices within TRCA's jurisdiction and Ontario's Conservation Authorities, will consider the following:

- Processes established by TRCA's municipal partners to ensure consistency and alignment to the extent possible;
- A waiting period for naming assets after deceased individuals;
- Further research on the current and former names of the asset, including how and when the asset was named;
- A public notice period to allow for public engagement;
- Supporting agreements and service standards for assets named after individuals;
- Naming or renaming of conservation lands to align with mandated roles of conservation; and
- Opportunities for Indigenous names to honour significant historical sites.

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

There are no financial implications associated with this report.

DETAILS OF WORK TO BE DONE

The scope of the review will include an environmental scan of asset naming policies and consultations with the appropriate interested parties.

TRCA staff will provide proposed revisions to the current Naming of TRCA Assets Policy to be incorporated into a Commemorative Asset and Facility Naming Policy, and report back to the Executive Committee in Q3 2025.

Report prepared by: Laurie Soto Maya, Deputy Clerk

Email: Laurie.SotoMaya@trca.ca

For Information contact: Darryl Gray, (416) 791-0327, Deanna Cheriton, (365) 566-2452, Joanne Hyde, (437) 880-2328

Email: Darryl.Gray@trca.ca; Deanna.Cheriton@trca.ca;

Joanne.Hyde@trca.ca

Date: May 26, 2025

Attachments: 1

Attachment 1: Naming of TRCA Assets Policy (2003)

Title: Naming of TRCA Assets

	Category:	Land & Facilities Management	Approved by:	Authority
			Approval (last amendment) date:	11/28/2003
			Resolution (if appl.):	A255/03
Type:	Policy		Staff Lead:	Catherine
			MacEwen/MTRCA	
Approval Type:	Application to the General Public or Have Significant Implications		Created By:	Peter Wigham on
			02/25/2009 at 07:33 AM	
Approval Required by:	Board (Authority Unless Delegated to Executive Committee)		Review Cycle (# of Years):	5
			Required:	Date Review
				11/28/2008

Establishment of a protocol for the naming of assets of the Toronto and Region Conservation Authority (TRCA).

TRCA will follow a consistent process to name or rename TRCA assets including lands, structures and other physical attributes. This process would include:

Researching the current and suggested names, particularly their historical relevance.

- Engaging in a consultative process with interested stakeholders, including Members of The Living City Foundation, donors, TRCA employees, Authority Members, members of the public, municipal and other non-profit organizations.

All name changes shall be subject to approval of the Authority. Municipalities and other stakeholders will receive information on the naming process including the rationale, the timing of the name change and any research on the history of the name to allow for comment.

The naming of TRCA assets may contain any or all of the following:

- The name of a major individual or corporate/public sector organization, possibly a donor.
- The name of an individual prominent in the environmental or conservation community.
- A relevant historical name associated with the geographic area or community.
- The name of a strategic initiative, a citizen's group or other partnership of TRCA.
- Other names that may have significance for a specific site and area.

This approach would not be used for naming of events or programs, where a sponsor has donated to a specific activity(s) and no permanent physical assets are being created.

Procedures and guidelines pursuant to the Naming of TRCA Assets policy shall be developed to ensure audit implementation compliance.

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

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED - JUNE 13, 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 186)

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 238)

PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 260)

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

490 MAIN STREET NORTH - Etobicoke Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Etobicoke Creek Watershed, the development of an additional unit in the basement of the existing structure on lands known municipally as 490 Main Street North, in the City of Brampton.

CFN: PER-DPP-2025-00929

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: May 9, 2025

48 EVESHAM CRESCENT - Mimico Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Mimico Creek Watershed, the development of a secondary dwelling unit and enlargement of the existing basement windows on lands known municipally as 48 Evesham Crescent, in the City of Brampton.

CFN: PER-DPP-2025-00848

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: April 7, 2025

34 VISION WAY - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed to replace existing patio paving and a wooden deck in the backyard with a larger concrete above-grade deck. The subject property is located at 34 Vision Way in the City of Brampton.

CFN: PER-DPP-2025-00830

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: April 14, 2025

CITY OF BRAMPTON - Humber River Watershed

The purpose is to rehabilitate an existing culvert and replace deteriorating headwalls at Cynthia Crescent, located east of Goreway Drive, in the City of Brampton. No in-water works are proposed.

CFN: PER-IPP-2024-00413

Report prepared by: Aliyah Khan, Planner

Email: aliyah.khan@trca.ca

For information contact: Aliyah Khan, (437) 880-2387

Email: aliyah.khan@trca.ca

Date: April 9, 2025

56 FLORIBUNDA CRESCENT - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to construct an above grade side door, second dwelling unit, one new window and two window enlargements in the basement of the existing two storey dwelling. The subject property is located at 56 Floribunda Crescent in the City of Brampton.

CFN: PER-DPP-2025-00893

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: April 23, 2025

29 BARTLEY BULL PARKWAY - 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 dwelling. The subject property is located at 29 Bartley Bull Parkway in the City of Brampton.

CFN: PER-DPP-2025-00744

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: April 15, 2025

29 LOONS CALL CRESCENT - Etobicoke Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Etobicoke Creek Watershed, the development of a new 33.53 sq. m. (361 sq. ft.) sunroom addition on lands known municipally as 29 Loons Call Crescent in the City of Brampton.

CFN: PER-DPP-2025-00981

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: May 28, 2025

42 ACE DRIVE - Etobicoke Creek Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Etobicoke Creek Watershed, grading and servicing in support of 2 new industrial buildings of 5,849 sq. m. and 3,529 sq. m. on lands known municipally as 42 Ace Drive, in the City of Brampton.

CFN: PER-DPP-2025-00974

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: May 28, 2025

109 EASTBROOK WAY - 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, two new windows and a below-grade entrance in the basement of the existing dwelling. The subject property is located at 109 Eastbrook Way in the City of Brampton.

CFN: PER-DPP-2025-00894

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: April 23, 2025

30 SUTTER AVENUE - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek Watershed to construct a secondary dwelling unit in the basement of the existing house located at 30 Sutter Avenue, in the City of Brampton.

CFN: PER-DPP-2025-00959

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: May 28, 2025

REGIONAL MUNICIPALITY OF PEEL - Etobicoke Creek Watershed

The purpose is to construct a new 1200 mm watermain on Williams Parkway, from west of Main Street to east of Howden Boulevard/ North Park Drive, in the City of Brampton.

CFN: PER-IPP-2024-00458

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: April 14, 2025

CITY OF MARKHAM

10537 KENNEDY ROAD - Rouge River Watershed

The purpose is to remove an existing online pond and to restore and realign a section of Robinson Creek at 10537 (Reach RW-4) Kennedy Road in the City of Markham.

CFN: PER-DPP-2025-00901

Report prepared by: Mark Howard, Senior Manager

Email: mark.howard@trca.ca

For information contact: Mark Howard, (437) 880-1942

Email: Mark.Howard@trca.ca

Date: April 25, 2025

CITY OF MARKHAM - Rouge River Watershed

The purpose is to remove sediment and undertake maintenance of the stormwater management pond located north of South Unionville Avenue and east of McCowan Road, in the City of Markham. All works will be undertaken in the dry working conditions.

CFN: PER-IPP-2024-00341

Report prepared by: Harsha Gammanpila, Planner

Email: Harsha.Gammanpila@trca.ca

For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: March 3, 2025

CITY OF MARKHAM - Rouge River Watershed

The purpose is to undertake slope stabilization works to address bank failure adjacent to Mill Street, east of Markham Road in the City of Markham. Emergency works were undertaken in 2023 and 2024 to temporarily address previous slope failures. This project proposes a long-term solution to stabilize the Mill Street Road embankment along the Rouge River. The works will include the construction of an armor stone wall, a boulder toe for scour protection, and bank restoration. The works will also include the construction of a temporary access road and a bridge crossing. The works will be undertaken in the dry working condition.

CFN: PER-IPP-2025-00624

Report prepared by: Harsha Gammanpila, Planner

Email: Harsha.Gammanpila@trca.ca

For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: May 2, 2025

8080 WARDEN AVENUE - Rouge River Watershed

The purpose is to undertake works within the Toronto and Region Conservation Authority (TRCA)'s Regulated Area of the Rouge River watershed to facilitate the construction of a new interceptor chamber, wet well, and connection piping to York Region's Southeast Collector (SEC) trunk sewer at 8080 Warden Avenue, in the City of Markham.

CFN: PER-DPP-2025-00704

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: April 17, 2025

CITY OF MISSISSAUGA

1369 DUNDAS STREET EAST - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed to install one ground billboard sign. The subject property is located at 1369 Dundas Street East in the City of Mississauga.

CFN: PER-DPP-2025-00776

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: April 7, 2025

7637 ALMADALE COURT - 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, a side yard below-grade entrance, and one enlarged window in the basement at the existing dwelling. The subject property is located at 7637 Almadale Court in the City of Mississauga.

CFN: PER-DPP-2025-00769

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: April 15, 2025

6934 JUSTINE DRIVE - Mimico Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Mimico Creek watershed to replace a one-storey with a two-storey dwelling with a below-grade rear yard entrance, and to construct a rear yard covered deck. The subject property is located at 6934 Justine Drive in the City of Mississauga.

CFN: PER-DPP-2025-00851

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: April 14, 2025

3139 HAROLD SHEARD 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 one rear yard window enlargement in the basement of the existing dwelling. The subject property is located at 3139 Harold Sheard Drive in the City of Mississauga.

CFN: PER-DPP-2025-00864

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: April 14, 2025

7257 SILLS ROAD - 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 in the basement of the existing dwelling. The subject property is located at 7257 Sills Road in the City of Mississauga.

CFN: PER-DPP-2025-00777

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: April 14, 2025

591 SECRETARIAT COURT - Etobicoke Creek Watershed

The purpose is to undertake within TRCA's Regulated Area of the Etobicoke Creek watershed, the development of a new 985.4 sq. m. (10,600 sq. ft.) 5 storey multi-unit commercial building with overnight accommodation and associated parking on lands known municipally as 591 Secretariat Court, in the City of Mississauga.

CFN: 68591

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: April 21, 2025

CITY OF PICKERING

1100 BEGLEY STREET, UNIT # 8 - Frenchman's Bay Watershed

The purpose is to construct an enlarged replacement deck at the rear of the existing dwelling at Unit 8, 1100 Begley Street, in the City of Pickering.

CFN: PER-DPP-2025-00811

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: April 16, 2025

549 LIGHTFOOT PLACE - Petticoat Creek Watershed

The purpose is to construct a new below-grade entrance for single-family dwelling use at 549 Lightfoot Place, in the City of Pickering.

CFN: PER-DPP-2025-00876

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: May 6, 2025

191 TWYN RIVERS DRIVE - Petticoat Creek Watershed

The purpose is to construct alterations including two enlarged windows and a new below grade entrance for an accessory dwelling unit in the basement of the existing dwelling at 191 Twyn Rivers Drive, in the City of Pickering.

CFN: PER-DPP-2025-00958

Report prepared by: Megan Cranfield, Planner I

Email: megan.cranfield@trca.ca

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

Email: Steve.Heuchert@trca.ca

Date: May 20, 2025

2295 ROSEBANK ROAD - Petticoat Creek Watershed

The purpose is to construct two new tile drainage outlets to improve drainage for the existing agricultural practices at 2295 Rosebank Road, in the City of Pickering.

CFN: PER-DPP-2025-00868

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: April 22, 2025

Item 11.1

LOTS 26, 27, AND 28, 3RD CONCESSION ROAD - Duffins Creek Watershed

The purpose is to construct two new tile drainage outlets to improve drainage for the existing agricultural practices at Lots 26, 27, and 28, 3rd Concession Road, in the City of Pickering.

CFN: PER-DPP-2025-00867

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: April 22, 2025

ENBRIDGE PIPELINES INC. - Duffins Creek Watershed

The purpose is to undertake an integrity dig to inspect and conduct repairs on a section of existing Enbridge Pipelines Inc. Pipeline L0009, south of Peter Matthews Drive, west of the Canadian Pacific rail corridor, in the City of Pickering.

CFN: PER-IPP-2025-00508

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: May 14, 2025

SEATON TFPM INC - Duffins Creek Watershed

The purpose is to construct a new culvert crossing on a future road located southwest of the Highway 407 and Elsa Story Avenue intersection in the City of Pickering. These works are part of the servicing for the new Seaton Community in the City of Pickering and were previously reviewed through the Central Pickering Development Plan (CPDP) Class Environmental Assessment (EA) for Regional Services.

CFN: PER-IPP-2024-00274

Report prepared by: Caroline Mugo, Senior Planner

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For information contact: Caroline Mugo, (437) 880-2390

Email: caroline.mugo@trca.ca

Date: March 20, 2025

1277A FAWNDALE ROAD - Petticoat Creek Watershed

The purpose is to perform site grading and construct a new single-family detached dwelling at 1277A Fawndale Road, in the City of Pickering.

CFN: PER-DPP-2025-00960

Report prepared by: Megan Cranfield, Planner I

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

Email: Steve.Heuchert@trca.ca

Date: May 20, 2025

1277 FAWNDALE ROAD - Petticoat Creek Watershed

The purpose is to perform site grading and construct a new single-family detached dwelling at 1277 Fawndale Road, in the City of Pickering.

CFN: PER-DPP-2025-00962

Report prepared by: Megan Cranfield, Planner I

Email: megan.cranfield@trca.ca

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

Email: Steve.Heuchert@trca.ca

Date: May 20, 2025

3283 TURNSTONE BOULEVARD - Duffins Creek Watershed

The purpose is to construct internal alterations to facilitate an additional dwelling unit in the basement of the existing dwelling at 3283 Turnstone Boulevard, in the City of Pickering.

CFN: PER-DPP-2025-00884

Report prepared by: Megan Cranfield, Planner I

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

Email: Terina.Tam@trca.ca

Date: April 28, 2025

452 TOYNEVALE ROAD - Petticoat Creek Watershed

The purpose is to construct alterations to facilitate an additional dwelling unit in the basement of the existing dwelling at 452 Toynevale Road, in the City of Pickering.

CFN: PER-DPP-2025-00883

Report prepared by: Megan Cranfield, Planner I

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

Email: Terina.Tam@trca.ca

Date: April 23, 2025

1415 ALTONA ROAD - Petticoat Creek Watershed

The purpose is to construct a new gazebo at the rear of the existing dwelling at 1415 Altona Road, in the City of Pickering.

CFN: PER-DPP-2025-00836

Report prepared by: Megan Cranfield, Planner I

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

Email: Terina.Tam@trca.ca

Date: April 16, 2025

CITY OF RICHMOND HILL

29 COUNTRY HEIGHTS DRIVE - Rouge River Watershed

The purpose is to undertake works within the TRCA regulated area of the Rouge River Watershed in order to facilitate the construction of proposed new two-storey dwelling, and new driveway, and covered veranda, covered deck, gazebo, in-ground pool, as well as a new septic system located at the rear of the proposed dwelling, all associated with a municipal building permit. The subject property is located at 29 Country Heights Drive, in the City of Richmond Hill.

CFN: PER-DPP-2024-00454

Report prepared by: Nida Mirza, Planner

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

Email: anthony.sun@trca.ca

Date: April 23, 2025

126 KING ROAD - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of an accessibility ramp on the foundation of an existing deck, new windows and a new door to an existing medical office building all associated with a municipal building permit. The subject lands are located at 126 King Road, in the City of Richmond Hill.

CFN: PER-DPP-2025-00956

Report prepared by: Nida Mirza, Planner

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

Email: anthony.sun@trca.ca

Date: May 28, 2025

23 EASTGATE CRESCENT - Rouge River Watershed

The purpose is to undertake works within the TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a 52.42 square metre in ground swimming pool and associated interlocking patio located in the rear yard of the existing dwelling. The subject property is located at 23 Eastgate Crescent in the City of Richmond Hill.

CFN: PER-DPP-2025-00792

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: May 8, 2025

CITY OF RICHMOND HILL - Rouge River Watershed

The purpose is to undertake the replacement of the playground located west of Yonge Street and south of Gamble Road in the City of Richmond Hill. The works will include the construction of walkways, curbs, safety surfacing, asphalt and concrete paving, grading, and planting. No in-water work is associated with this project.

CFN: PER-IPP-2025-00549

Report prepared by: Harsha Gammanpila, Planner

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For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: April 25, 2025

CITY OF RICHMOND HILL - Don River Watershed

The purpose is to revitalize of Bridgeview Park and Bridgeview Cordone Park located at Marshall Street, east of Yonge Street and north of 16th Avenue in the City of Richmond Hill. The works will include replacement of pathways, play structures, basketball court, and asphalt paving, grading, and planting. No in-water work is associated with this project.

CFN: PER-IPP-2024-00396

Report prepared by: Harsha Gammanpila, Planner

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For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: May 1, 2025

36 REGATTA AVENUE - Humber River Watershed

The purpose is to conduct minor grading works associated with the construction of an addition to an existing school within a Regulated Area of the Humber River watershed at 36 Regatta Avenue in the City of Richmond Hill.

CFN: PER-DPP-2025-00823

Report prepared by: Anthony Sun, Senior Planner

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

Email: anthony.sun@trca.ca

Date: March 28, 2025

34 WILDWOOD AVENUE - 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 proposed new two-storey dwelling. The subject property is located at 34 Wildwood Avenue, in the City of Richmond Hill.

CFN: PER-DPP-2025-00911

Report prepared by: Linda Bui, Planner

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

Email: anthony.sun@trca.ca

Date: May 13, 2025

100 WHITE PINE TRAIL - Rouge River Watershed

The purpose is to undertake works within the TRCA Regulated Area of the Rouge River Watershed in order to facilitate re-grading and structural removals associated with slope restoration work, additionally a new 422.2 sq.m. 2 storey replacement dwelling is proposed on the footprint of the existing 2 storey dwelling and replacement septic system, all associated with a municipal building permit. The subject property is located at 100 White Pine Trail, in the City of Richmond Hill.

CFN: PER-DPP-2025-00860

Report prepared by: Nida Mirza, Planner

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

Email: anthony.sun@trca.ca

Date: May 9, 2025

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

50 GOLF VALLEY LANE - Etobicoke Creek Watershed

The purpose is to construct a ground floor deck with a set of attached stairs in the rear yard of the existing dwelling at 50 Golf Valley Lane, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00913

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: May 12, 2025

309 LAKE PROMENADE - Lake Ontario Waterfront

The purpose is to construct a two-storey rear addition with a sunroom, basement underpinning, and a deck in the rear yard at 309 Lake Promenade, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00933

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: May 8, 2025

107 RIVERWOOD PARKWAY - Humber River Watershed

The purpose is to construct a second-storey addition above the existing one-storey dwelling, a two-storey front addition, and a covered wood deck in the rear yard at 107 Riverwood Parkway, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00838

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 10, 2025

50 ORCHARD CRESCENT - Mimico Creek Watershed

The purpose is to construct a replacement two-storey dwelling with an attached garage, as well as ancillary works in the rear yard, including a covered patio, paverstone patio, inground swimming pool, and a pool equipment pad at 50 Orchard Crescent, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00695

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: May 7, 2025

CITY OF TORONTO - Etobicoke Creek Watershed

The purpose is to construct a new outdoor fitness circuit within Marie Curtis Park, located at 2 Forty Second Street, in the City of Toronto. No in-water work is associated with this project.

CFN: 68995

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 7, 2025

6 THORNDALE AVENUE - Humber River Watershed

The purpose is to facilitate the construction of a two-storey addition over the existing one-and-a-half-storey single-family dwelling, three-storey front and side additions, as well as a rear covered porch and an at-grade patio at 6 Thorndale Avenue in the City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00904

Report prepared by: Daniel Pina, Senior Planner

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

Email: daniel.pina@trca.ca

Date: May 14, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to construct a new outdoor fitness circuit within Eglinton Flats Park, located at 101 Emmett Avenue, in the City of Toronto. No in-water work is associated with this project.

CFN: 69003

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 7, 2025

24 CORDELLA AVENUE - Humber River Watershed

The purpose is to construct a one-storey rear addition and a second-storey addition above the existing one-and-a-half storey dwelling with a deck in the rear yard at 24 Cordella Avenue, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00873

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 28, 2025

14 BERRY CREEK DRIVE - Humber River Watershed

The purpose is to construct and legalize an additional dwelling unit in the basement of the existing dwelling at 14 Berry Creek Drive, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00773

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 30, 2025

2090 JANE STREET - Humber River Watershed

The purpose is to allow interior alterations and new exterior openings to the existing commercial/institutional building at 2090 Jane Street in the City of Toronto (Etobicoke York). The proposed works are required to facilitate the establishment of a new restaurant and grocery store.

CFN: PER-DPP-2025-00815

Report prepared by: Daniel O'Connor, Planner

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

Email: nicole.moxley@trca.ca

Date: April 9, 2025

15 WESTON WOOD ROAD - Humber River Watershed

The purpose is to install a drainage pipe, outfall erosion control and a non-habitable accessory structure at 15 Weston Wood Road in the City of Toronto (Etobicoke York Community Council).

CFN: PER-DPP-2025-00945

Report prepared by: Steve Heuchert, Associate Director

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

Email: Steve.Heuchert@trca.ca

Date: May 21, 2025

31B EAST DRIVE - Humber River Watershed

The purpose is to construct a three-storey fourplex with a front porch and a rear basement walkout at 31B East Drive in the City of Toronto (Etobicoke York). The proposal also includes minor site grading.

CFN: PER-DPP-2025-00855

Report prepared by: Daniel Pina, Senior Planner

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

Email: daniel.pina@trca.ca

Date: May 5, 2025

31A EAST DRIVE - Humber River Watershed

The purpose is to construct a three-storey fourplex with a front porch and a rear basement walkout at 31A East Drive in the City of Toronto (Etobicoke York). The proposal also includes minor site grading.

CFN: PER-DPP-2025-00856

Report prepared by: Daniel Pina, Senior Planner

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

Email: daniel.pina@trca.ca

Date: May 5, 2025

41 KEEGAN CRESCENT - Humber River Watershed

The purpose is to carry out interior alterations to create and legalize two additional dwelling units in the existing single-family dwelling at 41 Keegan Crescent, City of Toronto (Etobicoke York)

CFN: PER-DPP-2025-00872

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: May 12, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake storm sewer and outfall replacements at Humber Creek between Emery Circle and McManus Road, in the City of Toronto.

CFN: PER-IPP-2024-00291

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 29, 2025

37 GROVETREE ROAD - Humber River Watershed

The purpose is to construct a second storey addition over the existing building footprint at 37 Grovetree Road in the City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00939

Report prepared by: Daniel Pina, Senior Planner

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

Email: daniel.pina@trca.ca

Date: May 12, 2025

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

4000 YONGE STREET - Don River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Don River watershed in order to facilitate the repair of an existing garage structure. The subject property is located on lands known municipally as 4000 Yonge Street, in the City of Toronto (North York).

CFN: PER-DPP-2025-00818

Report prepared by: Kristen Regier, Planner

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

Email: daniel.pina@trca.ca

Date: April 22, 2025

48 BLUE RIDGE ROAD - Don River Watershed

The purpose is to construct a replacement two-storey dwelling with basement, integral ground-floor garage in front, attached deck in rear, and front porch with canopy at 48 Blue Ridge Road in the City of Toronto (North York).

CFN: PER-DPP-2025-00709

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: May 20, 2025

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

50 MABERLEY CRESCENT - Lake Ontario Waterfront

The purpose is to legalize and complete the construction of the existing rear yard deck attached to the existing dwelling at 50 Maberley Crescent, City of Toronto (Scarborough).

CFN: PER-DPP-2025-00803

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 11, 2025

71 ALLANGROVE CRESCENT - Highland Creek Watershed

The purpose is to construct a non-weatherized enclosure on an existing rear yard patio at 71 Allangrove Crescent in the City of Toronto (Scarborough).

CFN: PER-DPP-2025-00839

Report prepared by: Amber Murphy, Planner I

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

Email: nicole.moxley@trca.ca

Date: May 14, 2025

37 BROADMEAD AVENUE - Lake Ontario Waterfront

The purpose is to undertake works within TRCA's Regulated Area of the Lake Ontario watershed in order to facilitate the construction of a two-storey replacement dwelling with a basement walkout, rear deck and second floor balcony. The subject property is located on lands known municipally as 37 Broadmead Avenue, in the City of Toronto (Scarborough).

CFN: PER-DPP-2025-00890

Report prepared by: Kristen Regier, Planner

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

Email: daniel.pina@trca.ca

Date: May 14, 2025

TORONTO TRANSIT COMMISSION - Highland Creek Watershed

The purpose is to remove the existing track infrastructure along the Scarborough Rail Transit (SRT) Line 3 corridor and replace it with asphalt pavement for a new TTC busway from Kennedy Station to Ellesmere Station, in the City of Toronto. No in-water work is associated with this project.

CFN: 70621

Report prepared by: George Tsourounis, Planner

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

Email: george.tsourounis@trca.ca

Date: May 7, 2025

26 LARWOOD BOULEVARD - Lake Ontario Waterfront

The purpose is to construct an elevated ground-floor deck attached to the rear of the existing dwelling, with stairs to a connected at-grade deck and hot tub area at rear basement walk-out, and hardscaping beneath the ground-floor deck at 26 Larwood Boulevard in the City of Toronto (Scarborough).

CFN: PER-DPP-2025-00920

Report prepared by: Amber Murphy, Planner I

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

Email: nicole.moxley@trca.ca

Date: May 20, 2025

1275 MARKHAM ROAD - Highland Creek Watershed

The purpose is to perform concrete repairs to the existing balconies, balcony slab waterproofing, balcony slab soffit painting and installation of new aluminum guard rails. All proposed works are considered as repairs to the existing balconies attached to the high-rise residential tower at 1275 Markham Road, City of Toronto (Scarborough).

CFN: PER-DPP-2025-00875

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 23, 2025

8 WATERFIELD DRIVE - Highland Creek Watershed

The purpose is to construct and legalize an additional dwelling unit in the basement of the existing dwelling at 8 Waterfield Drive, City of Toronto (Scarborough).

CFN: PER-DPP-2025-00807

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: April 25, 2025

62 MABERLEY CRESCENT - Lake Ontario Waterfront

The purpose is to construct both a covered and an uncovered deck attached to the existing two-storey dwelling, including a set of stairs, located in the rear yard at 62 Maberley Crescent, City of Toronto (Scarborough).

CFN: PER-DPP-2025-00940

Report prepared by: Matthew Willoughby, Planner I

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

Email: daniel.pina@trca.ca

Date: May 28, 2025

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

91 MORNINGSIDE AVENUE - Humber River Watershed

The purpose is to remove the existing rear mudroom, construct a rear deck and stairs, and undertake internal renovations to the existing single-family dwelling at 91 Morningside Avenue in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00862

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: April 21, 2025

94 SOUTH KINGSWAY - Humber River Watershed

The purpose is to construct a rear three-storey addition, a partial front three-storey addition, complete second and third storey additions, a rear third storey balcony, and a rear ground floor deck with stairs to the existing single-family dwelling at 94 South Kingsway in the City of Toronto (Toronto and East York). This proposal also includes underpinning the existing basement.

CFN: PER-DPP-2025-00809

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: May 5, 2025

20 FOUR OAKS GATE - Don River Watershed

The purpose is to construct a two-storey replacement dwelling with an integral garage, rear deck and at-grade patio at 20 Four Oaks Gate in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00869

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: April 21, 2025

166 NEVILLE PARK BOULEVARD - Lake Ontario Waterfront

The purpose is to construct a larger three-storey single family replacement dwelling with rear deck and steps at 166 Neville Park Boulevard in the City of Toronto (Toronto and East York Community Council Area).

CFN: PER-DPP-2025-00918

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: May 14, 2025

31 COPELAND AVENUE - Lake Ontario Waterfront

The purpose is to construct a replacement one-storey rear addition, a rear patio, and underpin the basement of the existing single-family dwelling at 31 Copeland Avenue in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00898

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: April 30, 2025

WATERFRONT TORONTO - Don River Watershed

The purpose is to construct a ceremony and celebration shade structure in River Valley Park North, 51 Commissioners Street, in the Toronto Port Lands. These works are associated with the redevelopment of the Toronto Port Lands Flood Protection and Don Mouth Naturalization project in the City of Toronto. No in-water work is required.

CFN: PER-IPP-2025-00678

Report prepared by: Sharon Lingertat, Senior Manager

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

Email: sharon.lingertat@trca.ca

Date: May 16, 2025

18 LEWIS STREET - Don River Watershed

The purpose is to underpin the basement of the existing single-family dwelling at 18 Lewis Street in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00782

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: April 4, 2025

211 ST MARKS ROAD - Humber River Watershed

The purpose is to construct a front one-storey and basement addition, a front covered porch, a rear second-floor addition, and a rear privacy wall to the existing single-family semi-detached dwelling at 211 St Marks Road in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00936

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: May 9, 2025

CITY OF TORONTO - Don River Watershed

The purpose is to install a new trail alignment within Wellesley Park, east of Hill Crest Avenue and Amelia Street, in the City of Toronto. No in-water works are associated with this project.

CFN: PER-IPP-2025-00634

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 25, 2025

31 PARKVIEW HILL CRESCENT - Don River Watershed

The purpose is to construct a two-storey replacement dwelling including a rear basement extension, rear patio, inground pool, and cabana at 31 Parkview Hill Crescent in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00934

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: May 9, 2025

281 GLEN MANOR DRIVE EAST - Lake Ontario Waterfront

The purpose is to enlarge the existing garage, extend the basement to connect with the garage, add a new deck above the garage, undertake front yard landscaping, and construct an enclosed, non-weatherized rear gazebo on the second-floor of the existing single-family dwelling at 281 Glen Manor Drive East in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00817

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: April 25, 2025

CITY OF TORONTO - Don River Watershed

The purpose is to undertake bridge rehabilitation works for Bridge ID 521, located at Governor's Road over Moore Park Ravine, in the City of Toronto. No in-water works are associated with this project.

CFN: PER-IPP-2024-00400

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 28, 2025

35 DON VALLEY DRIVE - Don River Watershed

The purpose is to construct a side (west) one-storey addition with a rear ground floor deck and stairs to the existing single-family dwelling at 35 Don Valley Drive in the City of Toronto (Toronto and East York).

CFN: PER-DPP-2025-00797

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: April 11, 2025

CITY OF VAUGHAN

77 LADY NADIA DRIVE - 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 77 Lady Nadia Drive in the City of Vaughan.

CFN: PER-DPP-2025-00889

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: April 30, 2025

CITY OF VAUGHAN - Don River Watershed

The purpose is to construct recreation facilities as part of the Phase 2B works of the North Maple Regional Parks (NMRP) located at 11085 Keele Street, City of Vaughan. The proposed works include construction of trails, boardwalk, storm sewer infrastructure such as pipes, catch-basins, bio-retention facilities and sanitary sewer infrastructure. No in-water works are within the scope of this project.

CFN: 70137

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: April 3, 2025

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 Nattress Street located near Riverside Drive, in the City of Vaughan. The proposed works include installation of vegetated buttress, concrete headwall, and angular stone lined scour pad. The proposal also includes construction of a temporary access route to facilitate the rehabilitation works. The works will be undertaken in the dry working condition.

CFN: 70606

Report prepared by: Manirul Islam, Planner

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

Email: Manirul.Islam@trca.ca

Date: January 16, 2025

141 LONGVIEW CRESCENT - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the replacement of a concrete rear yard deck and an existing planter with an associated retaining wall at 141 Longview Crescent in the City of Vaughan.

CFN: PER-DPP-2025-00924

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: May 16, 2025

CITY OF VAUGHAN - Humber River Watershed

The purpose is to replace an existing culvert on Martin Grove Road, located about 400 m north of Highway 7, in the City of Vaughan. The proposed works include remove an existing 41.5 m long x 5 m span x 2.5 m rise corrugated steel pipe arch culvert and replace with a 41.5 m long x 5.1 m span x 3.6 m high precast concrete box culvert. The proposal also includes minor channel works to accommodate the proposed culvert works, installation of new double catch basins and CSP leads for out-letting to the culvert. All works will be undertaken in dry working conditions.

CFN: PER-IPP-2024-00298

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: March 19, 2025

11650 KEELE STREET - Don River Watershed

The purpose is to undertake a cut fill balance and restoration of a stream/valley corridor to rectify a violation for the placement of fill within a Regulated Area of the Don River Watershed. The subject property is located on lands known municipally as 11650 Keele Street in the City of Vaughan.

CFN: PER-DPP-2025-00879

Report prepared by: Joshua Lacaria, Planner

Email: joshua.lacaria@trca.ca

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

Email: erinn.lee@trca.ca

Date: April 16, 2025

134 CLUBHOUSE ROAD - Humber River Watershed

The purpose is to undertake emergency repair works within TRCA's Regulated Area of the Humber River Watershed to restore the functionality of the outlet system, replace existing culverts, and enhance erosion protection measures at 134 Clubhouse Road (National Golf Club of Canada), in the City of Vaughan. This permit was reviewed in accordance with the TRCA Permission for Emergency Infrastructure Works Review Protocol (Authority Res. #A105/15).

CFN: PER-DPP-2025-00923

Report prepared by: Erinn Lee, Senior Planner

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

Email: erinn.lee@trca.ca

Date: May 22, 2025

TOWN OF AJAX

19 NOTION ROAD - Duffins Creek Watershed

The purpose is to construct alterations that facilitate a change in use from a marketplace/flea market to a convention centre/banquet facility at 19 Notion Road, in the Town of Ajax.

CFN: PER-DPP-2025-00937

Report prepared by: Megan Cranfield, Planner I

Email: megan.cranfield@trca.ca

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

Email: Steve.Heuchert@trca.ca

Date: May 21, 2025

777 BAYLY STREET WEST - Duffins Creek Watershed

The purpose is to construct a new driveway access and associated hard landscaping on the south side of the property onto Church Street North at 777 Bayly Street West in the Town of Ajax.

CFN: PER-DPP-2025-00734

Report prepared by: Terina Tam, Senior Planner

Email: terina.tam@trca.ca

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

Email: Terina.Tam@trca.ca

Date: May 5, 2025

64 MONTEBELLO CRESCENT - Duffins Creek Watershed

The purpose is to construct a new detached accessory shed and a rear habitable addition to the existing single-family detached dwelling at 64 Montebello Crescent, in the Town of Ajax.

CFN: PER-DPP-2025-00833

Report prepared by: Megan Cranfield, Planner I

Email: megan.cranfield@trca.ca

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

Email: Steve.Heuchert@trca.ca

Date: May 22, 2025

TOWN OF CALEDON

525 KING STREET EAST - 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 new 23.16 sq.m. tool shed, associated with a municipal building permit. The subject property is located at 525 King Street East, in the Town of Caledon.

CFN: PER-DPP-2025-00829

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: May 2, 2025

TOWN OF CALEDON - Etobicoke Creek Watershed

The purpose is to remove the existing gravel trail and replace it with asphalt pavement, located north of Gentle Fox Drive, in the Town of Caledon. No in-water works are associated with this project.

CFN: PER-IPP-2024-00317

Report prepared by: Aliyah Khan, Planner

Email: aliyah.khan@trca.ca

For information contact: Aliyah Khan, (437) 880-2387

Email: aliyah.khan@trca.ca

Date: April 15, 2025

TOWN OF CALEDON - Humber River Watershed

The purpose is to undertake road rehabilitation and culvert replacements on Birchview Drive and Briarwood Drive in the Town of Caledon.

CFN: PER-IPP-2025-00504

Report prepared by: Huda Majeed, Planner I

Email: huda.majeed@trca.ca

For information contact: Huda Majeed, (437) 880-2117

Email: huda.majeed@trca.ca

Date: May 12, 2025

REGIONAL MUNICIPALITY OF PEEL - Humber River Watershed

The purpose is to undertake replacement of an existing culvert located on The Gore Road, approximately 300 m south of Castlederg Side Road, in the Town of Caledon.

CFN: PER-IPP-2024-00416

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: April 21, 2025

23 PUTNEY 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 new 46.56 sq.m. in-ground pool with a 60 sq.m. patio, a 4.32 sq.m., outdoor barbeque/kitchenette area, and a 7.2 sq.m. pool equipment shed, all associated with a municipal building permit. The subject property is located at 23 Putney Road, in the Town of Caledon.

CFN: PER-DPP-2025-00846

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: April 24, 2025

6916 PATTERSON SIDE 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 permanent placement of fill (4,650 cubic meters) and associated grading on an existing agricultural farm, associated with a municipal building permit. The subject property is located at 6916 Patterson Side Road, in the Town of Caledon.

CFN: PER-DPP-2025-00925

Report prepared by: Porter Greatrex, Planner I

Email: porter.greatrex@trca.ca

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

Email: Nick.Cascone@trca.ca

Date: May 14, 2025

REGIONAL MUNICIPALITY OF PEEL - Humber River Watershed

The purpose is to undertake installation of a culvert located on King Street, approximately 900 m south of The Gore Road, in the Town of Caledon.

CFN: PER-IPP-2024-00417

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: April 21, 2025

12862 DIXIE 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 one large industrial warehouse (approximately 60,677 m²), associated loading dock areas, trailer and large industrial warehouse parking spaces, and stormwater management infrastructure consisting of two ponds and various Low Impact Development (LID) measures at 12862 Dixie Road in the Town of Caledon.

CFN: PER-DPP-2025-00905

Report prepared by: Michael Hynes, Senior Planner

Email: michael.hynes@trca.ca

For information contact: Jason Wagler, (437) 880-1941

Email: Jason.Wagler@trca.ca

Date: April 30, 2025

**12475 THE GORE ROAD, 0 HUMBER STATION ROAD, 14396
HUMBER STATION ROAD, 0 KING STREET - Humber River
Watershed**

The purpose is to undertake the installation of Erosion and Sediment Control measures, site grading, topsoil stripping and construction of a residential plan of subdivision at 12475 The Gore Road, 0 Humber Station Road, 14396 Humber Station Road and 0 King Street in the Municipality in the Town of Caledon.

CFN: PER-DPP-2025-00843

Report prepared by: Michael Hynes, Senior Planner

Email: michael.hynes@trca.ca

For information contact: Jason Wagler, (437) 880-1941

Email: Jason.Wagler@trca.ca

Date: May 2, 2025

52 CHERRY LANE - 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 larger 62.38 sq.m. replacement deck, a 9.3 sq.m. shed, a 26.19 sq.m. interlock patio with a 4.32 sq.m. hot tub, a 14.36 sq.m. second floor balcony over the deck and a 2.85 sq.m, front porch, all associated with a municipal building permit. The subject property is located at 52 Cherry Lane, in the Town of Caledon.

CFN: PER-DPP-2025-00859

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: May 6, 2025

TOWN OF WHITCHURCH-STOUFFVILLE

REGIONAL MUNICIPALITY OF YORK - Duffins Creek Watershed

The purpose is to undertake road resurfacing along York-Durham Line, from 14th Avenue to approximately 22 m north of Bethesda Side Road, in the City of Markham and Town of Whitchurch-Stouffville. The scope of work also includes the replacement of existing corrugated steel pipe (CSP) cross culverts with high-density polyethylene (HDPE) culverts: a 1000 mm CSP culvert will be replaced with a 1000 mm HDPE culvert approximately 500 m north of Highway 7; a 600 mm CSP culvert will be replaced with a 600 mm HDPE culvert approximately 500 m north of 16th Avenue; a 450 mm CSP culvert will be replaced with a 550 mm HDPE culvert north of the Main Street intersection; and a 400 mm CSP culvert will be replaced with a 750 mm HDPE culvert south of Bethesda Side Road. The project includes ditch clean-outs at various locations. All works will be undertaken in the dry working conditions.

CFN: PER-IPP-2025-00522

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: April 15, 2025

TOWNSHIP OF KING

TOWNSHIP OF KING - Humber River Watershed

The purpose is to replace an existing corrugated steel pipe (CSP) arched culvert (Culvert 209) with a barefoot box culvert on 8th Concession Road about 240m south of King Road, in the Township of King. The work will be undertaken in the dry working conditions.

CFN: PER-IPP-2024-00391

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: May 7, 2025

2710 KING ROAD AND 13371 JANE STREET - Humber River Watershed

The purpose is to conduct grading and restoration planting works associated with the relocation of an existing wetland within a Regulated Area of the Humber River watershed at 2710 King Road and 13371 Jane Street in the Township of King.

CFN: PER-DPP-2025-00927

Report prepared by: Anthony Sun, Senior Planner

Email: anthony.sun@trca.ca

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

Email: anthony.sun@trca.ca

Date: May 22, 2025

8105 16TH SIDEROAD - 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 new two-storey replacement dwelling, with a new covered deck and porch, new driveway, an attached garage, a new attached deck with associated walkways connected to an existing barn and a replacement septic system all associated with a municipal building permit. The subject property is located at 8105 16th Sideroad, in the Township of King.

CFN: PER-DPP-2025-00882

Report prepared by: Nida Mirza, Planner

Email: nida.mirza@trca.ca

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

Email: anthony.sun@trca.ca

Date: May 9, 2025

**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 BRAMPTON

CITY OF BRAMPTON - Humber River Watershed

The purpose is to undertake ditch restoration works located within the Evergreen, Meadowview and Buldo Estates Subdivisions, in the City of Brampton.

CFN: 67586

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: April 23, 2025

HYDRO ONE NETWORKS INC. - Etobicoke Creek Watershed

The purpose is to install 16 hydro poles and 6 anchors along Mayfield Road between Kennedy Road and Heart Lake Road, in the City of Brampton. No in-water works are associated with this project.

CFN: PER-IPP-2024-00242

Report prepared by: Huda Majeed, Planner I

Email: huda.majeed@trca.ca

For information contact: Huda Majeed, (437) 880-2117

Email: huda.majeed@trca.ca

Date: April 25, 2025

CITY OF MARKHAM

YORK TELECOM NETWORK INC. - Rouge River Watershed

The purpose is to undertake the installation of 2x7 way multi duct conduit on Woodbine Avenue from 19th Avenue to 11648 Woodbine Avenue, in the City of Markham. No in-water work is associated with this project.

CFN: PER-IPP-2024-00457

Report prepared by: Luca Sperini, Planner I

Email: luca.sperini@trca.ca

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

Email: luca.sperini@trca.ca

Date: April 8, 2025

ENBRIDGE GAS INC. - Rouge River Watershed

The purpose is to install an NPS 2 PE IP gas pipeline at 101 YMCA Boulevard, in the City of Markham. No in-water work is associated with this project.

CFN: PER-IPP-2025-00683

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: May 8, 2025

BELL CANADA - Rouge River Watershed

The purpose is to install a conduit along Reesor Road, Steeles Avenue East and 14th Avenue in the City of Markham. No in-water work is associated with this project. No in-water work is associated with this project.

CFN: PER-IPP-2024-00442

Report prepared by: Harsha Gammanpila, Planner

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For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: April 2, 2025

CIK TELECOM - Rouge River Watershed

The purpose is to undertake the installation of 1x1 way and 1x16 way multi duct conduit on Woodbine Avenue from Millbrook Gate to Buttonville Crescent East, in the City of Markham. The proposed conduit will cross below a creek approximately 50m North of Buttonville Crescent East. No in-water work is associated with this project.

CFN: PER-IPP-2024-00082

Report prepared by: Luca Sperini, Planner I

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For information contact: Nasim Shakouri, (437) 880-2427

Email: Nasim.Shakouri@trca.ca

Date: April 23, 2025

ALECTRA UTILITIES CORPORATION - Rouge River Watershed

The purpose is to remove and replace hydro poles and anchors on 16th Avenue, east of Woodbine Avenue, in the City of Markham. No in-water works are associated with this project.

CFN: PER-IPP-2025-00645

Report prepared by: Harsha Gammanpila, Planner

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For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: April 15, 2025

CITY OF MISSISSAUGA

CITY OF MISSISSAUGA - Mimico Creek Watershed

The purpose is to rehabilitate the existing Scarboro Street bridge over West Branch Mimico Creek, in the City of Mississauga. No in-water works are associated with this project.

CFN: PER-IPP-2025-00615

Report prepared by: Aliyah Khan, Planner

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For information contact: Aliyah Khan, (437) 880-2387

Email: aliyah.khan@trca.ca

Date: May 6, 2025

ALECTRA UTILITIES INC - Mimico Creek Watershed

The purpose is to replace two utility poles and seven anchors along Airport Road, between Derry Road East and 35m west of Hull Street, in the City of Mississauga. No in-water works are associated with this project.

CFN: PER-IPP-2025-00628

Report prepared by: Huda Majeed, Planner I

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Email: huda.majeed@trca.ca

Date: May 7, 2025

CITY OF RICHMOND HILL

ZAYO CANADA - Rouge River Watershed

The purpose is to undertake the installation of 1-100mm HDPE conduit at the intersection of Highway 7 and Allstate Parkway, in the City of Markham. No in-water work is associated with this project.

CFN: PER-IPP-2025-00587

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: April 7, 2025

REGIONAL MUNICIPALITY OF YORK - Don River Watershed

The purpose is to undertake intersection improvements at Bathurst Street and Canyon Hill Avenue intersection, in the City of Richmond Hill. The proposed project includes installation of new traffic signals, and construction of concrete pedestrian sidewalks and bus pads. No in-water work is associated with this project.

CFN: PER-IPP-2025-00619

Report prepared by: Nasim Shakouri, Planner

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

Email: nasim.shakouri@trca.ca

Date: May 22, 2025

TELMAX - Don River Watershed

The purpose is to undertake the installation of multi duct conduit on Castle Rock Drive and Michael Drive, in the City of Richmond Hill. No in-water work is associated with this project.

CFN: PER-IPP-2025-00559

Report prepared by: Luca Sperini, Planner I

Email: luca.sperini@trca.ca

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

Email: luca.sperini@trca.ca

Date: April 9, 2025

CITY OF RICHMOND HILL - Humber River Watershed

The purpose is to remove sediment from an existing stormwater management pond (SWMF 1-1 Verdi Pond) located at 75/73 Verdi Road, in the City of Richmond Hill. All works will be undertaken in the dry working conditions.

CFN: PER-IPP-2024-00248

Report prepared by: Harsha Gammanpila, Planner

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For information contact: Harsha Gammanpila, (437) 880-2423

Email: Harsha.Gammanpila@trca.ca

Date: March 28, 2025

TELMAX - Rouge River Watershed

The purpose is to undertake the installation of multi duct conduit on Elgin Mills Road East from Bayview Avenue to East of Shirley Drive, in the City of Richmond Hill. The proposed conduit will cross below a culvert near 980 Elgin Mills Road East and near 10747 Elgin Mills Road East. No in-water work is associated with this project.

CFN: PER-IPP-2025-00556

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: April 9, 2025

YORK TELECOM NETWORK INC. - Rouge River Watershed

The purpose is to undertake the installation of 1x1 way and 2x7 way multi duct conduit on Leslie Street from Stouffville Road to 19th Avenue, in the City of Richmond Hill. The proposed conduit will cross below a culvert approximately at 11990 Leslie Street. No in-water work is associated with this project.

CFN: PER-IPP-2024-00356

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: April 8, 2025

THE REGIONAL MUNICIPALITY OF YORK - Don River Watershed

The purpose is to undertake emergency works to repair a section of North Don Collector sanitary sewer located within the Richmond Hill Golf Course, at 550 Langstaff Road, in the City of Richmond Hill. The proposed works also include installation of a temporary bridge over the creek and a temporary sanitary sewer bypass. The works will be undertaken in dry conditions. This permit is in accordance with the TRCA Permission for Emergency Works Review Protocol (Authority Res. #A105/15).

CFN: PER-IPP-2024-00426

Report prepared by: Harsimrat Pruthi, Senior Planner

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For information contact: Harsimrat Pruthi, (416) 628-7745

Email: harsimrat.pruthi@trca.ca

Date: April 11, 2025

Item 11.1

YORK TELECOM NETWORK INC. - Rouge River Watershed

The purpose is to undertake the installation of 1x7 way, 2x7 and 3x7 way multi-duct conduit on Leslie Street from Major Mackenzie Drive East to Performance Drive in the City of Richmond Hill. The proposed conduit will cross below a creek approximately at 10111 Leslie Street and below a culvert on Leslie Street approximately 40 m north of Major Mackenzie Drive East. No in-water work is associated with this project.

CFN: PER-IPP-2025-00589

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: April 30, 2025

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

CITY OF TORONTO - Mimico Creek Watershed

The purpose is to undertake road resurfacing work along Woodford Park Road and The Queensway, in the City of Toronto. No in-water works is proposed.

CFN: PER-IPP-2025-00500

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Abineaga Muralitharan, (437) 880-2391

Email: abineaga.muralitharan@trca.ca

Date: March 18, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake sewer rehabilitation work on Tobermory Drive northeast of Kinnie Court, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00230

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Abineaga Muralitharan, (437) 880-2391

Email: abineaga.muralitharan@trca.ca

Date: January 27, 2025

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

TORONTO HYDRO ELECTRIC-SYSTEM LIMITED - Don River Watershed

The purpose is to execute test pits at Wynford Drive and Eglinton Avenue East, in the City of Toronto. No in-water works is proposed.

CFN: PER-IPP-2025-00507

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Abineaga Muralitharan, (437) 880-2391

Email: abineaga.muralitharan@trca.ca

Date: May 20, 2025

CITY OF TORONTO - Don River Watershed

The purpose is to undertake sanitary and storm sewer replacement works from 37 and 39 Warlock Crescent to 98 and 100 Banstock Drive, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00593

Report prepared by: Abineaga Muralitharan, Planner I

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For information contact: Abineaga Muralitharan, (437) 880-2391

Email: abineaga.muralitharan@trca.ca

Date: April 22, 2025

ROGERS COMMUNICATIONS CANADA INC. - Don River Watershed

The purpose is to undertake conduit installation along Moatfield Drive and Don Mills Road, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00336

Report prepared by: Melena Misasi, Planner I

Email: melena.misasi@trca.ca

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

Email: melena.misasi@trca.ca

Date: May 1, 2025

ROGERS COMMUNICATIONS INC. - Don River Watershed

The purpose is to install new conduit from Overlea Boulevard, crossing under the Don River, west of Don Mills Road, in the City of Toronto.

CFN: PER-IPP-2024-00035

Report prepared by: Jackie Ho, Planner

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

Email: jackie.ho@trca.ca

Date: April 23, 2025

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake borehole investigations at West Highland Creek (Culvert ID 911) on Timberbank Boulevard, west of Fluellen Drive, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00651

Report prepared by: Michele Green, Planner I

Email: michele.green@trca.ca

For information contact: Michele Green, (647) 426-8551

Email: michele.green@trca.ca

Date: May 9, 2025

CITY OF TORONTO - Rouge River Watershed

The purpose is to undertake road resurfacing and ditch regrading along Old Finch Avenue, west of Reesor Road, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00401

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: March 25, 2025

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake borehole investigations at East Highland Creek (Culvert ID 923) at the intersection of Midland Avenue and Huntingwood Drive, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00655

Report prepared by: Michele Green, Planner I

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For information contact: Michele Green, (647) 426-8551

Email: michele.green@trca.ca

Date: May 16, 2025

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake borehole investigations at West Highland Creek (Culvert ID 947) at the intersection of Birchmount Road and Silver Springs Boulevard, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00652

Report prepared by: Michele Green, Planner I

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Email: michele.green@trca.ca

Date: May 9, 2025

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake sewer relining work on the northwest side of the Romulus Drive and Midland Avenue intersection, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00374

Report prepared by: Melena Misasi, Planner I

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Email: melena.misasi@trca.ca

Date: March 18, 2025

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake borehole investigations at East Highland Creek (Culvert ID 913) on Baylawn Drive, east of Petworth Crescent, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00654

Report prepared by: Michele Green, Planner I

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Email: michele.green@trca.ca

Date: May 9, 2025

ENBRIDGE GAS INC. - Highland Creek Watershed

The purpose is to install an NPS 2 PE IP gas pipeline on Bridletowne Circle, between 197 and 201 Bridletowne Circle, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00636

Report prepared by: Melena Misasi, Planner I

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Date: April 14, 2025

CITY OF TORONTO - Rouge River Watershed

The purpose is to undertake road resurfacing and ditch regrading along Beare Road, north of Finch Avenue East, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00397

Report prepared by: Melena Misasi, Planner I

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Email: melena.misasi@trca.ca

Date: March 25, 2025

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

TORONTO HYDRO ELECTRIC-SYSTEM LIMITED - Don River Watershed

The purpose is to remove hydro pole and overhead lines along the Don River, located west of Millwood Road, in the City of Toronto. No-in water work is required for this project.

CFN: PER-IPP-2024-00466

Report prepared by: Madison Antonangeli, Planner

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Email: madison.antonangeli@trca.ca

Date: May 8, 2025

CITY OF TORONTO - Humber River Watershed

The purpose is to undertake drainage maintenance works at High Park Zoo, 29 Deer Pen Road, in the City of Toronto.

CFN: PER-IPP-2025-00558

Report prepared by: Jackie Ho, Planner

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Email: jackie.ho@trca.ca

Date: April 22, 2025

ENBRIDGE GAS INC. - Humber River Watershed

The purpose is to install a 1inch PE IP gas pipeline at 64 Humberview Road, west of the Humberview Road and Jane Street intersection, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2025-00677

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: May 8, 2025

CITY OF TORONTO - Lake Ontario Waterfront

The purpose is to undertake watermain and sanitary sewer replacement works along Eastern Avenue from Rushbrooke Avenue to Woodward Avenue, in the City of Toronto. No in-water work is associated with this project.

CFN: PER-IPP-2024-00448

Report prepared by: Jackie Ho, Planner

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

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Date: May 21, 2025

CITY OF VAUGHAN

ALECTRA UTILITIES CORPORATION - Humber River Watershed

The purpose is to remove existing hydro poles and anchors and replace with new hydro poles and anchors located on Teston Road between Jane Street and Keele Street, in the City of Vaughan. No in-water works are proposed for this project.

CFN: PER-IPP-2025-00510

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: May 7, 2025

ENBRIDGE GAS INC. - Don River Watershed

The purpose is to install an NPS 2 PE IP gas pipeline in a new subdivision, northwest of the Rutherford Road and Peter Rupert Avenue intersection, in the City of Vaughan. No in-water work is associated with this project.

CFN: PER-IPP-2025-00664

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: May 7, 2025

CITY OF VAUGHAN - Don River Watershed

The purpose is to undertake off-line stormwater management (SWM) pond maintenance works at the Floral Parkway Pond (pond 22) located in Block 17, in the City of Vaughan. All works will be undertaken in dry working condition.

CFN: PER-IPP-2025-00565

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: May 5, 2025

ALECTRA UTILITIES - Humber River Watershed

The purpose is to remove existing hydro poles and anchors and replace with new hydro poles and anchors located on Jane Street between King Vaughan Road and King Road, and on King Vaughan Road between Jane Street and Dufferin Street, in the City of Vaughan and the Township of King. No in-water works are proposed for this project.

CFN: PER-IPP-2025-00598

Report prepared by: Manirul Islam, Planner

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

Email: manirul.islam@trca.ca

Date: April 14, 2025

ALECTRA UTILITIES CORPORATION - Humber River Watershed

The purpose is to replace existing hydro poles and anchors with new hydro poles and anchors on King-Vaughan Road between Mill Road and Pine Valley Drive, in the City of Vaughan. No in-water works are proposed for this project.

CFN: PER-IPP-2025-00658

Report prepared by: Manirul Islam, Planner

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

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Date: May 20, 2025

HYDRO ONE NETWORKS INC. - Humber River Watershed

The purpose is to remove existing hydro poles and anchors and replace with new hydro poles and anchors located on Jane Street between King Vaughan Road and King Road, and on King Vaughan Road between Jane Street and Dufferin Street, in the City of Vaughan and the Township of King. No in-water works are proposed for this project.

CFN: PER-IPP-2025-00596

Report prepared by: Manirul Islam, Planner

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

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Date: April 9, 2025

ALECTRA UTILITIES CORPORATION - Humber River Watershed

The purpose is to replace existing hydro poles and anchors with new hydro poles and anchors on Monsheen Drive located northeast of Islington Avenue and Highway 7, in the City of Vaughan. No in-water works are proposed for this project.

CFN: PER-IPP-2025-00660

Report prepared by: Manirul Islam, Planner

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Date: May 14, 2025

YORK TELECOM NETWORK INC. - Humber River Watershed

The purpose is to undertake the installation of 2x7 way multi duct on Major Mackenzie Drive, east of Huntington Road, in the City of Vaughan. The proposed conduit will cross culverts east of Huntington Road. No in-water work is associated with this project.

CFN: PER-IPP-2024-00213

Report prepared by: Luca Sperini, Planner I

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For information contact: Luca Sperini, (437) 880-2427

Email: luca.sperini@trca.ca

Date: April 25, 2025

TOWN OF AJAX

DURHAM ONENET INC. - Duffins Creek Watershed

The purpose is to install high-density polyethylene (HDPE) conduit and vaults along Kingston Road West, west of Church Street North, in the Town of Ajax. No in-water work is associated with this project.

CFN: PER-IPP-2025-00515

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: April 17, 2025

TOWN OF WHITCHURCH-STOUFFVILLE

TELMAX - Rouge River Watershed

The purpose is to undertake the installation of microduct on Sandiford Drive and Ringwood Drive, in the Town of Whitchurch-Stouffville. The proposed conduit will cross a creek at 100/86 Ringwood Drive. No in-water work is associated with this project.

CFN: PER-IPP-2025-00661

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: May 5, 2025

TOWNSHIP OF ADJALA - TOSORONTIO

ENBRIDGE GAS INC. - Humber River Watershed

The purpose is to install an NPS 2 PE IP gas main along Concession Road 5, north of Highway 9, in the Town of Adjala-Tosorontio. No in-water work is associated with this project.

CFN: PER-IPP-2025-00646

Report prepared by: Melena Misasi, Planner I

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

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Date: April 22, 2025

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK - Humber River Watershed

The purpose is to undertake road resurfacing along Dufferin Street, from 40 m south of 15th Sideroad to 16th Sideroad, and on 15th Sideroad from 30 m west of Bathurst Street to 15 east of Dufferin Street, in the Township of King. The scope of work also includes the removal and replacement of a 425 mm diameter driveway culvert located at 1312 15th Sideroad and the removal and replacement of a high-density polyethylene (HDPE) 900 mm diameter cross culvert located 490m east of Dufferin Street. The project also includes ditch clean-outs at various locations. All works will be undertaken in the dry working conditions.

CFN: PER-IPP-2025-00547

Report prepared by: Luca Sperini, Planner I

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For information contact: Nasim Shakouri, (437) 880-2427

Email: Nasim.Shakouri@trca.ca

Date: May 9, 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 MARKHAM

**NORTHEAST OF HIGHWAY 404 AND MAJOR MACKENZIE DRIVE
(AKA 2938 MAJOR MACKENZIE DRIVE EAST) - Rouge River
Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the construction of a multi-phase commercial development, including an east-west private road. The subject property is located northeast of Highway 404 and Major Mackenzie Drive (aka 2938 Major Mackenzie Drive East), in the City of Markham.

CFN: PER-DPP-2024-00099

Report prepared by: Hamedeh Razavi, Senior Planner

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Date: May 12, 2025

CITY OF MISSISSAUGA

CITY OF MISSISSAUGA - Etobicoke Creek Watershed

The purpose is to allow for the placement of a temporary gravel parking lot at 4495 Tomken Road in the City of Mississauga.

CFN: PER-IPP-2025-00649

Report prepared by: Kristen Sullivan, Planner

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

Email: Kristen.sullivan@trca.ca

Date: April 7, 2025

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

136 ROWNTREE MILL ROAD - Humber River Watershed

The purpose is to legalize the constructed shed in the rear yard of the existing dwelling at 136 Rowntree Mill Road, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00739

Report prepared by: Matthew Willoughby, Planner I

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

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Date: April 15, 2025

24 NORDALE CRESCENT - Humber River Watershed

The purpose is to construct a rear yard deck attached to the existing dwelling at 24 Nordale Crescent, City of Toronto (Etobicoke York).

CFN: PER-DPP-2025-00916

Report prepared by: Matthew Willoughby, Planner I

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

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Date: May 5, 2025

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

76 SUMMERHILL GARDENS - Don River Watershed

The purpose is to construct a two-storey rear addition, including a basement, to the existing single-family dwelling at 76 Summerhill Gardens in the City of Toronto (Toronto and East York). The scope also includes the reconstruction of the front basement window well, as well as the after-the-fact legalization and relocation of a replacement shed in the rear yard.

CFN: PER-DPP-2024-00448

Report prepared by: Alex Huang, Planner I

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

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Date: May 15, 2025

154 GLEN ALBERT DRIVE - Don River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Don River watershed in order to legalize, after the fact, the construction of a basement additional dwelling unit, including basement underpinning and ground floor interior alterations. The subject site is located on lands known municipally as 154 Glen Albert Drive, Toronto (Toronto and East York).

CFN: PER-DPP-2025-00902

Report prepared by: Kristen Regier, Planner

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Date: May 14, 2025

Report prepared by: Grace Conte, Administrative Planning Technician

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For Information contact: Grace Conte, (437) 880-2414

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Date: May 29, 2025