



Toronto and Region Conservation Authority

Executive Committee Meeting Revised Agenda

#9/19

November 1, 2019

9:30 A.M.

HEAD OFFICE, 101 EXCHANGE AVENUE, VAUGHAN

Members:

Chair Jennifer Innis

Vice-Chair Jack Heath

Paul Ainslie

Ronald Chopowick

Dipika Damerla

Joanne Dies

Jennifer Drake

Paula Fletcher

Gordon Highet

Linda Jackson

Cynthia Lai

Anthony Perruzza

Pages

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2. MINUTES OF MEETING #8/19, HELD ON OCTOBER 4, 2019
Meeting Minutes
3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
4. DELEGATIONS
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10. **SECTION IV - ONTARIO REGULATION 166/06, AS AMENDED**
MAJOR PERMIT APPLICATION 10.1 REGULAR – FOR APPROVAL

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring site specific conditions and permissions that extend beyond two years.

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

10.1 CITY OF TORONTO

90

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, from Lake Shore Avenue East and Leslie Street to Coxwell Ravine Park, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto. The purpose is to construct the 6.3m wide Coxwell Bypass tunnel from Ashbridges Bay Treatment Plant (IHES-2B) within sound bedrock approximately fifty (50) meters below ground surface, using a tunnel boring machine across the Don River valley just south of the railway corridor at Lake Shore Boulevard for approximately 10.5 km upstream, to the Coxwell Ravine Park (CX-1A), located just west of Taylor Massey Creek, in the City of Toronto. There are no inwater works associated with this project.

10.2 STANDARD DELEGATED PERMITS

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Delegated Permits are processed by Development and Engineering Services staff, authorized by designated staff appointed as Enforcement Officers by the Board of Directors and received monthly by the Executive Committee. Delegated permits are categorized as standard, routine infrastructure works, emergency infrastructure works, minor works and permits after the fact/resolution of violations. Standard permits are non-complex permissions consistent with TRCA approved policies and procedures and issued for a time period of two years or less.

STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 99)

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 108)

MINOR WORKS LETTER OF APPROVAL FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 117)

PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED (Page 121)

11. CLOSED SESSION

12. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #10/19, TO BE HELD ON
JANUARY 10, 2020 AT 9:30 A.M. AT HEAD OFFICE, 101 EXCHANGE AVENUE,
VAUGHAN

John MacKenzie, Chief Executive Officer

/am

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**
Flood Plain and Conservation Component, Humber River Watershed
Acquisition from Alpheios Corporation (CFN 60396)

KEY ISSUE

Acquisition of a partial taking from a property located west of Peel Regional Road 50 and north of Old Church Road, municipally known as 8686 Old Church Road, in the Town of Caledon, Regional Municipality of Peel, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 41.68 hectares (103 acres), more or less, of vacant land, located west of Peel Regional Road 50 and north of Old Church Road, said land being Part of Lot 21, Concession 6, designated as Part 1 on Draft Reference Plan, prepared by J.D. Barnes, September 27, 2019 under reference number 19-30-432-00-A, municipally known as 8686 Old Church Road, in the Town of Caledon, Regional Municipality of Peel, be purchased from Alpheios Corporation;

THAT the purchase price be \$400,000;

THAT the purchase of the property be subject to funding being available from the Region of Peel’s Greenlands Securement Fund.

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

THAT the firm Gardiner Roberts LLP, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;

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

BACKGROUND

Resolution #A161/15 at Authority Meeting #8/15, held on September 25, 2015, approved the Greenlands Acquisition Project for 2016-2020.

Resolution #A39/16 as amended by resolution #A40/16 approved at Authority Meeting #3/16 held on Friday, April 22, 2016 stated in part;

...THAT staff report back on an expansion plan for the Albion Hills Conservation Area, a land

Item 7.1

acquisition strategy, and future relationships between Albion Hills and nearby TRCA lands and projects; ...

Attempting to gauge the feasibility of expanding Albion Hills Conservation Area (AHCA) and based on the above resolution TRCA staff engaged Region of Peel staff and their consultants in a landowner outreach for the properties immediately adjacent to AHCA. In 2017 contact was made with 17 landowners that abut AHCA. While there was some interest shown in conveying land to TRCA, the two landowners that responded had unrealistic views of the properties value.

Ongoing negotiations over the past two years, have led to this opportunity. An appraisal was commissioned by TRCA in order to establish a fair market value for the rear portion of the property. TRCA staff concluded the negotiations and entering into an Agreement of Purchase and Sale, subject to Board of Directors approval.

The rear portion of the property (approx. 41 ha) is proposed to be purchased from the landowner leaving a legally conforming lot (approx. 6 ha) containing all improvements (residences, barns, outbuildings, etc.)

Negotiations have been conducted with Ursula Jochimsen-Vogdt, Officer, acting as agent for Alpheios Corporation.

Access to the subject lands will be achieved through its frontage on Old Church Road and through TRCA's existing lands within AHCA.

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

RATIONALE

The subject lands fall within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020.

The property abuts AHCA to the north and west and is an ecologically high priority as it contains Core Areas of the Region of Peel Greenlands System including Core Woodland and Core Valley Land. The property is also located on the Oak Ridges Moraine and is designated as Oak Ridges Moraine Countryside Area, Natural Core Area, and Natural Linkage Area. The property is partially located within the flood plain of the Humber River. The wetlands in the west corner are part of the Innis-Gibson Lakes Kettles ANSI, which is a candidate Provincially Significant Life Science ANSI.

The property will help to conserve biological diversity and ecological integrity for future generations by adding forest, meadow, and successional habitats to AHCA. It will also increase the amount of wetlands, including swamp, marsh and open water habitats in public ownership. This increase in the terrestrial natural heritage system in public ownership will help to support viable wildlife populations in the long term by enhancing landscape scale natural processes and species mobility and dispersal.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 3 – Rethink greenspace to maximize its value

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TAXES AND MAINTENANCE

Based on TRCA's preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, it appears that a portion of the subject property should be eligible for a tax exemption. It is estimated that the taxable portion of the subject parcel of land will be \$700-\$800 per year. While it is anticipated that the addition of this property will not significantly impact TRCA's maintenance costs at this location, an assessment of the aggregate acquisitions in the area will be undertaken and the results will be integrated into TRCA's land management program and associated budgets.

FINANCIAL DETAILS

The total costs including purchase price, survey, legal, appraisal, environmental site assessment, Land Transfer Tax and HST for this acquisition have been estimated at \$482,000. TRCA has applied to access funding through Peel Greenland Securement Fund for seventy percent (70%) of the costs. Region of Peel Council is expected to consider TRCA's request on December 12, 2019. The remainder of the costs related to this purchase are available in TRCA's ecosystem compensation account.

Report prepared by: Brandon Hester, extension 5767

Emails: bhester@trca.ca

For Information contact: Brandon Hester, extension 5767, Mike Fenning, extension 5223

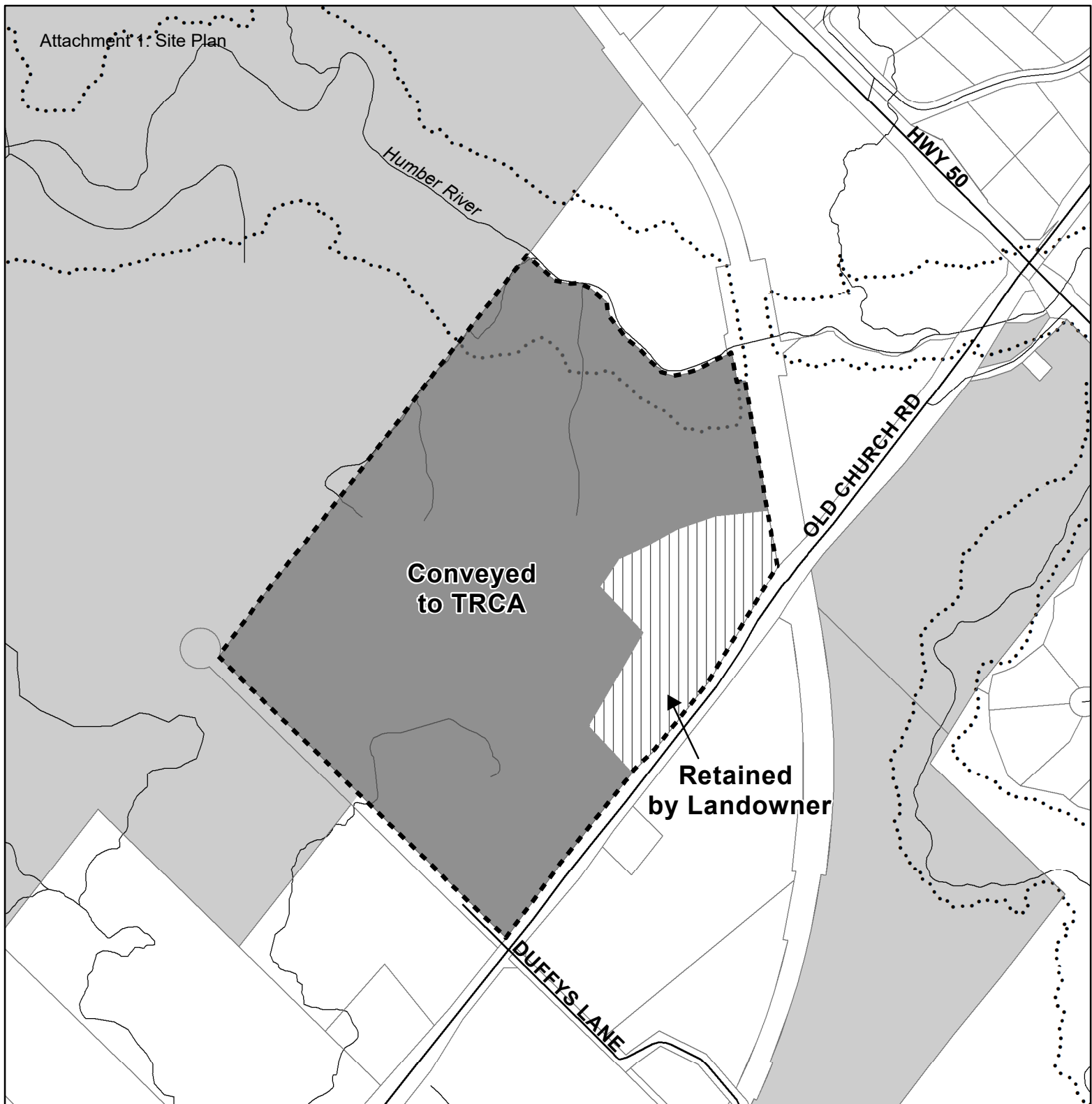
Emails: bhester@trca.ca, mfenning@trca.ca

Date: October 7, 2019








Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto

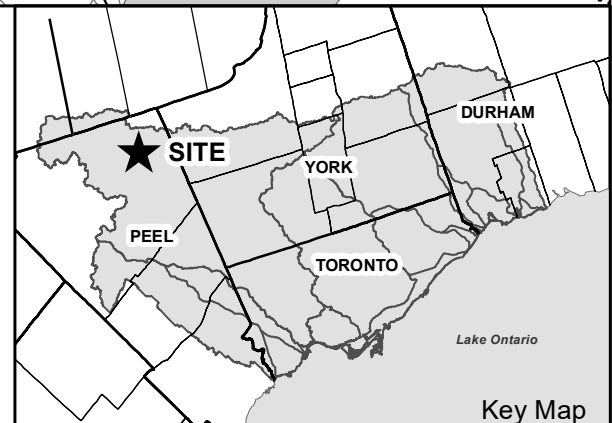


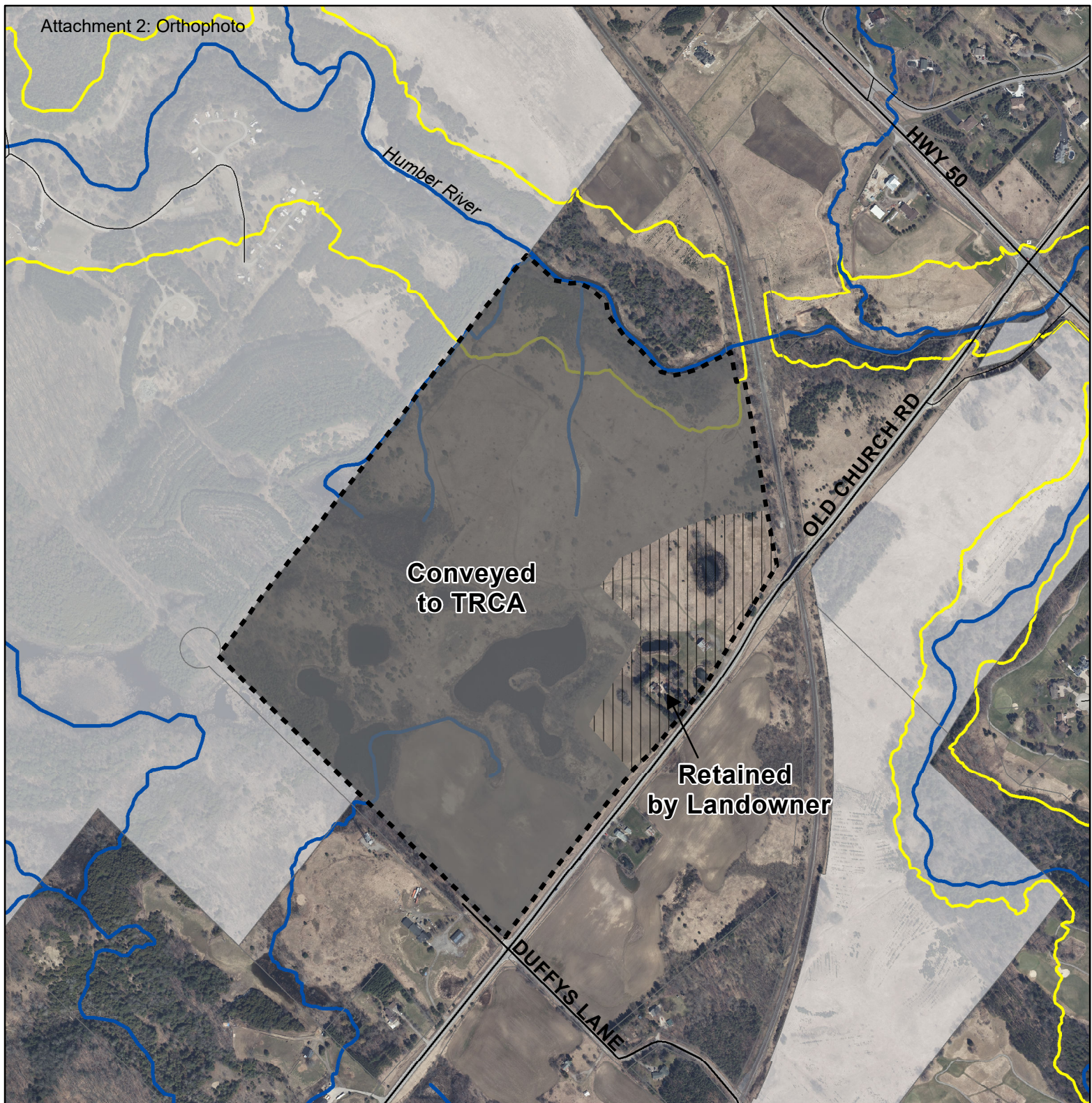
Legend

-  Subject Property
-  Conveyed to TRCA
-  Retained by Landowner
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



0 125 250
Meters



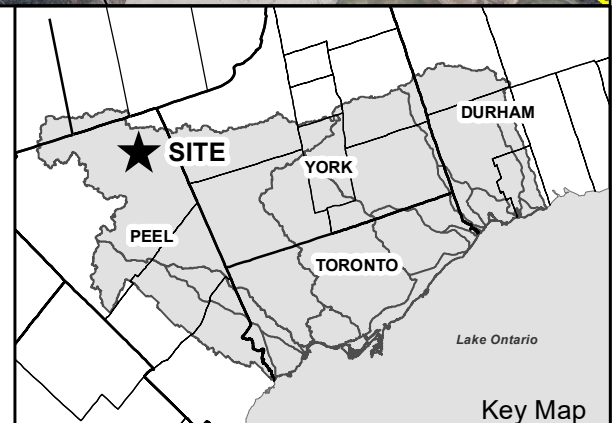


Legend

- Subject Property
- Conveyed to TRCA
- Retained by Landowner
- Watercourses
- Floodline
- TRCA Property
- Parcel Assessment



0 125 250
Meters



Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **TOWN OF AJAX**
Request from the Town of Ajax for a Conveyance and Permanent Easements on Toronto and Region Conservation Authority-owned Lands required for Church Street Reconstruction Project, Town of Ajax, Regional Municipality of Durham, Duffins Creek Watershed (CFN 62257)

KEY ISSUE

Receipt of a request from the Town of Ajax, for a conveyance and permanent easements on Toronto and Region Conservation Authority (TRCA) owned lands located on the west side of Church Street, north of Rossland Road, in the Town of Ajax, Regional Municipality of Durham, required for Church Street Reconstruction Project, Duffins Creek watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA is in receipt of a request from the Town of Ajax for conveyance and permanent easements on TRCA-owned lands located on the west side of Church Street, north of Rossland Road, in the Town of Ajax, Regional Municipality of Durham, required for Church Street Reconstruction Project, Duffins Creek 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 the Town of Ajax in this instance;

THEREFORE, LET IT BE RESOLVED THAT a parcel of TRCA-owned land containing 0.06 hectares (0.15 acres), more or less, of vacant land, required for Church Street Reconstruction Project, said lands being Part of Lot 15, Concession 3, designated as Part 1 on draft reference plan by Callon Dietz Incorporated, OLS, File No. 19-2252B, Plan No. P-1262, in the Town of Ajax, Regional Municipality of Durham, be conveyed to the Town of Ajax;

THAT two permanent easements containing 0.08 hectares (0.19 acres) more or less, required for Church Street Reconstruction Project, said lands being Part of Lot 15, Concession 3, designated as Parts 2 and 3 on draft reference plan by Callon Dietz Incorporated, OLS, File No 19-2252B, Plan No P-1262, in the Town of Ajax, Regional Municipality of Durham, be granted in favour of the Town of Ajax;

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

THAT the Town of Ajax 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, the permanent easements, or the carrying out of construction;

Item 7.2

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

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

THAT a permit pursuant to Ontario Regulation 166/06, as amended, be obtained by Town of Ajax 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 Town of Ajax has requested the conveyance and permanent easements on TRCA-owned lands, located on the west side of Church Street, north of Rossland Road, in the Town of Ajax, Regional Municipality of Durham, required for Church Street Reconstruction Project, Duffins Creek watershed.

The Town of Ajax is proposing the reconstruction of Church Street from Rossland Road to just south of the Hydro corridor. The proposed works include widening the existing 2-lane road to a 3-lane urban roadway. The road will be shifted slightly east and a new vertical alignment is proposed to replace the current configuration which no longer meets geometric standards.

The subject TRCA-owned lands were acquired on May 20, 2003, from Estate of Betty Michael under the Natural Heritage Lands Protection and Acquisition Project, 2001-2005.

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 Town of Ajax has conveyed lands to TRCA over the years for nominal consideration of \$2.00 and has requested that TRCA lands required for the Church Street Reconstruction Project be conveyed for a nominal consideration of \$2.00.

All lands disturbed by construction will be stabilized and, where deemed appropriate by TRCA staff, revegetated with native trees and shrubs material in accordance with existing TRCA landscaping guidelines. A landscape plan has been prepared as part of the permit application submission.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 4 – Create complete communities that integrate nature and the built environment

FINANCIAL DETAILS

The Town of Ajax has agreed to assume all legal, survey and other costs involved in completing this transaction.

Item 7.2

Report prepared by: Edlyn Wong, extension 5711

Emails: ewong@trca.ca

For Information contact: Edlyn Wong, extension 5711, Mike Fenning, extension 5223

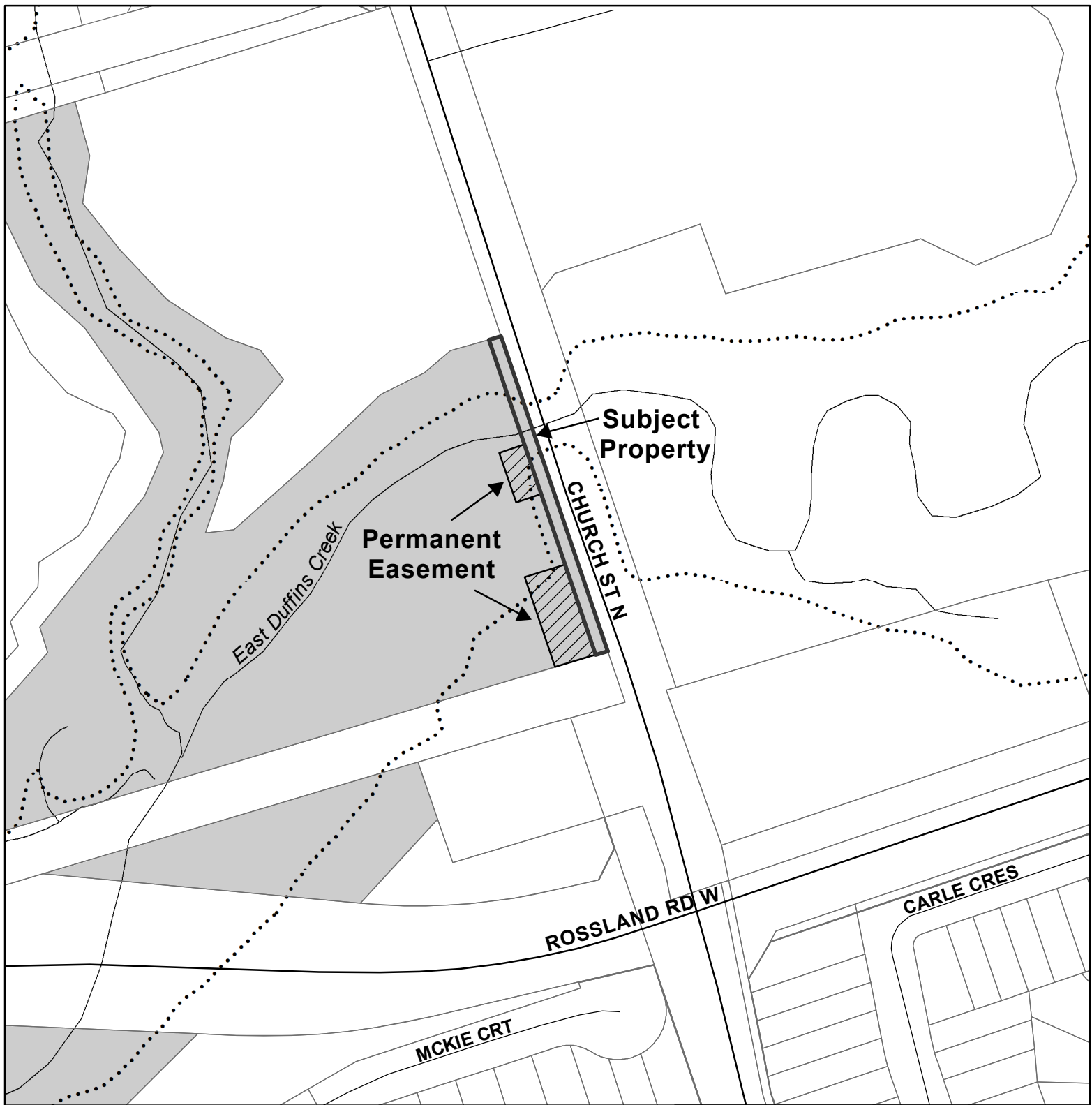
Emails: ewong@trca.ca, mfenning@trca.ca

Date: October 11, 2019







Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto



Legend

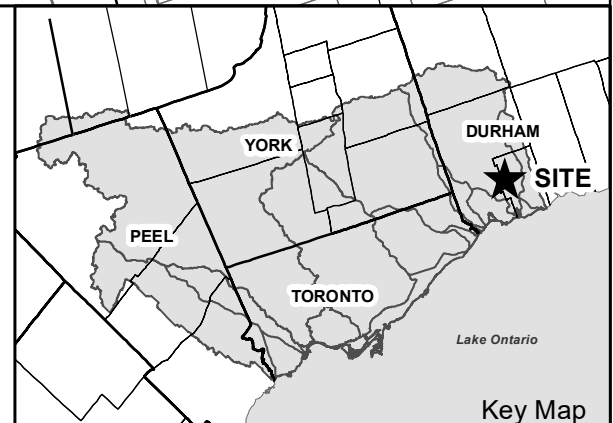
-  Subject Property
-  Permanent Easement
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



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

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Key Map

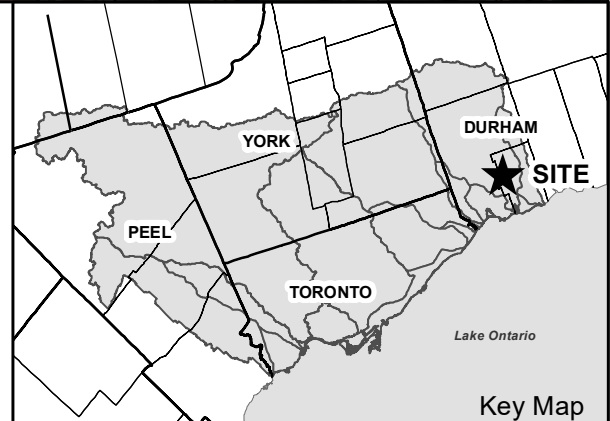


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-  Subject Property
-  Permanent Easement
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



0 40 80 Meters



Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **CITY OF TORONTO**
Request for Permanent Easements for Upgrading TTC Transit Shelters, City of Toronto, Humber River Watershed (CFN 61287 & CFN 61288)

KEY ISSUE

Receipt of a request from the City of Toronto to provide permanent easements for expansion of two TTC Wheel Trans transit shelters located west of Jane Street, south of Eglinton Avenue West and east of Jane Street, north of Eglinton Avenue West, City of Toronto, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide permanent easements for upgrading TTC transit shelters, located west of Jane Street, south of Eglinton Avenue West and east of Jane Street, north of Eglinton Avenue West, City of Toronto, 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 the City of Toronto in this instance;

THEREFORE, LET IT BE RESOLVED THAT;

- a) a permanent easement containing a total of 4.3 square metres, more or less, be granted to the City of Toronto, said land being Part of Road Allowance between Lot 10, Humber Range, Concession 3 F.T.B. and Lot 40 Concession 3, F.T.B, designated as Part 1 on 66R-30655;
- b) a permanent easement containing 17.9 square metres, more or less, be granted to the City of Toronto, said land being Part of Road Allowance between Lot 1, Concession 4 W.Y.S and Lot 40, Concession 3, F.T.B, designated as Part 1 on 66R-30654;

THAT consideration be the nominal sum of \$10.00, in addition all legal, survey and other costs be paid by the City of Toronto;

THAT the City of Toronto 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 granting of these permanent easements or the carrying out of construction;

THAT if required, an archaeological investigation be completed, with any mitigating measures being carried out to the satisfaction of TRCA staff, at the expense of the City of Toronto;

THAT all TRCA lands disturbed by the proposed works be revegetated/stabilized

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following construction and where deemed appropriate by TRCA staff, a landscape plan be prepared for TRCA staff review and approval in accordance with existing TRCA landscaping guidelines;

THAT a permit pursuant to Ontario Regulation 166/06, as amended, be obtained by the City of Toronto 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 signing and execution of documents.

BACKGROUND

The City of Toronto has requested permanent easements across TRCA-owned lands for the purpose of upgrading TTC transit shelters, located west of Jane Street, south of Eglinton Avenue West as well as east of Jane Street, north of Eglinton Avenue West, City of Toronto. The project includes upgrading TTC transit shelters consisting of a concrete pad, 4 walls, sliding doors, heating system and roof in order adhere to Wheel-Trans mobility requirements.

The subject TRCA-owned lands were acquired from the Municipality of Metropolitan Toronto, on January 15, 1978, under the Humber River Flood Plain Lands Project.

Plantings

All lands disturbed by construction will be stabilized and, where deemed appropriate by TRCA staff, revegetated with native woody and herbaceous plant material in accordance with existing TRCA landscaping guidelines. A landscape plan will be prepared as part of the permit application submission.

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 City of Toronto has conveyed lands to TRCA over the years for nominal consideration and has requested that TRCA lands required for upgraded TTC transit shelters, be conveyed for nominal consideration of \$10.00.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 1 – Green the Toronto region’s economy

Strategy 7 – Build partnerships and new business models

Strategy 12 – Facilitate a region-wide approach to sustainability

FINANCIAL DETAILS

The City of Toronto has agreed to pay for all legal, survey and other costs involved in completing this transaction.

Report prepared by: Brandon Hester, extension 5767

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For Information contact: Brandon Hester, extension 5767

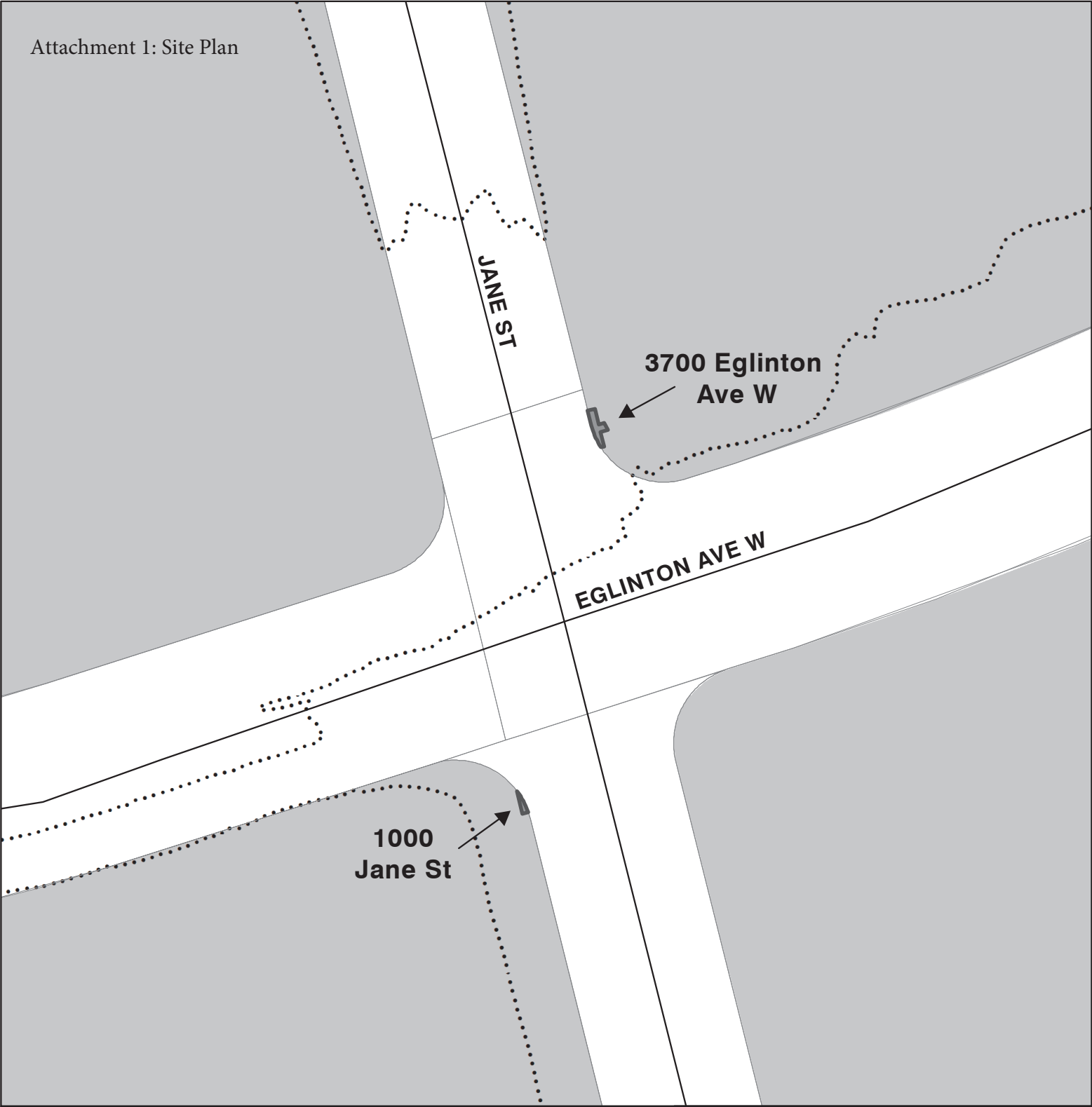
Emails: bhester@trca.ca,

Date: November 1, 2019

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto

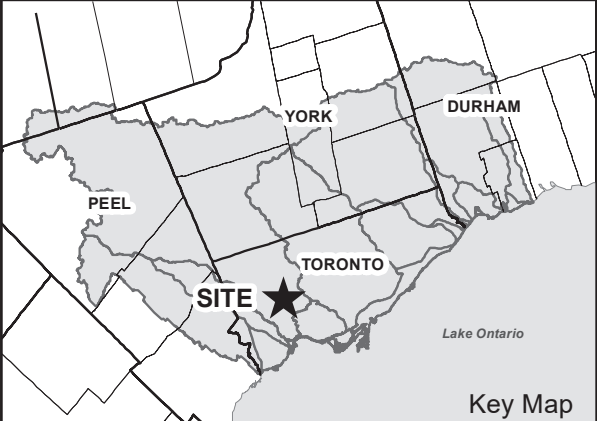


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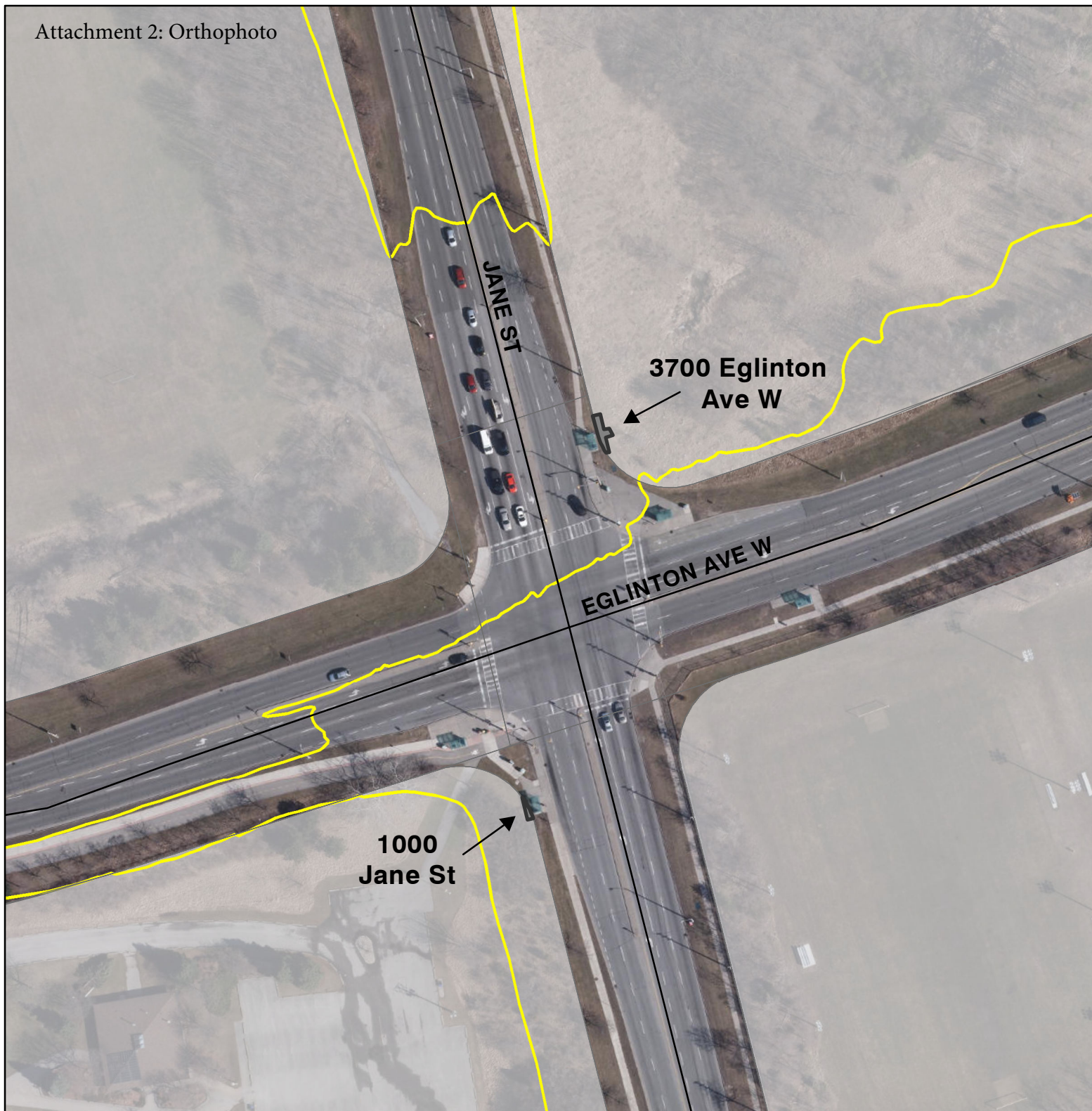
- Subject Property
- Watercourses
- Floodline
- Regulation Limit
- TRCA Property
- Parcel Assessment









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Key Map



Legend

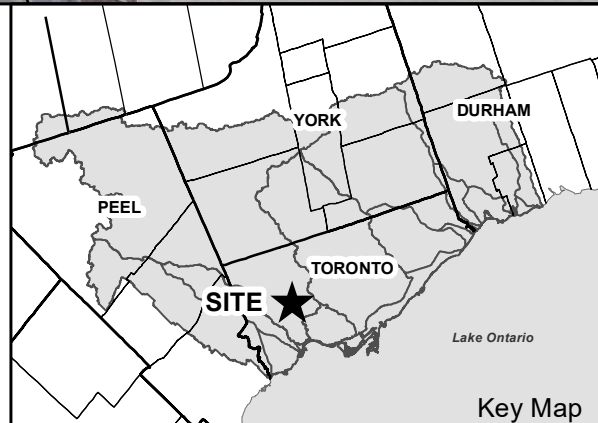
-  Subject Property
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-  TRCA Property
-  Parcel Assessment



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0 25 50 Meters



Key Map

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **BLACK CREEK COMMUNITY FARM**
Proposal to Lease 4929 Jane Street, City of Toronto, Humber River Watershed
(CFN 34397)

KEY ISSUE

Proposal from FoodShare Toronto to enter into a 5-year lease of Toronto and Region Conservation Authority-owned land for the purpose of operating the Black Creek Community Farm located south of Steeles Avenue and east of Jane Street, municipally known as 4929 Jane Street, in the City of Toronto, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from FoodShare Toronto (FoodShare) to enter into a lease agreement for the continued operation of the Black Creek Community Farm (BCCF) located south of Steeles Avenue and east of Jane Street, municipally known as 4929 Jane Street, City of Toronto, Humber River watershed

WHEREAS the BCCF has been in operation at this site since 2012 with FoodShare being one of the founding/supporting partners;

WHEREAS the BCCF helps to accomplish TRCA's Strategic Plan objectives to Foster Sustainable Citizenship and to Rethink Greenspace to Maximize Value;

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 FoodShare in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with FoodShare for the use of 3.24 hectares (8 acres), more or less, improved with the Braeburn House and Barn, pavilion, greenhouses and wood burning oven, said land being Part of Lot 24-25, Concession 4, WYS, Township of York, municipally known as 4929 Jane Street, City of Toronto;

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

- (i) that the term of the lease be for 5 years;
- (ii) that consideration be \$18,000 per annum with an annual review subject to Consumer Price Index, plus HST;
- (iii) that FoodShare be responsible for all approvals required for the development, management and operation of the urban farm;
- (iv) any other terms and conditions deemed appropriate by the TRCA staff and solicitor;

Item 7.4

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

Toronto and Region Conservation Authority (TRCA) is in receipt of a request from FoodShare to enter into a lease agreement for the continued operation of the BCCF located south of Steeles Avenue and east of Jane Street, municipally known as 4929 Jane Street, City of Toronto, Humber River watershed.

The subject TRCA-owned lands were acquired from Central Mortgage and Housing Corp. on February 12, 1963, under the Black Creek Conservation Area project. The lands are located west of the main Black Creek Pioneer Village.

The concept of the Toronto Urban Farm at Black Creek Pioneer Village was developed in 2002. Shortly thereafter, TRCA requested support from the City of Toronto Parks, Forestry and Recreation Department to realize the concept. In 2004, TRCA and the City of Toronto formed a memorandum of management for eight acres of land located at the southeast corner of Jane Street and Steeles Avenue, in the City of Toronto. The City of Toronto was given management responsibility over this parcel of TRCA-owned land for the establishment of an organic urban farm. In 2006 the Braeburn House and Barn were included in the management agreement. Toronto Urban Farm was operated by the City of Toronto for seven years and in 2011 as part of the City of Toronto's 2012 operating budget process, City Council ended the funding for the Toronto Urban Farm. The eight-acre site was formally turned back to TRCA for future management on December 31, 2011.

As part of a search for a new urban agricultural partnership TRCA issued a Request for Proposal and was successful in entering into a 5-year rolling lease with Everdale Organic Farm and Environmental Learning Centre (Everdale), effective January 1, 2013. The rolling lease allows the tenant the right to request that the lease be extended by one year. Everdale had a strong 10-year track record of delivering organic farming at their Hillsburgh location and had a successful educational program related to farming and local food. Everdale was committed to working with various high profile organizations that would add value to the farm project, with FoodShare being one of the high profile organizations that offered programming to enhance community access to healthy local food.

Everdale was successful in developing the BCCF into a leading urban agriculture hub within the City of Toronto. However, during the 2017 and 2018 lease periods Everdale communicated to TRCA that they were encountering financial difficulties operating both farms and accordingly terminated their lease with TRCA effective October 31, 2018.

In an effort to keep the farm operational FoodShare approached Everdale and TRCA with an interest in taking over the lease for BCCF. FoodShare was one of the founding partners for BCCF, alongside other food and farming organizations. FoodShare played an active role at the farm, supporting the design and maintenance of various on-site operations, participated in the Business Plan development, has been a member of the farm's Steering Committee and collaborated on program delivery and evaluation. In 2016 FoodShare added BCCF to their trusteeship platform and supports the BCCF vision of becoming their own incorporated organization. In addition, FoodShare currently employs all BCCF employees.

Item 7.4

FoodShare currently operates the School Grown schoolyard farming project and is the most productive urban farm in the city. They generate annual sales of \$25,000 on 15,000 square feet of production space. Over the past five years FoodShare's small scale intensive farm has grossed in excess of \$95,000 in farm sales, created 142 jobs for youth and has grown over 30,000 lbs. of food. FoodShare supplies three full season farmers markets, 3-4 restaurants each season, wholesale orders, a school-level harvest share every fall, and school cafeteria lunches.

Lease Agreement

The area subject to this lease consists of approximately 3.24 hectares (8 acres) of land. The following are the key terms and conditions of the proposed lease arrangement:

1. Lease Payment: \$18,000 per annum together with an annual review subject to Consumer Price Index increase, plus HST;
2. Initial Term: 5 years;
3. Insurance: FoodShare will provide \$5 million in commercial general liability insurance;
4. Special Taxes and Utilities: FoodShare will be responsible for all applicable taxes and utilities;
5. Further Approvals: FoodShare will comply with any applicable laws, directions, rules and regulations;

RATIONALE

Entering into a lease agreement with FoodShare would allow for the continued operation of the BCCF. This arrangement would continue to prompt social equity, health and food security in the Jane and Finch community by providing opportunities for increased accessibility to fresh, healthy and affordable foods. It will continue to create jobs and meaningful work for the local community; provide education, skill development, training and leadership opportunities. It will continue to build connections between the community and TRCA programs and facilities.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 3 – Rethink greenspace to maximize its value

Strategy 5 – Foster sustainable citizenship

Strategy 7 – Build partnerships and new business models

FINANCIAL DETAILS

The \$18,000/year in revenues generated from this lease will be used to offset costs for TRCA in managing TRCA lands and assets.

Report prepared by: Lori Colussi, extension 5303

Emails: lori.colussi@trca.ca

For Information contact: Lori Colussi, extension 5303 or Sonia Dhir extension 5291

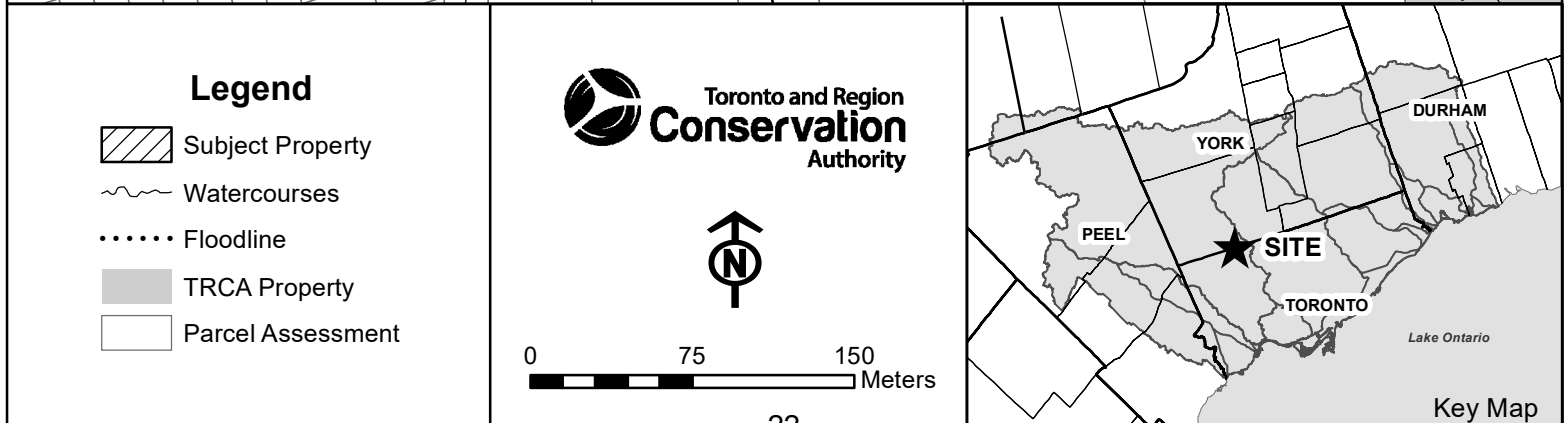
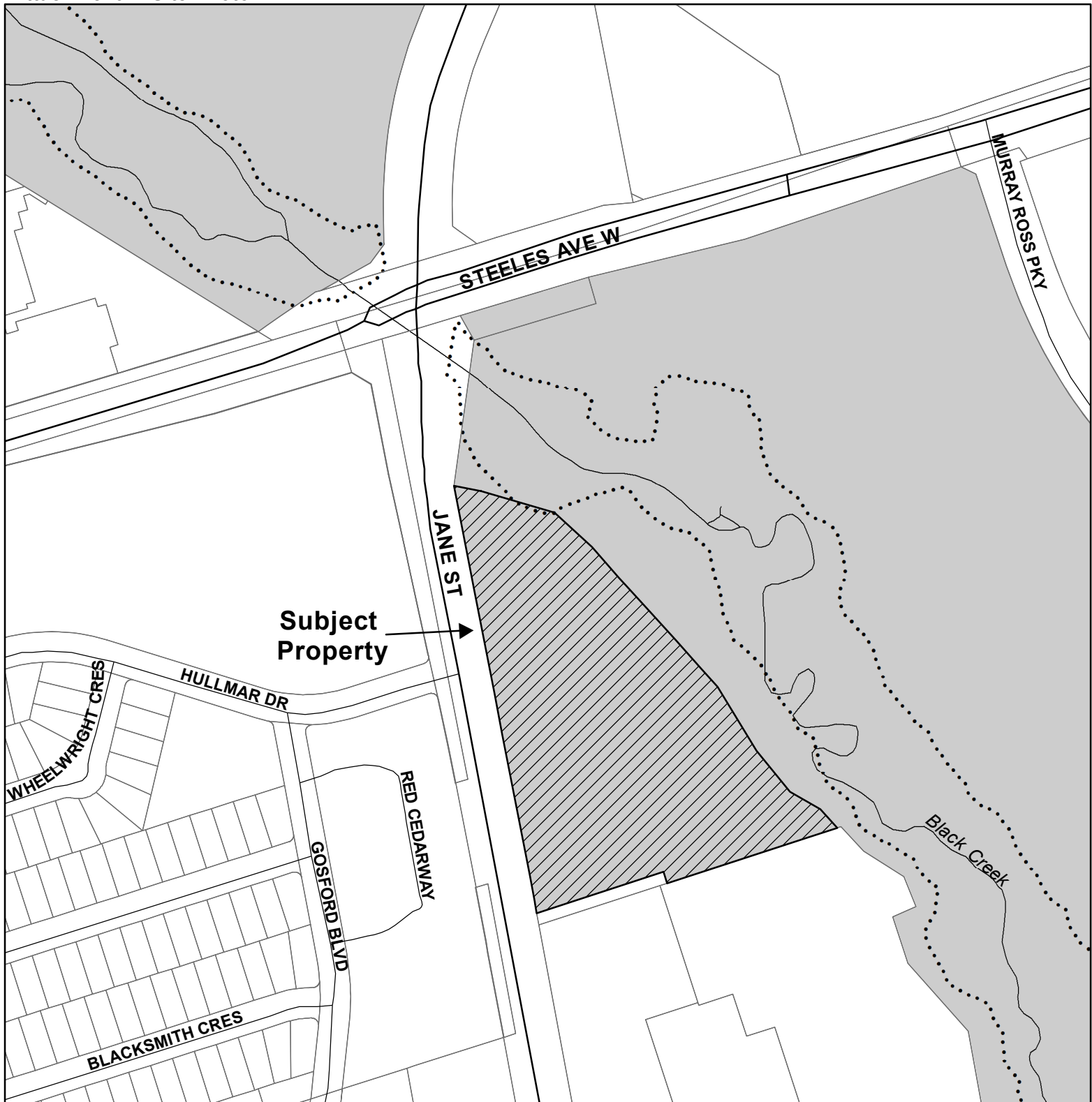
Emails: lori.colussi@trca.ca, sonia.dhir@trca.ca

Date: October 2, 2019

Attachments: 2






Attachment 1: Site Plan

Attachment 2: Orthophoto





Legend

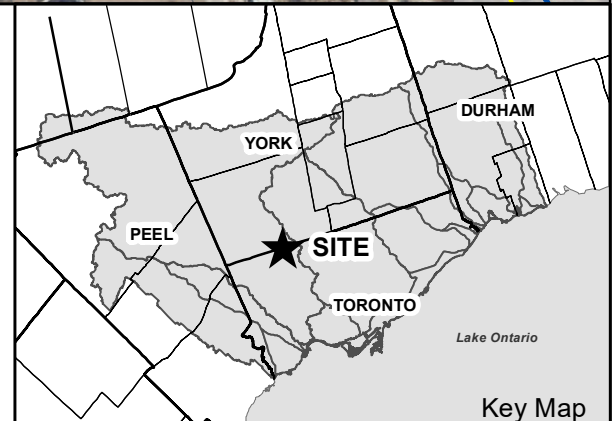
-  Subject Property
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



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Key Map

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **REQUEST FOR PROPOSAL FOR MICROSOFT LICENSING SOLUTIONS PROVIDER**
RFP No. 10021875

KEY ISSUE

Award of Request for Proposal (RFP) No. 10021875 for Microsoft Licensing Solutions Provider (“LSP”) to select a vendor authorized as a Microsoft LSP that will facilitate and administer license agreements with Microsoft. The vendor may additionally provide support services related to Microsoft products.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is engaged in ongoing operations that require a vendor authorized as a Microsoft LSP;

AND WHEREAS TRCA solicited proposals through a publicly advertised process and evaluated the proposals based on pre-established criteria;

THEREFORE, LET IT BE RESOLVED THAT Request for Proposal (RFP) No. 10021875 for Microsoft Licensing Solutions Provider be awarded to Long View Systems Corporation at a total cost not to exceed \$594,472, plus applicable taxes, to be expended as authorized by TRCA staff;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of \$59,447 (10% of the operations cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

THAT should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted proposals, beginning with the next highest ranked Proponent meeting TRCA specifications;

AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the contract, including the obtaining of necessary approvals and the signing and execution of any documents.

BACKGROUND

TRCA utilizes Microsoft products and services which include Office 365 as its business productivity suite and Azure as its cloud service provider. Based on the organization’s consumption, TRCA qualifies for a Microsoft Enterprise Agreement (“EA”) which would provide cost savings in the form of service discounts. Microsoft does not engage with customers directly on an EA, rather, third-party vendors are authorized as Licensing Solutions Providers to manage these agreements with customers. TRCA therefore requires the partnership of a

Item 7.5

Microsoft LSP to facilitate the Enterprise Agreement for a 3-year contract term. Engaging the services of a Microsoft LSP offers TRCA additional benefits including account management, administrative support and product and service optimization. TRCA will also have access to the LSP's expert consultation resources to advise on the appropriate Microsoft products and services for TRCA's current and future business requirements. These additional services are available through the Microsoft LSP at no extra cost.

RATIONALE

RFP documentation was posted on the public procurement website www.biddingo.com on August 12, 2019 and closed on September 6, 2019 at 2:00pm EST. Two (2) addendums were issued to respond to questions received. A total of twenty-one (21) firms downloaded the documents and four (4) proposals were received from the following Proponent(s):

- CDW Canada Corp.
- Dell Technologies
- Long View Systems Corporation
- SoftwareOne Canada Inc.

An Evaluation Committee comprised of staff from Information Technology Management reviewed the proposals. The criteria used to evaluate and select the recommended Proponent included the following:

Criteria	Weight	Minimum Score
Proponent's Information and Profile <ul style="list-style-type: none"> - Proponent has provided all requested information in a clear manner 	5	
Key Personnel <ul style="list-style-type: none"> - Demonstrated experience in similar engagements - Demonstrated experience and knowledge of Microsoft licensing and products 	10	
Experience and Methodology <ul style="list-style-type: none"> - Proponent will have demonstrated experience in similar engagements and Scope of Work - Proponents have demonstrated positive impacts through engagements of similar scale and scope 	10	
Scope of Work Capabilities <ul style="list-style-type: none"> - Proponent has demonstrated their ability to meet or exceed the requirements listed in the Scope of Work 	25	
Sub-Total	50	35
Pricing <ul style="list-style-type: none"> - Each Proponent receives a percentage of the total possible points allocation to price by dividing the lowest bid price by the Proponent's price. 	50	
Sub-Total	50	40
Total Points	100	75

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The highest ranked Proponent demonstrated the capability to provide the full scope of work that TRCA requested. The Proponent also exhibited relevant experience and provided a highly knowledgeable team for the engagement. Therefore, it is recommended that contract No. 10021875 be awarded to Long View Systems Corporation at a total cost not to exceed \$594,472, plus 10% contingency, plus applicable taxes, it being the highest ranked Proponent meeting TRCA specifications. Proponent's scores and staff analysis of the evaluation results can be provided in an in-camera presentation, upon request.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategic priority set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 7 – Build partnerships and new business models

Strategy 10 – Accelerate innovation

Strategy 11 – Invest in our staff

Strategy 9 – Measure performance

FINANCIAL DETAILS

Funds for the contract for the remainder of 2019 are identified in the Information Technology Management Capital budget. Funds for the contract term of 2020 and beyond will be spread across Information Technology Management's Capital budget as well as various Operating budgets across organizational Business Units.

A breakdown of the annual cost of the 3 year contract based on estimated consumption is shown in the table below.

Product	Description	Estimated Quantity	Subtotal/Year
Azure Monetary Commitment	Consumption credits that can be used for all Azure services. Quantity based on estimated dollar value required.	98	\$150,238
Microsoft Office 365 E1 Nonprofit	E1 tier provides a standard set of online only Office productivity applications such as email, storage, word processing, etc. This is the default license for all staff.	1300	\$0
Microsoft Office 365 E3 Nonprofit	E3 tier provides the same features as E1 with the additional benefit of providing desktop versions of the Office productivity suite. It is licensed for staff with applicable needs.	625	\$42,240
Microsoft Project Online Professional Nonprofit	Project management software licensed to staff with applicable needs.	25	\$3,917
Microsoft Visio Online Plan 2 Nonprofit	Diagram creation software licensed to staff with applicable needs.	15	\$1,762
Total/Year			\$198,157

Item 7.5

Report prepared by: James Dong, extension 5357

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For Information contact: James Dong, extension 5357

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Date: October 4, 2019

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Moranne McDonnell, Director, Restoration and Infrastructure

RE: **REQUEST FOR PROPOSAL FOR DETAILED DESIGN AND IMPLEMENTATION (DESIGN-BUILD) FOR THE 30 – 36 ROSE PARK CRESCENT SLOPE STABILIZATION PROJECT, CITY OF TORONTO**
RFP No. 10020367

KEY ISSUE

Award of Request for Proposal (RFP) No. 10020367 to retain a design-build team to develop detailed designs and undertake slope stabilization works, including supplying all labour, equipment and materials required for implementation of emergency works, behind three private residential properties located at 30, 32, and 36 Rose Park Crescent, in the City of Toronto.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is engaged in a project that requires the design and implementation of slope stabilization works to provide long-term protection to three (3) private residential properties located at the top of slope identified to be at immediate risk from the hazards of erosion and slope instability;

AND WHEREAS TRCA solicited proposals through a publicly advertised process and evaluated the proposals based on technical and financial criteria;

THEREFORE, LET IT BE RESOLVED THAT Request for Proposal (RFP) No. 10020367 for the 30 – 36 Rose Park Crescent Slope Stabilization Project be awarded to Midome Construction Services Limited at a total cost not to exceed \$1,100,000 plus applicable taxes, to be expended as authorized by Toronto and Region Conservation Authority (TRCA) staff;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of \$110,000 (10% of the project cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

THAT should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted proposals, beginning with the next highest ranked proposal meeting TRCA specifications;

AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the contract, including obtaining necessary approvals and the signing and execution of any documents.

BACKGROUND

Following a severe rainfall and flooding event in May 2017, TRCA was notified of a major slope failure behind three residential properties located at 30, 32 and 36 Rose Park Crescent, in the

Item 7.6

City of Toronto. Upon inspection by TRCA staff, it was identified that multiple slope failures occurred resulting in a substantial loss of tableland and other un-engineered structures. TRCA subsequently retained the geotechnical engineering firm Terraprobe Inc. in June 2017 to complete an expedited slope stability and erosion risk assessment to confirm the extent of risk to the homes. The results of this assessment confirmed that 30 Rose Park Crescent, which is currently offset from the slope crest by approximately 2 metres at the closest point, is at risk should no stabilization works be undertaken.

Changes in site conditions and observations of accelerated erosion and slumping prompted the recommendation to expedite the planning and design process in accordance with the emergency works provisions in the Class Environmental Assessment for Remedial Flood and Erosion Control Projects (amended 2013). Terraprobe provided a memorandum in support of this recommendation which noted that the near vertical face of the failed slope sections are unstable. Terraprobe advised that additional movement could present unsafe conditions for the occupants if not addressed, and it was recommended that expedited actions are required to stabilize the slope based on the site conditions.

Due to the inherent difficulty in site access and the environmental and time sensitive nature of this emergency works project, TRCA has proposed to retain a qualified design-build team to design and implement a slope stabilization solution in order to expedite project timelines.

TRCA has negotiated contribution requirements with each of the landowners as per TRCA's Private Landowner Contribution Policy for Erosion Control Works (2017). TRCA has executed a design agreement with the landowners and will execute an erosion control agreement prior to implementation for 30% of the total costs.

RATIONALE

A Request for Pre-Qualification (RFPQ) for design-build contractors was publicly advertised on the public procurement website www.biddingo.com on March 27, 2019 and closed on April 29, 2019 at 11:00am. Design-build contractors interested in pre-qualifying were advised that in order to receive an invitation to bid for Request for Proposal (RFP) No. 10020367 they must meet the following criteria:

- Submission of a complete pre-qualification package
- Past experience in the construction of similar slope stabilization projects within a ravine/valley setting
- Past experience in the development of detailed designs of similar slope stabilization projects within a ravine/valley setting
- Ability to meet construction schedule milestones and coordinate work by others
- Value of completed works and experience dealing with construction budgets over \$1 million
- Positive feedback received from reference provided by the contractor on their CCDC 11 – 2018 Form as well as internal TRCA references, where applicable

One (1) addendum was issued on April 15, 2019 to respond to questions received by the document takers.

A total of twenty-five (25) firms were noted as 'full document takers' on Biddingo for the pre-qualification documents and eight (8) pre-qualification submissions were received from the following Proponent(s):

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- 2220742 Ontario Ltd. o/a Bronte Construction
- Digregorio International Paving & Construction Ltd. o/a Dig-Con International Ltd.
- Dynex Construction Inc.
- Enscon Ltd.
- Geostabilization International Inc.
- Hawkins Contracting Services Ltd.
- Metric Contracting Services Corp.
- Midome Construction Services Ltd.

Digregorio International Paving & Construction Ltd. was disqualified during the prequalification stage because the proponent failed to demonstrate their methodology to undertake the scope of work as outlined in the RFPQ document.

An Evaluation Committee comprised of staff from the Engineering Project Business Unit reviewed the pre-qualification documents against the criteria above. Based on the evaluation results, Request for Proposal documents were issued on July 25, 2019 to the following seven (7) Proponents:

- 2220742 Ontario Ltd. o/a Bronte Construction
- Dynex Construction Inc.
- Enscon Ltd.
- Geostabilization International Inc.
- Hawkins Contracting Services Ltd.
- Metric Contracting Services Corp.
- Midome Construction Services Ltd.

A mandatory meeting and site tour was held on August 1, 2019 and the RFP closed on August 21, 2019 at 4:00pm. One (1) addendum was issued on August 8th, 2019 to respond to questions received. A formal proposal opening took place on August 26th, 2019 at TRCA's Head Office (101 Exchange Avenue). The Opening committee consisted of representatives from the Engineering Projects and Procurement Business Units.

Five (5) proposals were received from the following Proponent(s):

- Enscon Ltd.
- Geostabilization International Inc.
- Hawkins Contracting Services Ltd.
- Metric Contracting Services Corp.
- Midome Construction Services Ltd.

An Evaluation Committee comprised of staff from the Engineering Projects Business Unit who evaluated the technical and financial proposals. The highest ranked proposal was circulated to staff in the Engineering Services business unit for geotechnical review to ensure the proposed approach and methodology is feasible. The criteria used to evaluate and select the recommended Proponent included the following:

Criteria	Weight (%)	Minimum Score
Conformance with the terms of the RFP	10	-
Understanding of Project and Scope of Work	15	-

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Similar Projects – Scope and Magnitude	10	-
Expertise and Availability of Project Team (Resumes)	10	-
Approach/Methodology	25	-
Sub-total of Technical Evaluation Criteria	70	40
Pricing (reasonableness of cost)	30	-
Sub-total Pricing	30	-
Total Points	100	-

Midome Construction Services Ltd. was evaluated as the highest ranked proponent that met all qualifications and requirements set out in the RFP. Therefore, it is recommended that contract No. 10020367 be awarded to Midome Construction Services Ltd. at a total cost not to exceed **\$1,100,000**, plus **10%** contingency, plus applicable taxes, it being the highest ranked proposal meeting TRCA's specifications. Proponent's scores and staff analysis of the evaluation results can be provided in an in-camera presentation, upon request.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategic priorities set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 2 – Manage our regional water resources for current and future generations

The Project provides continued investment in erosion control and slope stabilization and will provide protection to essential structures and public health and safety in addition to enhancing the integrity and health of the Vale of Avoca Ravine system.

FINANCIAL DETAILS

Funds for the contract are identified in the 2019 City of Toronto capital budget for Valley Erosion Hazard Projects. The project was approved as part of the 2019 workplan authorized at the Board of Directors Meeting #7/19 under Resolution #A143/19. The cost of executing this contract, including all staff time and associated costs to manage the project, is being tracked under account 133-28.

Report prepared by: Jaya Soora, extension 5533

Email: jaya.soora@trca.ca

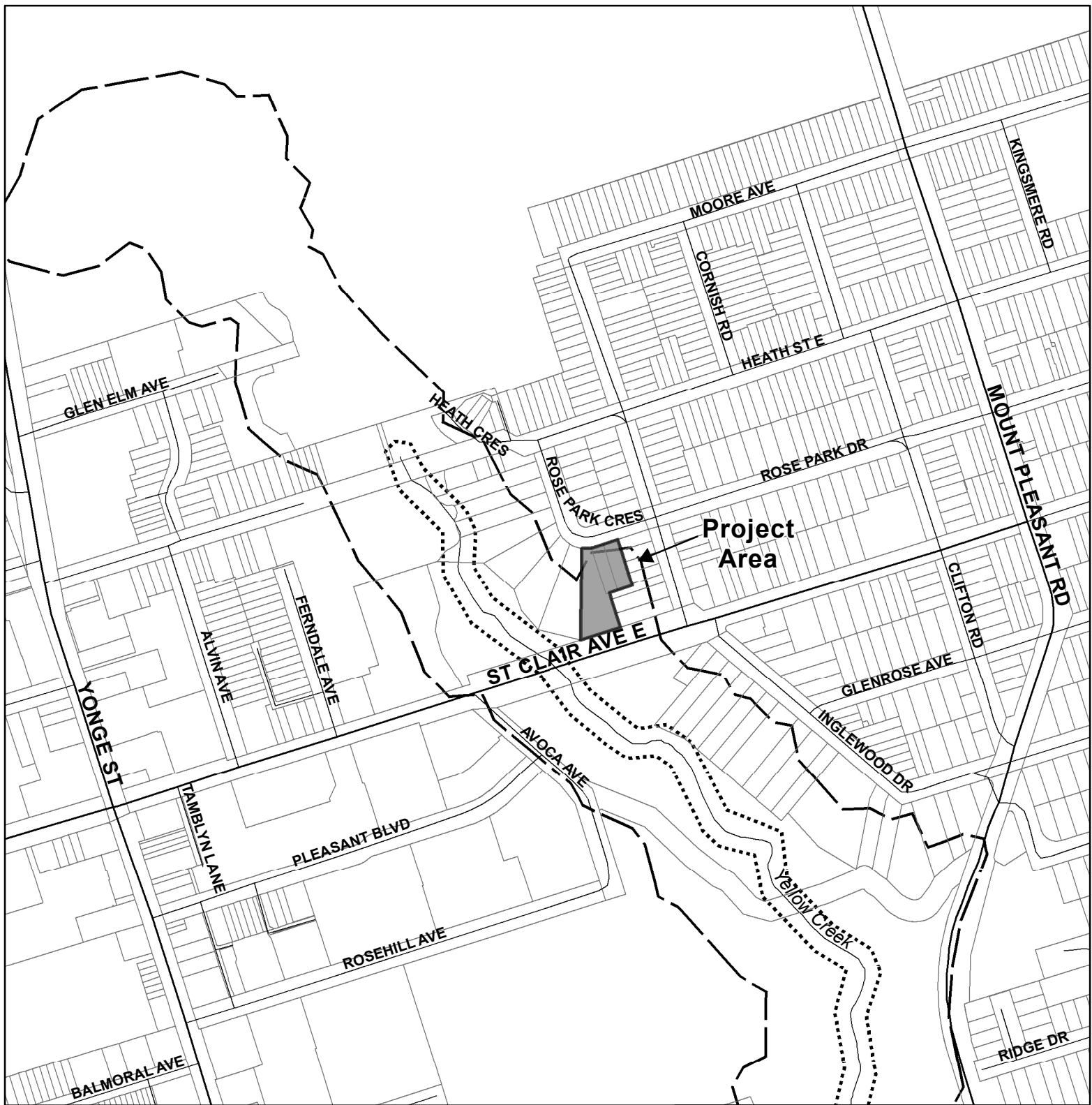
For Information contact: Matt Johnston, extension 5525

Email: matt.johnston@trca.ca







Date: November 1, 2019

Attachment: 1

Attachment 1: Key Map of Project location



Legend

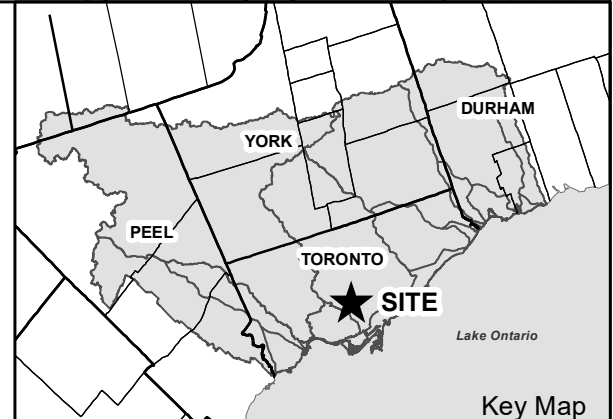
-  Project Area
-  Watercourses
-  Meander Belt
-  Regulation Limit
-  TRCA Property
-  Parcel Assessment



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Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Derek Edwards, Director, Parks and Culture

RE: **AGREEMENT BETWEEN CANADA JUNIOR GOLF ASSOCIATION AND
BATHURST GLEN GOLF COURSE**

KEY ISSUE

The Canadian Junior Golf Association (CJGA) has requested that Toronto Region Conservation Authority (TRCA) provide a new home base for their organization at Bathurst Glen Golf Course (BGGC). TRCA staff are supportive of entering into a multi-year agreement with the CJGA.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto Region Conservation Authority (TRCA) operates a golf course on provincially owned lands as part of an agreement related to the protection and management of lands within the Oak Ridges Corridor Park (ORCP) in Richmond Hill; and

AND WHEREAS TRCA received an unsolicited proposal from CJGA to establish BGGC as their home base to host training camps, clinics and tournaments; and

AND WHEREAS the proposed agreement would be mutually beneficial and optimize the use of the space which will build on the success of the golf course, promote the facility, and increase revenues to offset operating and land management costs for provincially owned lands managed by TRCA;

THEREFORE, LET IT BE RESOLVED THAT TRCA enter into a multi-year agreement with the CJGA;

AND FURTHER THAT authorized TRCA staff be directed to enter into negotiations with the CJGA and take any action necessary to implement said agreement, including obtaining any required approvals and the signing and execution of documents.

BACKGROUND

The ORCP consists of approximately 428 ha of land that were transferred by private owners and developers to the Province of Ontario as part of the Pickering Land Exchange Agreement reached in 2004. The intent of the transfer of lands was to provide a natural continuous east-west corridor that protects the headwaters of two major watersheds – the Humber and Rouge Rivers. Approximately 40 ha of the land at the western end of the ORCP is occupied by Bathurst Glen Golf Course. The land is an irregularly shaped parcel that lies on both sides of Yonge Street south of the community of Oak Ridges in the Town of Richmond Hill. TRCA has leased the ORCP lands to be used and maintained as part of the natural heritage system for the Oak Ridges Moraine and for the operation of the golf course since August 14, 2007.

The Management Plan was developed after considerable discussion with representatives from government, non-government organizations, and private citizens. Advisory Committee meetings

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and public meetings were held between June 16, 2005 and January 10, 2006. A vision for the park was determined as follows:

The ORCP will be a sanctuary for nature and an essential ecological linkage on the Oak Ridges Moraine where visitors can learn about ecosystem features and functions, wildlife and human influences, and enjoy activities that are compatible with the natural and cultural values of the park.

Through an evaluation of the golf course, it was determined that Bathurst Glen Golf Course should be permitted to remain within the ORCP for a definite period. Annual revenues after expenses may be available to be used to fund the annual operating costs of the park. Golf Course revenues could also be used to augment the habitat restoration funds provided by the original landowners and other various sources.

The CJGA is dedicated to excellence in golf and its mission is to enrich the lives of our youth through education, golf competition and training, both in Canada and on the international scene. Established in 1993, the CJGA provides Canada's youth with the necessary skills and knowledge required to lay a foundation for their future. The success of youth will be determined by the efforts made to develop the character, maturity and personal growth. By helping junior golfers to develop their skills, regardless of their economic status, the CJGA are helping to build a strong future for Canada and for its youth.

The CJGA is a Registered Canadian Amateur Athletic Association not-for-profit, as designated by Revenue Canada. In 27 years of operation, they have developed a program that has assisted thousands of Canadian youth. The teaching philosophy exemplified in their multi-day tournaments, tours, clinics and camps has garnered an international reputation for the quality of the program and the junior players it produces.

The CJGA conducts over 90 events throughout Canada and the United States annually. They have established several partnerships within the golf industry, including manufacturers, PGA Tour Professionals and Canadian Professional Golf Association (CPGA) Professionals.

While golf is a healthy, wholesome activity that relies on both physical and mental discipline to succeed, it is also relatively expensive. The CJGA has made every effort to open the door to all, regardless of economic means. Establishing a head office at BGGC will enable the CJGA to reach its goals of introduction to the game of golf to everyone, allow junior golfers a space to develop their skills either for free or for a minimal fee, and provide a meeting place for youth, their parents and sponsors alike.

RATIONALE

It is proposed that TRCA enter into a multi-year agreement with the CJGA at BGGC. This would maximize the use of the golf course and its assets, grow the game of golf in the region and increase the viability of both businesses.

Entering into an agreement with an internationally recognized organization like the CJGA will elevate the BGGC brand and attract new golfers to the facility. BGGC would be promoted through the marketing of CJGA events. The CJGA will host their multi-day tournaments, tours, clinics and camps at BGGC, which will increase revenues and generate repeat business.

Having the CJGA located at BGGC will also reduce TRCA staffing expenditures. The CJGA hires interns directly from Professional Golf Management courses across the country. Interns are looking for positions to provide them with hands on experience that is required to further

Item 7.7

their career. By allowing the CJGA interns through The Summer Jobs Program the opportunity to gain this experience while working at BGGC will provide TRCA with seasonal help, at a nominal cost.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 7 – Build partnerships and new business models

FINANCIAL DETAILS

BGGC is owned by the Province of Ontario and managed by TRCA. Golf course revenues are used to offset the cost of operating and managing the golf course and ORCP, with the Province making up for any shortfall. TRCA expects that the increased revenue generated from this agreement (both directly and indirectly), will assist with reducing the shortfall that the Province currently covers.

	2016	2017	2018
BGGC Revenues	\$1,134,119	\$973,090	\$901,697
BGGC Expenses	\$992,239	\$955,848	\$872,763
Net Income Before ORCP Expenses	\$141,880	\$17,242	\$28,934
ORCP Expenses	\$277,913	\$220,643	\$287,845
Shortfall – Paid to TRCA from Province	\$136,033	\$203,075	\$258,941

The CJGA is proposing to host a minimum of 12 tournaments annually at BGGC and will also exclusively conduct private lessons, clinics and camps at our facility. It has been proposed that TRCA will receive \$25 per participant, per tournament, 15% of revenues generated from private lessons, clinics and camps offered by CJGA, and 100% of all revenues generated from use of the driving range, food, beverage, retail items, and memberships. Based on the information provided, TRCA projects that this agreement would generate approximately \$100,000 in additional revenues, which would reduce the Provincial payment.

DETAILS OF WORK TO BE DONE

Upon approval, staff will commence negotiations for the partnership agreement, subject to terms and conditions satisfactory to TRCA staff and their solicitor.

Report prepared by: Amanda Lazarevski, extension 6425

Emails: amanda.lazarevski@trca.ca

For Information contact: Derek Edwards, extension 5672

Emails: derek.edwards@trca.ca

Date: October 17, 2019

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Derek Edwards, Director, Parks and Culture

RE: **LEASE AGREEMENTS WITH TREETOP TREKKING INC.**

KEY ISSUE

Based on the success of the existing lease agreements with Treetop Trekking Inc., Toronto and Region Conservation Authority (TRCA) proposes the following three modifications: (1) An amendment to the lease agreement at Heart Lake Conservation Area (Heart Lake), (2) An initiation of a lease agreement for development of an Adventure Park at Petticoat Creek Conservation Area (Petticoat Creek) and (3) An extension of lease agreements for both Heart Lake and Bruce's Mill Conservation Area (Bruce's Mill).

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA is currently leasing lands at Heart Lake and Bruce's Mill to Treetop Trekking Inc. expiring in 2023 and 2024, respectively;

AND WHEREAS TRCA received a proposal from Treetop Trekking Inc. regarding an expansion to the Treetop Trekking Inc. park at Heart Lake to include a Treewalk Village, and a new Adventure Park to be created at Petticoat Creek premised on the same conditions outlined in Resolution A261/12 previously approved by the Board of Directors on January 25, 2013, which would require an amendment to the lease agreement;

AND WHEREAS Treetop Trekking Inc. has requested an extension of five years to the lease agreements at both Heart Lake and Bruce's Mill;

THEREFORE, LET IT BE RESOLVED THAT subsequent to the outcome of TRCA related to the proposed facilities reviews , that TRCA be permitted to negotiate and amend the existing lease agreements with Treetop Trekking Inc..

THAT TRCA extend the existing lease agreements with Treetop Trekking Inc. at Heart Lake and Bruce's Mill by five years;

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

BACKGROUND

TRCA intends to attract users to its facilities to achieve health and wellness benefits for the community, while potentially generating revenues to offset expenses.

Treetop Trekking Inc. is part of a larger group called Aux Deux Moulins Development Inc. (ADMD). ADMD is the Canadian leader of adventure parks within forested environments. ADMD

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owns and operates 11 adventure parks between Ontario and Quebec: five Arbraska (QC) parks, six Treetop Trekking (ON) parks, including two on TRCA lands (Heart Lake and Bruce's Mill).

Treetop Trekking Inc. has a very experienced park design, construction and operating team with a proven track record of planning, building and operating world-class aerial parks. Treetop Trekking has designed and developed 11 zip line and aerial game parks in Canada over the last 14 years, all of which are operating successfully today.

All Treetop Trekking Inc. parks are designed to have as little disturbance as possible on the surrounding ecosystem. The success and sustainability of their parks depend on the health and well-being of the natural surroundings and they have taken environmental protection into consideration at all stages of facility design and operation.

Treetop Trekking Inc. provides inclusive outdoor activities for all ages and abilities. High ropes adventure courses and zip line parks have become one of the most popular outdoor adventure activities in the country that can be enjoyed by the whole family. Visitors can experience an exciting adventure at the tops of the trees, while enjoying the forest from unique vantage points. High ropes adventure courses and zip line parks continue to be emerging trends in adventure tourism travel.

Heart Lake

The Treetop Trekking park located at Heart Lake has activities for Ages 9 and older and would greatly benefit from activities that cater to a wider age range. Currently, the site includes five Aerial Courses: two beginner, two intermediate and one advance level course. Participants hook onto a safety harness from the ground and stay attached during the entire course until they return to the ground.

Heart Lake is also the home to the Red-Tailed Hawk Observation Course. Participants walk across a series of stable bridges leading from one observation platform to the next within the forest canopy. Although this course reaches heights of up to 60ft in the air, this adventure is less physically demanding than the Zip Line and Aerial Game Treks so participants can enjoy the natural surroundings with ease.

The Great Blue Heron Ziplines is a dual 1,000ft zip line structure that allows participants to travel across Heart Lake, as shown in *Attachment 1 – Figure 1*.

Bruce's Mill

The Treetop Trekking park located at Bruce's Mill Conservation Area has activities for all ages. It includes six aerial courses: two beginner, two intermediate and two advance level courses. It also includes the 600ft long Monarch Zipline for Ages 9 and older.

This park also has three Discovery Courses tailored for Ages 5 and older. The participants are hooked onto a safety harness throughout the duration of the course with the help from staff. Also, there is a Treewalk Village for all ages that includes 12 tree houses that young people can explore.

At Authority Meeting #11/12, held on January 25, 2013, Resolution #A261/12 was approved as follows:

WHEREAS Toronto and Region Conservation Authority (TRCA) has invited proposals to enter into a lease of lands for a high ropes adventure course and zip line at Heart Lake

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Conservation Area, City of Brampton, Peel Region; Kortright Centre for Conservation, City of Vaughan, York Region; Bruce's Mill Conservation Area, Town of Whitchurch-Stouffville, York Region; and Bolton Camp, Town of Caledon, Peel Region;

AND WHEREAS TRCA received proposals from proponents to enter into a lease of lands for a high ropes adventure course and zip Line at the Heart Lake Conservation Area, Kortright Centre for Conservation and Bruce's Mill Conservation Area;

AND WHEREAS it is in the opinion of TRCA, that it is in the best interest of TRCA to further its objectives as set out in Section 20 of the Conservation Authorities Act, to enter into a lease agreement with Treetop Trekking Inc.;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease of lands with Treetop Trekking Inc. for purposes of a high ropes adventure course and zip Line at Heart Lake Conservation Area, Concession 2 East of Centre Road, Part of Lot 15; Kortright Centre for Conservation, Vaughan, Concession 7 Part of Lot 19; and Bruce's Mill Conservation Area, Markham Concession 5 Part of Lot 30;

THAT the lease arrangement with Treetop Trekking Inc. be premised on the following:

- (i) the term of the lease will be five years with option for a five-year renewal, with same terms and conditions, pending approval by both parties;*
- (ii) the minimum rental rate is to be \$69,600.00 annually each for Heart Lake Conservation Area and Kortright Centre for Conservation, and \$30,000 annually for Bruce's Mill Conservation Area, plus a minimum of 7% of gross revenue;*
- (iii) Treetop Trekking Inc. shall be solely responsible for all costs and approvals associated with the installation, maintenance, operation, programming and repairs of the facilities, including TSSA (Technical Standards and Safety Authority) approval, insurance and any other documentation required by TRCA;*
- (iv) any other terms and conditions deemed appropriate by TRCA staff and solicitor;*

THAT appropriate internal reviews including archaeology and ecology are to be carried out at Kortright Centre for Conservation by TRCA, prior to a decision to proceed with the project;

AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the lease, including the obtaining of necessary approvals and the signing and execution of any documents.

RATIONALE

Heart Lake

It is proposed that TRCA amend the lease agreement with Treetop Trekking Inc. at Heart Lake in order to design and develop a Treewalk Village, as shown in *Attachment 2 – Figure 2*. This will diversify the offerings to accommodate younger customers, as well as customers with special needs,

(i) Proposed Changes to Lease Area

Treetop Trekking Inc. has identified an area of the property at Heart Lake that is ideal for a Treewalk Village, that is outside of their currently leased area. As displayed in *Attachment 3 – Figures 3 and 4*, it is proposed that TRCA exchange a section of the currently leased area with the new desired section of property in the lease agreement. The current lease area is 33,482 square meters, whereas the new lease area will be approximately 26,122 square meters. It is also both closer to the existing Treetop Trekking Inc. base of operations including the administrative centre as well as being highly visible from the main parking lot and aquatic facility.

Currently, Treetop Trekking Inc. at Heart Lake has activities for Ages 9 and older. A Treewalk Village would open the facility to kids of all ages. This new area would complement the current use of Heart Lake by offering new activities and venues for existing and new visitor types. It would also grow the current operation and make the lease agreement between the TRCA and Treetop Trekking Inc. more financially sustainable.

(i) Layout and Development of Leased Area

Treewalk Village is an outdoor fenced area with several ground and elevated activities in a forested area. It is a place where kids can be kids, and parents can rest assured their kids are having fun in a safe and controlled environment. It can accommodate a large capacity of users with very low staffing needs. There is no start or end point like an aerial course. Once off the ground all activities are enclosed so there is no need for a safety harness or tethering system.

As displayed in *Attachment 4 – Figure 5*, the map shows the proposed area for the new Treewalk Village outlined in green. The village would be visible from the parking lot and is close enough to the aquatic facility that customers can participate in both activities with ease.

The centerpiece of any Treewalk Village is a network of colourful tree houses connected by net walkways, ramps and slides. Existing Treewalk Villages range from 7 to 15 tree houses. The Treewalk village at Heart Lake would include approximately 14 tree houses. It would include two clusters of treehouses with small activities in between. Within Treewalk Village there would be clear designated pathways to ensure that visitors stay on the paths and reduce impact within the village. Secondary activities within a Treewalk Village area include: an obstacle course, tunnels, climbing walls, balance activities, and more.

This would allow the public to experience the Heart Lake property in another unique and engaging way.

Petticoat Creek

Treetop Trekking Inc. is excited about the opportunity to build a one-of-a-kind Canadian themed Wondernet (net structure apparatus) interactive experience for visitors at Petticoat Creek.

This facility would complement TRCA's current use of the property by offering a new tourism draw and value-added activities for existing and new visitors. By offering exciting new nature-based activities to nearby residents and visitors of Petticoat Creek, it would allow the public to experience the property in another unique and engaging way. Also, it would create a new and exceptional educational opportunity for school and community groups.

(i) *Proposed Lease Area*

TRCA and Treetop Trekking Inc. has identified an area of the property at Petticoat Creek that is ideal for a Wondernet experience that is approximately 35,000 square meters. As displayed in *Attachment 5 – Figure 6*, this initiative would not negatively impact TRCA's current use of the property. Please refer to *Attachment 6 – Figure 7* for photographs of a Wondernet installation.

(ii) *Layout and Development of Leased Area*

Treetop Trekking Inc. would like to install a Wondernet installation at Petticoat Creek with a proposed opening date of May 2020. The Wondernet installation would be a Canadian themed experience that would include a variety of interactive experiences including, a netted course in the trees, netted slides, Tree Wee courses, and additional education activities. The Canadian themed park would include various educational components directly linked to the Ontario curriculum, including, survival and skills, knot tying, and renewable energy. This would be the first such park in North America.

Extension of Existing Leases

It is proposed that TRCA extend the lease agreement with Treetop Trekking Inc. at Heart Lake and Bruce's Mill by five years. TRCA is currently in year six of a five plus five-year lease agreement for Heart Lake and year five of a five plus five-year lease agreement for Bruce's Mill. Adding an additional five years would provide a level of capital investment security to Treetop Trekking Inc. and provide TRCA with essential operating revenues for the duration of the agreements.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 3 – Rethink greenspace to maximize its value

Strategy 7 – Build partnerships and new business models

Strategy 10 – Accelerate innovation

FINANCIAL DETAILS

In 2018, TRCA derived \$319,880 in revenue from Treetop Trekking Inc.'s operations at Heart Lake and Bruce's Mill, which was comprised of base rent and a commission on gross sales (9%). By permitting the company to build a Treewalk Village at Heart Lake and an Adventure Park at Petticoat Creek, TRCA anticipates that TRCA's annual revenue derived from Treetop Trekking Inc.'s operations would increase to over \$400,000 in 2020 and over \$500,000 in 2022. Treetop Trekking Inc. is responsible for all costs associated visits to the development, design, permitting, construction, maintenance and operations of the leased lands and helping to promote TRCA properties.

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For Information contact: Derek Edwards, extension 5672

Emails: derek.edwards@trca.ca

Date: October 17, 2019

Attachments: 7

Attachment 1: Figure 1 Photograph of Zipline at Heart Lake Conservation Area

Attachment 2: Figure 2 Photographs of Treewalk Village

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Attachment 3: Figure 3 Current Treetop Trekking Lease Area (approximately 33,482 square metres) and Figure 4 Proposed Amended Treetop Trekking Lease Area (approximately 26,122 square metres)

Attachment 4: Figure 5 Proposed area for the new Treewalk Village

Attachment 5: Figure 6 Proposed area at Petticoat Creek Conservation Area for Wondernet

Attachment 6: Figure 7 Photographs of the Wondernet experience

Attachment 1

Figure 1: Photograph of Zipline at Heart Lake Conservation Area



Attachment 2

Figure 2: Photographs of Treewalk Village



Attachment 3

**Figure 3: Current Treetop Trekking Lease Area
(approximately 33,482 square metres)**



**Figure 4: Proposed Amended Treetop Trekking Lease Area
(approximately 26,122 square metres)**



Figure 5: Proposed area for the new Treewalk Village



Attachment 5

Figure 6: Proposed area at Petticoat Creek Conservation Area for Wondernet



Attachment 6

Figure 7: Photographs of the Wondernet experience



Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **FORMER TOMPION LIMITED PROPERTY**
TRCA lands north of Steeles Avenue and west of Ninth Line, Markham

KEY ISSUE

Report back on the lands north of Steeles Avenue and west of Ninth Line, City of Markham, Regional Municipality of York, Rouge River watershed and staff recommendation to pursue an exchange of TRCA lands in the Rouge watershed for lands in the Humber River watershed, with additional funds to support TRCA and partner objectives.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS at Authority Meeting #7/18 held on September 28, 2018, Resolution #A159/18, Toronto and Region Conservation Authority (TRCA) staff was requested to report back on lands north of Steeles Avenue E. west of Ninth Line and the main Rouge River;

WHEREAS staff will transfer the majority of the 16.5 hectares of lands including the main Rouge River Valley and lands east to Ninth Line to Parks Canada for the Rouge National Urban Park once a Reference Plan has been finalized.

WHEREAS Parks Canada has advised that they are not interested in acquiring the vacant western portion (1.13 hectares) of the lands;

WHEREAS TRCA is in receipt of a request from Remington (Parkview) Lands Inc. the abutting owner for TRCA to consider an exchange of lands with Remington (Parkview) Lands Inc. and Bluecrown Holdings Limited, for lands in Caledon;

AND WHEREAS staff recommend that an exchange of this vacant parcel of land for more ecologically sensitive land as well as additional consideration would be in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with Remington (Parkview) Lands Inc. and Bluecrown Holdings Limited, in this instance;

THEREFORE, LET IT BE RESOLVED THAT TRCA enter into an exchange of land with Remington (Parkview) Lands Inc. and Bluecrown Holdings Limited, on the following basis:

- 1. Bluecrown Holding Limited will convey to TRCA a parcel of land containing 21.73 hectares (53.7 acres) more or less, of vacant lands, located east of Peel Regional Road 50 and south of Gibson Lake Road, said land being Part of Lots 23 and 24, Concession 7 and Part of Road Allowance between Concessions 6 and 7, former Township of Albion, Town of Caledon, Regional Municipality of Peel;**
- 2. TRCA will convey to Remington (Parkview) Lands Inc. a parcel of land containing 1.13 hectares (2.78 acres) more or less, of vacant land, located west of Ninth Line**

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and north of Steeles Avenue East, said land being Part of Lot 1, Concession 8, City of Markham, Regional Municipality of York;

THAT TRCA receive consideration of \$4,282,000.00 as well as all legal, survey and other costs to be paid by Remington (Parkview) Lands Inc. which would be invested in TRCA projects in York Region within the Rouge River watershed;

THAT the Ministry of Natural Resources and Forestry, the Regional Municipality of York and the City of Markham be requested to concur with the exchange of lands and allow TRCA to retain the net proceeds from the land exchange in accordance with an agreement dated December 12, 2002;

THAT TRCA receive conveyance of the Bluecrown Holding Limited land free from encumbrance, subject to existing service easements;

THAT Remington (Parkview) Lands Inc. is to fully indemnify TRCA from any and all claims of injuries, damages, or cost of any nature resulting in any way, either directly or indirectly, from this exchange;

THAT the firm Gardner Roberts LLP, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to closing for land transfer tax, legal costs, and disbursements are to be paid by Remington (Parkview) Lands Inc.;

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

At Authority Meeting #7/18, held on September 28, 2018, Resolution #A159/18 was approved as follows:

“THAT staff report back on the lands north of Steeles Avenue and west of Ninth Line, to the west of the main Rouge River, to be transferred to Parks Canada for the Rouge National Urban Park.”

Remington (Parkview) Lands Inc. (Remington) owns a 1-hectare triangular parcel of land located on the north side of Steeles Avenue East, immediately west of and abutting the TRCA's former Tompion Lands as well as the lands north of the railway. Remington has approached TRCA inquiring if TRCA would be interested in entering into a land exchange with Remington for conveyance of the westerly 1.13 hectares (2.78 acre) of the former Tompion lands to Remington so as to be able to incorporate the lands into the development they are proposing on the adjacent triangle. In exchange, Remington is proposing to convey to TRCA a 21.73-hectare (53.7 acre) parcel of lands owned by Bluecrown Holdings Limited in close proximity to Albion Hill Conservation Area, together with payment of the difference in market value between the two parcels.

The subject lands were acquired by TRCA from Tompion Limited on December 18, 2002. The property is 16.5 hectares, more or less, in size and is traversed by the main Rouge River. The original purchase was funded one-third by City of Markham, one-third by the Regional Municipality of York and one-third by Ministry of Natural Resources through their Ecological Land Acquisition Program.

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The middle and eastern portions of the Tompion lands has been restored since the property was acquired by TRCA, and the western portion of the site is farmed by a tenant farmer. The property is included in the Memorandum of Agreement Respecting the Assembly of Lands for the Proposed Rouge National Urban Park and the majority of the land is scheduled to be transferred to Parks Canada as soon as an updated reference plan can be deposited.

At the time of the Tompion lands acquisition TRCA entered into two agreements. The first is an option agreement with the Regional Municipality of York for the following portions of the property:

- a) Land required for the Markham By-Pass including any portions required for road, rail and water crossings as determined in accordance with any Environmental Assessment;
- b) 8 meters along the east limit of the property with such additional widths at road, rail and water crossings and grade separations and any other locations that require additional physical structure or grading, along the east limit;
- c) 8 meters along the south limit of the property with such additional widths at road, rail and water crossings and grade separations and any other locations that require additional physical structure or grading, along the south limit.

Staff is in the process of transferring the road widenings along Steeles Avenue East. and Ninth Line to the Region.

The second agreement is a five-party agreement between City of Markham, Regional Municipality of York, Ministry of Natural Resources (MNR), Rouge Park Alliance (the Rouge Park Alliance was dissolved effective July 31, 2012) and TRCA. A clause in this agreement provided that TRCA may dispose of the following part of the property:

- a) referred to in the Option Agreement to the Region;
- b) west of 30 metres from the top of the bank on the west side of the Rouge River, provided the proceeds, after deducting TRCA's reasonable costs, are paid equally to MNR, Markham and the Region.

Staff have approached the Ministry of Natural Resources and Forestry, Regional Municipality of York and the City of Markham on whether they would waive the requirement for re-payment of the net proceeds. In preliminary discussion with Region of York and City of Markham officials, they have indicated they would look favourably on waiving the requirement if the difference in market value was invested in TRCA projects nearby subject to receiving Board direction. Formal letters will be sent to York, Markham and MNRF officials.

Parks Canada has advised that they are not interested in acquiring the western portion of the Tompion property.

Attachment 1 is a sketch illustrating the location of the Bluecrown Holdings Limited lands.
Attachment 2 is an orthophoto illustrating the location of the Bluecrown Holdings Limited lands.
Attachment 3 is a sketch illustrating the location of the former Tompion lands.
Attachment 4 is an orthophoto illustrating the location of the former Tompion lands.

RATIONALE

The Bluecrown Holdings Limited lands fall within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for

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2016-2020. This property is designated as Oak Ridges Moraine Natural Core and it contains part of the Innis-Gibson Lakes Provincially Significant Candidate Life Science ANSI. The site currently contains a number of important habitat types, including forest, meadow, successional forest and wetlands. This diversity provides important habitat for a large number of flora and fauna. The site also has a cool-water fishery, consisting of streams and ponds.

The property is bounded by Hwy 50 to the southwest, and a rail line to the east. Due to the large size and rural location, it provides great habitat protection and restoration opportunities. This site is identified as Existing Natural Cover in the Target Terrestrial Natural Heritage System (TTNHS).

It is the view of TRCA staff that a net ecological gain would result, by the addition of this parcel into the TRCA portfolio, particularly because of its close proximity to Albion Hills Conservation Area. The subject portion of the Tompion lands consist entirely of cropped agricultural field with no natural features on the site. While it is connected to the Rouge River, it is in a highly urbanized area, bounded to the south by a major arterial road (Steeles Ave. East). To the north it is bounded by the rail line. Due to its size and location, it has very few habitat restoration opportunities. It has been identified as Potential Natural Cover under the TTNHS.

When TRCA originally acquired the subject the Tompion lands, it was contemplated that TRCA may consider disposing of the westerly portion of the site sometime in the future. Since the site is currently outside of the TNHTS. TRCA staff recommend that their land be exchanged and that the revenue generated from this small fragment of tableland be directed into projects that achieve TRCA and partner objectives in York Region as per staff recommendations and the initial feedback received from York and Markham officials.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 4 – Create complete communities that integrate nature and the built environment

FINANCIAL DETAILS

As noted above, staff are proposing to approach the Ministry of Natural Resources and Forestry, the Regional Municipality of York and the City of Markham requesting that they waive the requirement for re-payment of the net proceeds. Should staff be successful in having the re-payment requirement waived, the revenue that is generated from this small fragment of tableland will be directed to nearby projects that achieve TRCA and partner objectives.

Report prepared by Brandon Hester, extension 5767, Mike Fenning, extension 5223

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For Information contact: Brandon Hester, extension 5767, Mike Fenning, extension 5223

Emails: bhester@trca.ca, mike.fenning@trca.ca

Date: September 16, 2019

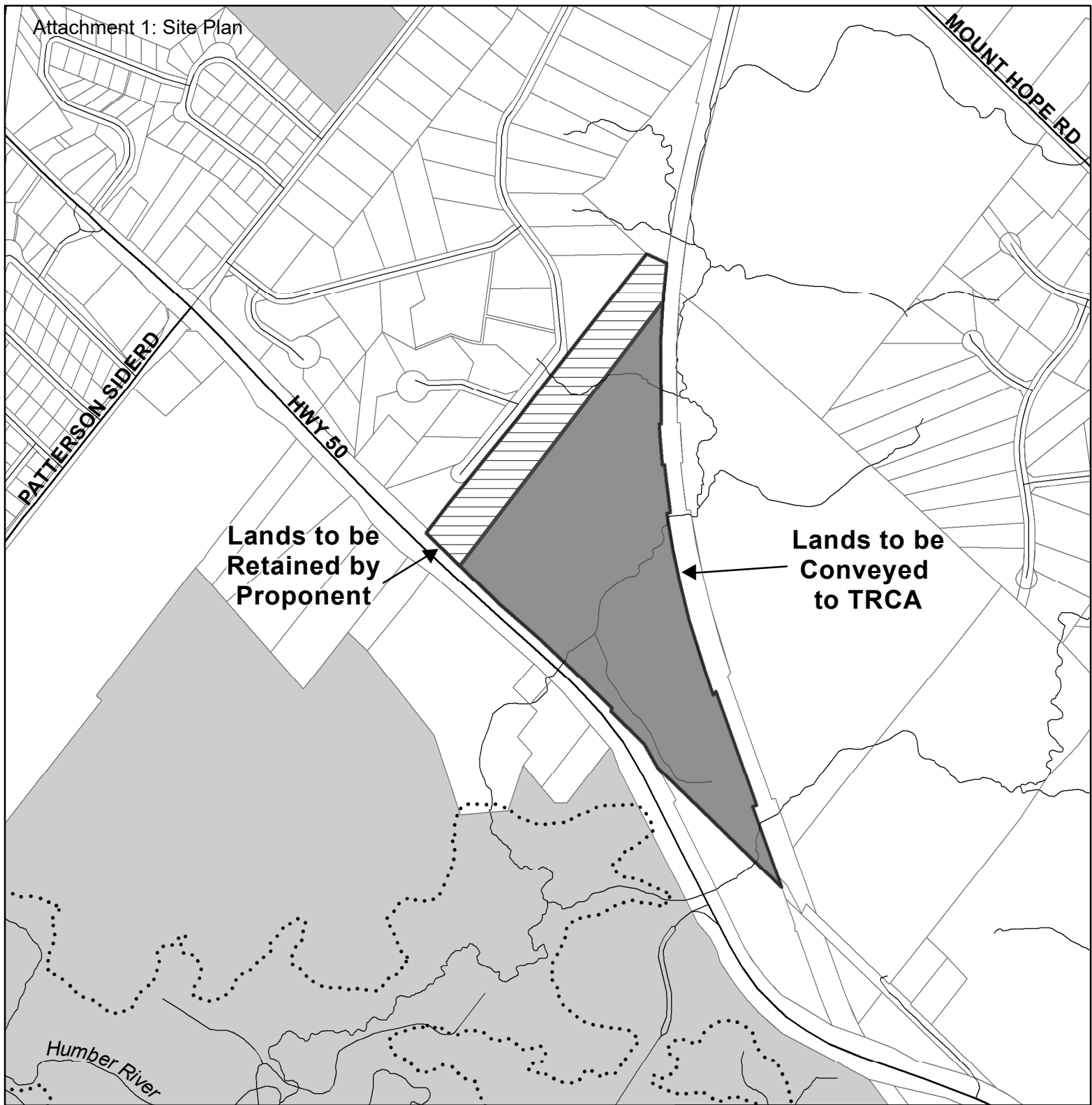
Attachments: 4

Attachment 1: Site Plan - Bluecrown Holdings Limited Lands







Attachment 2: Orthophoto - Bluecrown Holdings Limited Lands

Attachment 3: Site Plan - Former Tompion Lands

Attachment 4: Orthophoto - Former Tompion Lands



Legend

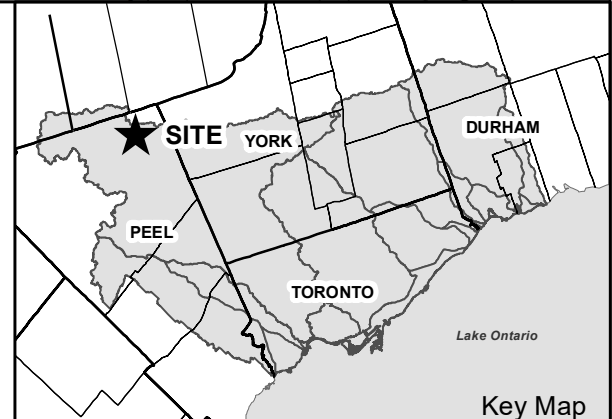
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-  Lands to be Retained by Proponent
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



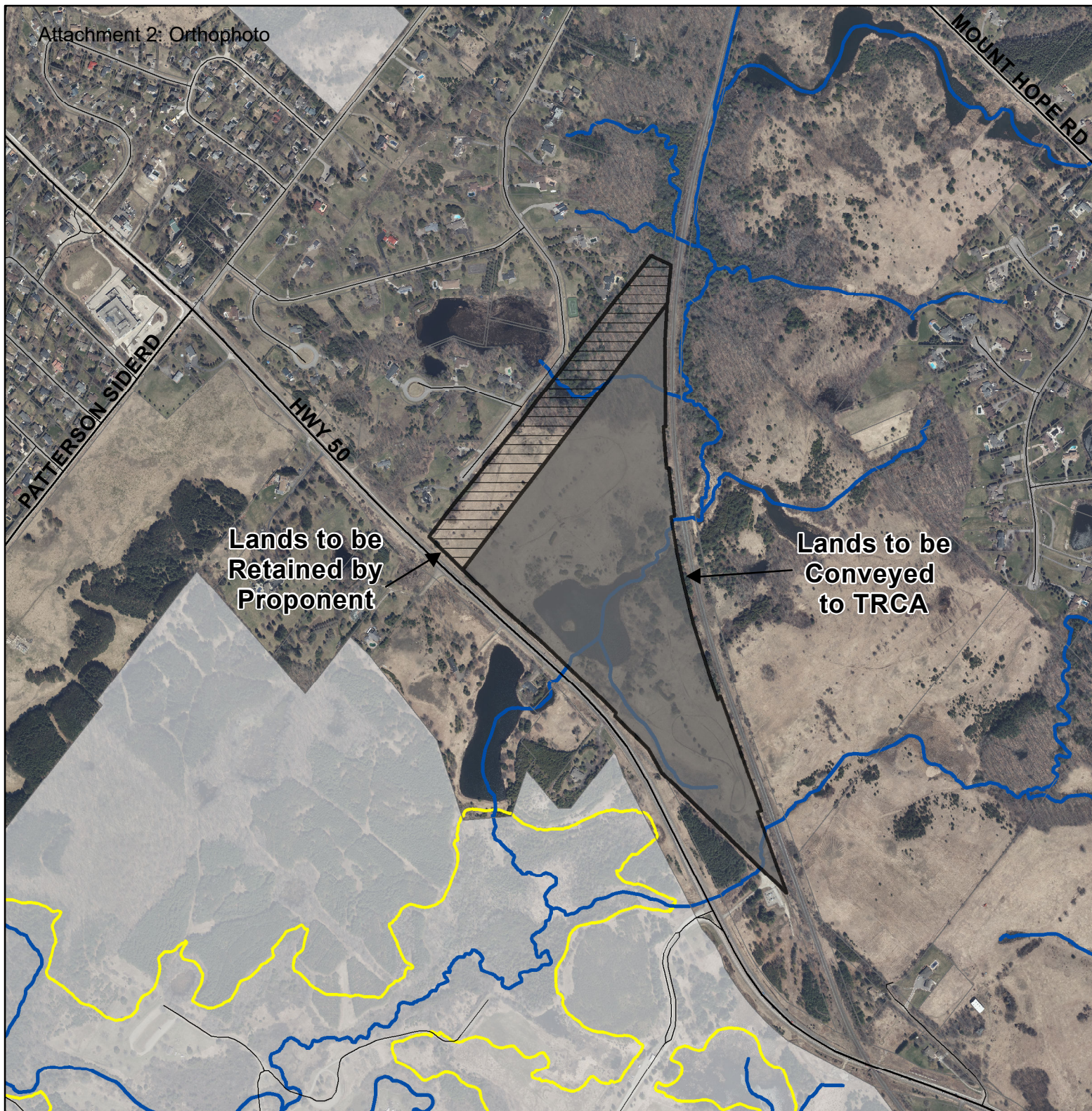
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Key Map

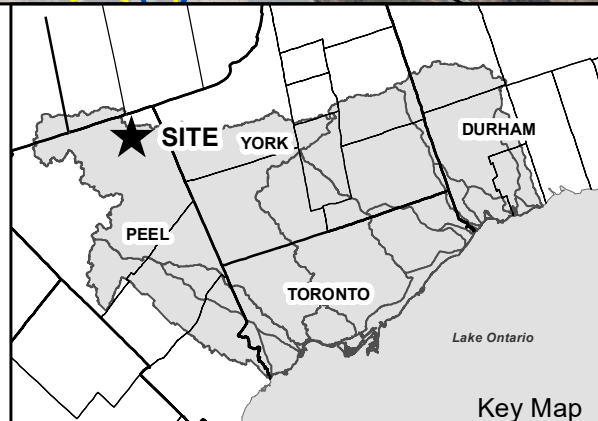


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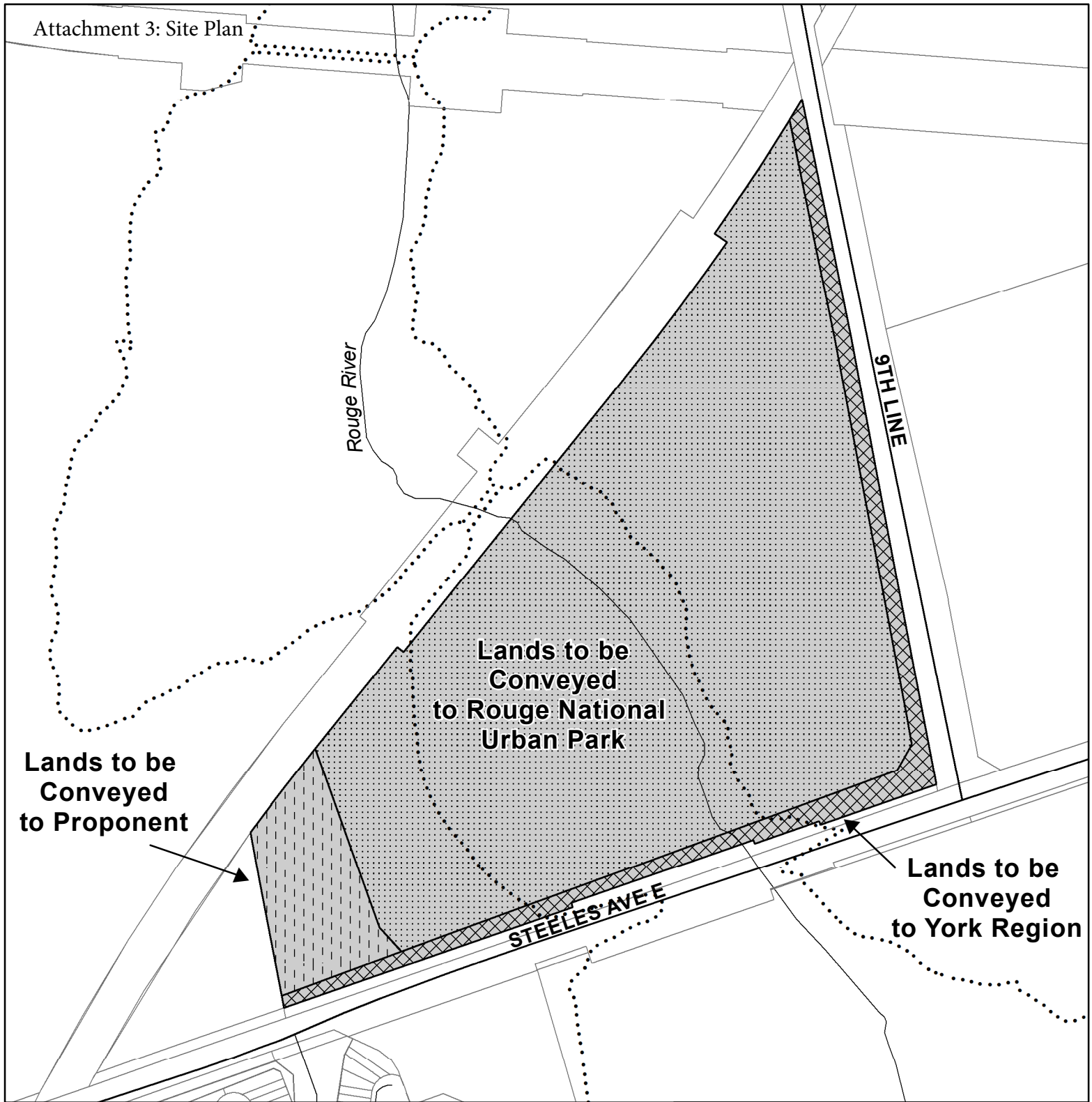
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-  Parcel Assessment










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Key Map



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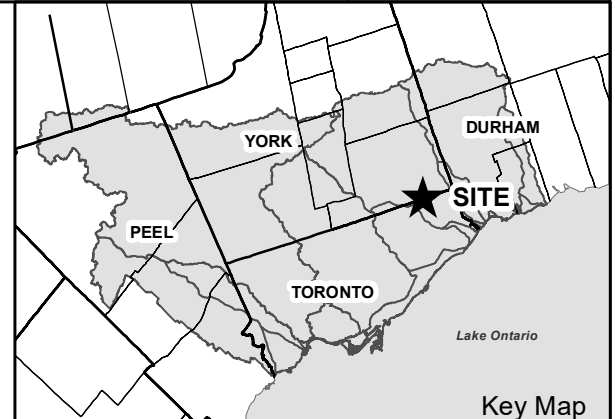
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-  TRCA Property
-  Parcel Assessment

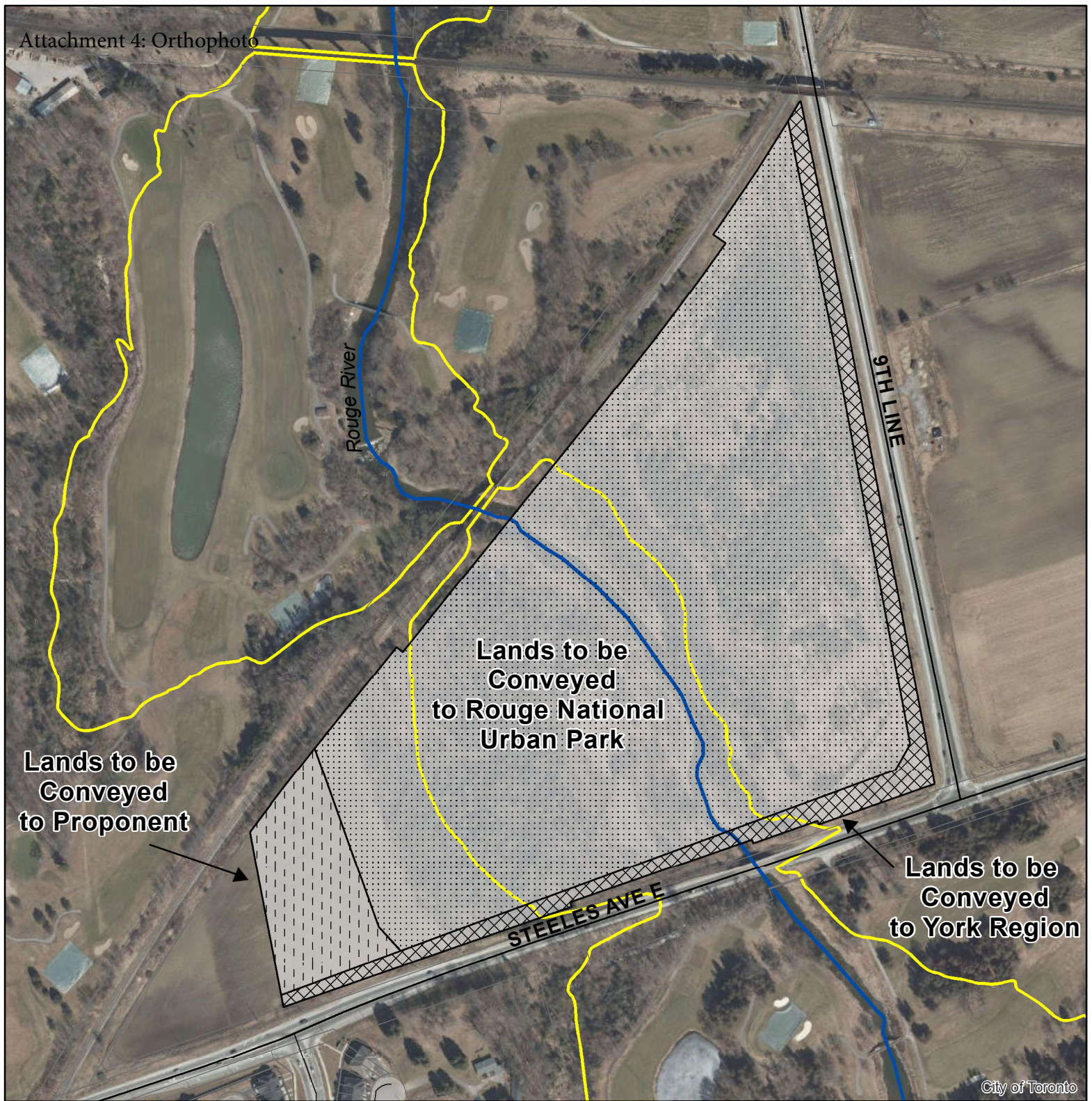


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








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-  Lands to be Conveyed to RNUP
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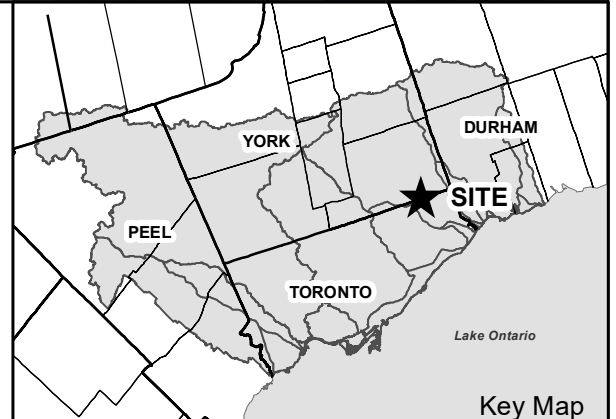


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Section II – Items for Executive Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Derek Edwards, Director, Parks and Culture

RE: **REQUEST FOR QUOTATION FOR CAMPGROUND RESERVATION SOFTWARE**
RFQ NO. 10022239

KEY ISSUE

Award of Request for Quotation (RFQ) No. 10022239 for campground reservation software system for January 1, 2020 to December 31, 2025.

RECOMMENDATION

WHEREAS Toronto and Region Conservation Authority (TRCA) requires a campground reservation system for the successful operation of the Albion Hills, Indian Line, and Glen Rouge campgrounds;

AND WHEREAS TRCA solicited a quotation through a Limited Tendering procurement process;

THEREFORE LET IT BE RESOLVED THAT Request for Quotation No. 10022239 for campground reservation software, hardware, licensing, support, updates, configuration and call centre services be awarded to CAMIS Inc. at a total cost not to exceed \$69,500 per year for a total of \$347,500 for the period of January 1st, 2020 to December 31st, 2025, plus applicable taxes to be expended as authorized by Toronto and Region Conservation Authority (TRCA) staff;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of \$34,750 (10% of the project cost) plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

AND FURTHER THAT authorized staff be directed to take the necessary action to implement the award of contract including the signing and execution of documents.

BACKGROUND

TRCA is the operator of Albion Hills, Indian Line and Glen Rouge campgrounds. Successful campground operations and annual revenues depend on an online reservation and call centre service that allows clients to reserve their sites ahead of time and staff to manage site availability and client information. The current reservation software and call-centre provider agreement expires on December 31, 2019.

The current software and call-centre provider supports the following requirements:

- allows clients to make online, mobile device, call centre and in-park reservations, changes and cancellations;
- allows staff to check in and process clients when they arrive on site;
- manages campground site inventory;

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- data and analytical reporting and analysis;
- sells point-of-sale items, vehicle permits and additional visitor permits at the campground;
- produces comprehensive sales, inventory and statistical reports; and
- markets additional products and service to existing clients via email and online advertising;

The contract will include a software upgrade from CAMIS to CAMIS 5.

Key improvements include:

- a new user interface including an informative dashboard;
- more granular reporting functions;
- expanded equipment rental functionality;
- ability to configure promotion codes and create and sell event tickets; and
- the interface is fully compliant with Accessibility Standards WCAG 2.0

The annual contract pricing also includes a fully managed system from CAMIS Inc., which includes all hardware and hardware support. Using this fully managed system, TRCA's Information and Technology (IT) staff will be responsible for providing internet service to the three campground locations and CAMIS Inc. would be responsible for all issues related to the campground reservation software and hardware. This will provide our customers with a higher level of service as staff will be able to have any campground reservation related issues resolved by CAMIS Inc. without any assistance from TRCA IT staff.

At Authority Meeting #11/15, held on January 8, 2016, Resolution #A246/15 was approved as follows:

THAT Contract #10000443 for Supply of Campground Reservation Software and Call Centre Services for 2016 be awarded to Camis Inc. for a cost of \$58,000.00, plus \$7,000 contingency, with an option to renew for 2017 under the same terms and conditions, pending approval by both parties, for a total two -year cost of \$116,000.00 plus \$14,000.00 contingency, it being the highest ranked proposal meeting Toronto and Region Conservation Authority (TRCA) requirements;

AND FURTHER THAT authorized staff be directed to take the necessary action to implement the contract including the signing and execution of documents.

Subsequently, the Term of agreement was extended to December 31, 2018, with an option to renew for an additional term from January 1, 2019 to December 31, 2019 under the same terms and conditions, if mutually agreed upon by both parties at a cost of \$62,060 per year.

RATIONALE

A Request for Quotation was issued to CAMIS Inc. on a limited tendering basis as additional services are required to be provided by the original vendor due to interchangeability and interoperability with existing software and services. TRCA has been using CAMIS Inc. software and services for the past four (4) years with positive results.

Highlights of the CAMIS Inc. software and call-centre service are:

- CAMIS Inc. provides a call-centre feature which is not available from most other providers;
- CAMIS Inc. is used by Parks Canada, Ontario Provincial Parks and a number of other Ontario Conservation Authorities;
- CAMIS Inc. is a leader in the market for camping reservation software and services;

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- TRCA staff are already fully trained on the CAMIS software;
- CAMIS Inc. has all necessary training information for call-centre staff;
- CAMIS Inc. will provide a fully managed system including hardware, reducing downtime and expenses relating to hardware failure;
- Based on past Request for Proposals (RFPs), CAMIS Inc., is significantly cheaper than other vendors.

Therefore, it is recommended that contract No. 10022239 be awarded to CAMIS Inc. at an annual cost of \$69,500 for a total five-year cost of \$347,500 plus contingency allowance including applicable taxes for the period of January 1, 2020 to December 31, 2025.

In the case that TRCA will only be operating its two owned campground locations (Albion Hills and Indian Line) for the full duration of the five-year term. CAMIS Inc. has agreed to renegotiate the annual cost at that time. TRCA is only locked in for an annual cost of \$69,500, if we continue to manage Glen Rouge Campground on behalf of Parks Canada in addition to our own. TRCA staff are currently in negotiations with Parks Canada staff regarding future management of the Glen Rouge campground that is now owned by Parks Canada as part of the Rouge National Urban Parks.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 7 – Build partnerships and new business models

Strategy 9 – Measure performance

Strategy 10 – Accelerate innovation

FINANCIAL DETAILS

Funds are allocated in the 2020 to 2025 operating budgets for Albion Hills, Glen Rouge and Indian Line campgrounds. TRCA charges users a reservation fee that in turn pays for the entire cost of the CAMIS Inc. software and hardware.

DETAILS OF WORK TO BE DONE

Once the contract has been awarded, TRCA staff will work with CAMIS Inc. to install hardware upgrades with the CAMIS 5 software by March 9th of 2020. Staff will continue to work with Parks Canada regarding our role in managing the Glen Rouge campground to inform this contract.

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Date: October 4, 2019

Section II – Items for Executive Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Moranne McDonnell, Director, Restoration and Infrastructure

RE: **REQUEST FOR TENDER FOR INTERIOR RENOVATIONS OF THE BOYD CENTRE CAFETERIA**
RFT No. 10021391

KEY ISSUE

Award of Request for Tender (RFT) No. 10021391 for Interior Renovation of the Boyd Centre Cafeteria, in the City of Vaughan, Region of York.

RECOMMENDATION

WHEREAS Toronto and Region Conservation Authority (TRCA) is engaged in a project that requires general contractor services;

AND WHEREAS TRCA solicited tenders through a publicly advertised process;

THEREFORE LET IT BE RESOLVED THAT Request for Tender (RFT) No. 10021391 for Interior Renovation of the Boyd Centre Cafeteria be awarded to Fresco Enterprises Inc. at a total cost not to exceed \$278,531, plus \$11,000 for provisional items, plus applicable taxes, to be expended as authorized by Toronto and Region Conservation Authority (TRCA) staff;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of \$43,430.00 (approximately 15% of the construction cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

THAT should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted quotations, beginning with the next lowest bid meeting TRCA specifications;

AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the contract, including the obtaining of necessary approvals and the signing and execution of any documents.

BACKGROUND

The Boyd Centre Office building is located at 9755 Canada Company Avenue in the City of Vaughan, Ontario. The office building is a 1,393 m², two storey stone structure with a basement and was constructed in the early 1900's. It was initially constructed for the purposes of a private residence and as such has undergone several renovations over the years in order to better facilitate the various uses for the building.

In 1962, TRCA purchased the property as part of the expansion of the Boyd Conservation Area, with the intent that the building would serve as an outdoor and conservation educational centre with a short-term boarding dormitory. To better accommodate this program, a two-storey

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addition was constructed in 1975 along the north end of the building which included bedrooms, a dining room and commercial kitchen facilities for visiting students.

In the early 2000's the building underwent a change of use into offices to accommodate a growing staff complement utilizing this office.

The most recent renovation to this building was performed in 2016 which included converting a portion of the basement storage spaces into Ontario Building Code (OBC) compliant men's and woman's showers, meetings spaces, laundry rooms and seasonal staff locker rooms. The scope also included new flooring and finishes throughout all areas including vestibules and corridors. The work also included significant asbestos abatement as well as improvements to the mechanical and electrical systems to better accommodate the new uses.

The latest renovations were in support of the current building usage which is primarily field offices for construction, restoration, habitat and monitoring groups. The Boyd Centre staff predominately work in the field at project sites across the Greater Toronto Area including aquatic operations in Lake Ontario. Additionally, the field staff employ seasonal staff to carry out large volumes of plantings during the peak season. While the renovations as described above dramatically improved efficiencies and allowed for greater storage and usability of the space other opportunities were identified to further support current operations on the main floor of the building. These opportunities included supporting additional staff by reconfiguring the kitchen and cafeteria.

At the end of 2018, TRCA retained through a competitive process, the architectural and design services of Ward 99 Architects Inc. to review an existing conceptual layout by Paul Didur Architects Inc. dated April 2014 to further develop the detailed design for a reconfigured main floor space. The scope of the work includes removing the commercial kitchen and replacing it with a more appropriate office style kitchenette with fixed seating as well as conversion of the cafeteria into office space which will include both assigned office and hotelling space. This renovation would result in a more usable office area, increasing desk spaces by twenty-five (25). Significant improvements will be made to the interior working environment through the installation of new HVAC equipment to confirm to current OBC and applicable regulations. The scope of the renovation includes:

- Decommissioning and minor asbestos abatement of the existing commercial kitchen;
- Complete removal of the redundant fire suppression exhaust hood and duct work;
- Installation of a vestibule which will improve physical and audible separation between office and lunch spaces;
- Increased efficiencies in the kitchenette layout to promote inclusivity and foster discussion;
- Installation of an additional twenty-five (25) office spaces including hotelling desks;
- Installation of new HVAC to provide an improved indoor environment year-round; and
- Improved storage options.

The new layout and design will allow for an increased number of staff to utilize the office while improving the functionality of the kitchen space.

The project manager shall ensure full compliance with all health and safety requirements as per the contract documents and regulations, including the installation and maintenance of 1.8-meter exclusionary construction fencing around all outdoor storage compounds and active sites,

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construction warning signage, and displaying of all related notices and permits. In order to reduce the disruptions to staff whom regularly work from the Boyd Centre, while maintaining a safe work environment, the work will be performed in a phased approach. The renovations which are to occur in the existing commercial kitchen which includes the bulk of the work will occur in the first phase. While the balance of the work will occur in the second phase. The contract stipulates that all work areas must be delineated and isolated using physical barriers and polyethylene plastic membranes to minimize dust and noise. It is the intention that the spaces not impacted by the construction works shall be available to staff for normal use during this time.

Any disruptions to base building services such as hydro or water are to be performed after hours or on weekends as coordinated with the facility manager. All staff shall be kept up to date of all activities which may in any way impact their normal duties.

RATIONALE

In support of this work a Request for Pre-Qualification (RFPQ) was undertaken by TRCA and was publicly advertised on Biddingo on June 7th, 2019 for a period of two (2) weeks, closing on June 21st, 2019. The pre-qualification format was as per Canadian Construction Documents Committee (CCDC) 11, 2016 requirements. TRCA elected to qualify only the top five (5) submissions to carry through to the tender process. At the closing of the pre-qualification eighteen (18) submissions were evaluated for mandatory requirements and content. At the completion of this review it was recommended to carry forward the following five (5) General Contractors to be invited to bid on the future construction tender.

The pre-qualified General Contractors were:

- Fresco Enterprises Inc.
- Koler Constructions Inc.
- Lisgar Construction Company
- M.J. Dixon Construction Limited
- Vema Corp.

Upon acceptance by the City of Vaughan Building Department and receipt of the building permit the Tender document was released on Biddingo by invitational bid only to the pre-qualified General Contractors on September 12th, 2019 for a period of three (3) weeks. A mandatory site meeting was held September 19th, 2019 of which all five (5) contractors were represented. The tender closed on October 3rd, 2019. The submission format was in hard copy in a sealed envelope delivered to 101 Exchange Avenue, Vaughan (TRCA Head Office) by 12:00:00 pm on the closing day. All five (5) general contractors provided a bid which was in the correct format and ahead of the closing date. The Opening Committee which consisted of Anita Geier (Procurement Coordinator), Aaron D'Souza (Senior Manager) and Chris Ellis (Project Manager, Construction) opened and reviewed the bids on October 3rd, 2019 at 3:30 pm at head office. Upon review it was confirmed that all bids were qualified. The results of the tenders are summarized below:

BIDDERS	TOTAL TENDER AMOUNT
Fresco Enterprises Inc.	\$ 278,531
Vema Corp.	\$ 291,000
M.J. Dixon Construction Limited	\$ 333,000
Koler Constructions Inc.	\$ 352,716
Lisgar Construction Company	\$ 380,600

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Having previously reviewed all of the above bidders' qualifications through the pre-qualification process, TRCA staff moved to review the tenders and rank on the merit of lowest tender amount and the ability to complete the project within the specified construction window. TRCA reviewed the values against its own cost estimates and determined that the tenders are of reasonable value. The pricing was also provided to the project architect for review and comment whose opinion was that the pricing is consistent with the level of scope required.

The following provisional items are included in the contract and are for anticipated work for which the scope is unknown:

- Additional inspections and testing as requested by the consultant not included in the base contract price;
- Additional drywall removal, repair and restoration of ceiling drywall should access be required to perform specified plumbing works. This includes additional asbestos abatement as required; and
- Geo-technical consulting services to verify and confirm appropriateness of soil conditions to accommodate the installation of a concrete pad for the condensing unit,

These items are for anticipated work for which the scope is unknown and are a means to manage the risk and lower costs. TRCA has established upset limits for the provisional items and shall not be expended without the written authorization of TRCA by means of Change Order (CO). The actual costs shall be the contractors cost plus the applicable overhead and profit as specified in the CCDC 2 Supplementary General Conditions only. The allowance for provisional items shall be used on an as needed basis and any unused portion of this allowance will be retained by TRCA.

The 15% contingency will be used strictly for items which could not have been foreseen or estimated in advance of the work. The contingency shall not be expended without written authorization of TRCA and in the event that it is not required the full value will be retained by TRCA.

Based on the evaluation of the bids received, staff recommends that Contract No.10021391 be awarded to Fresco Enterprises Inc. for a total cost not to exceed \$ 278,531, plus \$11,000 for provisional items, plus a 15% construction contingency, plus HST, as they are the lowest bidder that meets TRCA specifications.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategic priority set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 11 – Invest in our staff

FINANCIAL DETAILS

Funding for this project shall be covered by reserves.

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Date: October 10, 2019

Section III – Items for the Information of the Board

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Moranne McDonnell, Director, Restoration and Infrastructure

RE: **COMPENSATION PROGRAM SUMMARY REPORT 2019**

KEY ISSUE

First annual report to the Executive Committee on TRCA's Ecosystem Compensation Program using summary statistics from TRCA's ecosystem compensation database. The report contains a summary of outcomes and performance of the program with recommendations for improvement where needed.

RECOMMENDATION

IT IS RECOMMENDED THAT the 2019 Ecosystem Compensation Summary Report (October 2019) Appendix 1 to this report be received;

THAT staff be directed to continue to track ecosystem compensation outcomes and work towards the recommended improvements outlined in the report.

AND FURTHER THAT staff be directed to continue to report annually to the Executive Committee and Board of Directors on the status of the Ecosystem Compensation Program, and to review program performance against the goals stated in the Ecosystem Compensation Management Framework.

BACKGROUND

Ecosystem compensation has been used for several years as a tool to help address natural feature loss due to land use changes. Although there have been challenges, it has proven to be at least partially successful through both private land development under the *Planning Act* and the *Conservation Authorities Act*, and under the Environmental Assessment process for public infrastructure projects. With the introduction of compensation policy within the 2014 TRCA Living City Policies (RES.#A186/14), the June 2018 adoption of TRCA's Guideline for Determining Ecosystem Compensation (RES.#A85/18), and emerging municipal official plan compensation policies, it has become increasingly important for TRCA to ensure its approach to managing compensation is as effective and transparent as possible.

TRCA's Living City Policies and Ecosystem Compensation Guideline firmly entrench the concept of compensation in the mitigation hierarchy, recommending feature removal with compensation only as a last resort, after all options for protection have been exhausted. The purpose of the Ecosystem Compensation Guideline is to provide guidance on how to determine the total amount of compensation required to replace lost or altered ecosystems, in a repeatable and transparent manner, after it has been decided through the planning process that unavoidable losses will result. The Guideline is written to assist planners, ecologists, landscape architects, landowners and other practitioners and interested parties in understanding how compensation for ecosystem losses can be implemented. Promoting strategic and effective implementation of compensation restoration, the Guideline attempts to provide a standard and consistent approach, informed by science and decades of experience, in the application of natural heritage planning and ecological restoration.

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In this context, if removal with compensation is pursued, TRCA's overall goal for ecosystem compensation is to achieve no net loss of ecosystem function due to impacts associated with land use changes if possible a net gain or benefit. After determining compensation requirements using the Guideline, the proponent has the option of installing the ecosystem restoration themselves or providing "cash-in-lieu", in other words, providing funds to TRCA to undertake the project. In working to achieve this, TRCA strives to deliver ecological restoration within the context of a compensation program that is accountable, transparent, consistent, efficient, and adaptable.

In order to ensure a coordinated, effective, transparent, accountable and adaptive approach to this aspect of managing TRCA's Compensation Program, TRCA staff developed a governance document entitled the Ecosystem Compensation Management Framework (the Framework). The Framework outlines the tools and processes used to apply funds that have come to TRCA as a result of ecosystem compensation agreements. The Framework is to be applied in all cases where compensation funds are directed to TRCA (typically when off-site compensation is required), via an approved agreement, for ecological restoration projects and/or conservation land securement. Ecosystem compensation agreements are typically an outcome of the municipal planning process, Environmental Assessment process, municipal tree/forest/natural feature by-law review, Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) agreements and orders, MNRF Species at Risk (Overall Benefit) Permits, DFO Fish Habitat Compensation, as well as other processes (e.g. National Energy Board).

The Framework recognizes the collaborative nature of the compensation process, the varying roles of the parties involved, and the need for coordination, particularly with TRCA's municipal partners. Although this framework focuses on TRCA's role in the process, the tools and approaches outlined can also be adapted and used by others to manage compensation decisions and actions. Regular reporting is to be brought to the TRCA Board of Directors summarizing the status of compensation projects implemented by TRCA, providing an update on the program successes and challenges, and outlining recommendations for future program improvements. This regular reporting is proposed to occur on an annual basis. This report is the first iteration of the annual reporting.

The following table outlines the Framework goals, with measures that reflect those goals, and mechanisms that can be used to rate overall program performance. These measures have been used as the basis for the Compensation Program performance review.

Table 1 – Compensation Program Performance Measures

Goal	Measure	Mechanism
No Net loss	<ul style="list-style-type: none">Natural features and area losses compared to gainsThe difference between the ecological compensation requirements (as determined by the Compensation Guideline) compared to what is agreed to by all parties involved	<ul style="list-style-type: none">Deliverables databaseGIS layersCalculations of losses vs. restored target (ha)

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Accountability	<ul style="list-style-type: none"> • The degree to which the TRCA Ecosystem Compensation Management Framework is followed • Tracking decision making and accounting processes • Overall cost accounting to determine efficiencies in program execution 	<ul style="list-style-type: none"> • Project Brief and Program Evaluation • Financial reporting, and success monitoring • Variance reporting for individual Projects
Transparency	<ul style="list-style-type: none"> • The degree to which decisions, outcomes, processes and results of program assessments are available to interested parties. 	<ul style="list-style-type: none"> • Reporting to TRCA Board of Directors • Financial reporting, and success monitoring • Making Monitoring Reports available
Consistency	<ul style="list-style-type: none"> • The difference between the compensation requirements as determined by the Compensation Guideline compared to what is agreed to by all parties involved. 	<ul style="list-style-type: none"> • Adherence to standardized processes for determining compensation ratios and costing • Program Reporting and summary statistics
Efficiency and Timeliness	<ul style="list-style-type: none"> • The overall length of time the compensation process is implemented • Overall timing from when impact occurs to when feature restoration and land securement is achieved. 	<ul style="list-style-type: none"> • Are timeline requirements clearly stated and adhered to? • Variance Reporting and Project Tracking
Adaptability	<ul style="list-style-type: none"> • Whether a comprehensive and critical review of the compensation program is undertaken and opportunities for improvements are acted on. 	<ul style="list-style-type: none"> • Compensation program assessment and execution of recommendations • Reporting to TRCA Board of Directors • Workshops and stakeholder working groups

It is important to note that the Compensation Guideline was adopted only in 2018; therefore, it can be difficult to draw comprehensive conclusions on how it is being applied since there are only a few examples so far. That being the case, the report aims to present a clear snapshot of current compensation activities at TRCA. In this report, a comparison was made between the last few years (when the Guideline was being developed) and older projects to determine if any immediate improvements were being realized with a more formalized process. Using the above measures to assess the performance of the Compensation Program, several key points were identified.

- Based on the application of compensation requirements, negotiated outcomes and restoration activities in the past 3 years, an overall no-net-loss scenario for compensation has been achieved. It is important to note that this only applies to projects where TRCA has received funds for off-site compensation implementation. Situations not included in this assessment include: Losses that don't require

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compensation, on-site compensation, and compensation implemented by other agencies;

- The implementation of the Compensation Guideline and Management Framework have resulted in a variety of process and administration changes that have made significant improvements to demonstrate accountability, transparency and consistency;
- Most Compensation Projects are being implemented within 3 years of receiving funds. While this timeline is acceptable, this report suggests that the goal for project implementation be within 2 years of receiving funds; and
- Implementing the Compensation Guideline and Management Framework demonstrates one of the ways TRCA works with partners and stakeholders to meet shared objectives for managing growth, protecting the environment, and increasing resilience to climate change.
- Implementing the Compensation Guideline and Management Framework demonstrates adaptability to improve past process. TRCA works with partners and stakeholders to meet shared objectives for managing growth, protecting the environment, and increasing resilience to climate change.

At Authority Meeting #5/18, held on June 22, 2018, Resolution #A85/18 was approved as follows:

THAT staff be directed to track compensation where TRCA is implementing the compensation actions and report to the Authority on project outcomes, financial accounting and overall program successes;

RATIONALE

The implementation of ecosystem compensation is complex and can vary from case to case. As such, it can be a challenge to achieve a consistent approach between the proponent and/or regulatory agency. The *Guideline for Determining Ecosystem Compensation* outlines a repeatable process for determining compensation requirements when an unavoidable natural feature loss is identified. A robust governance structure (*Ecosystem Compensation Management Framework*) is critical to ensure that compensation decisions and practices are applied fairly, consistently, accurately, openly, and efficiently. Using performance measures that are rooted in these considerations will help to identify successes and challenges associated with implementing restoration for compensation, as well as the ecosystem Compensation Program as a whole. The performance review will produce clear recommendations that guide future actions and improve compensation. The Compensation Program Summary Report is a guidance document outlining actions that can be taken to ensure that future compensation projects are held to a high standard.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 2 – Manage our regional water resources for current and future generations

Strategy 3 – Rethink greenspace to maximize its value

Strategy 4 – Create complete communities that integrate nature and the built environment

Strategy 9 – Measure performance

FINANCIAL DETAILS

Funds are acquired for compensation on a file by file basis as special projects through cash-in-lieu. Once an agreement is made between the proponent and TRCA, funds are immediately

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deposited in 119-99. Following the deposit, funds are typically transferred into a new or existing project account. If no project account has been initialized by year-end, funds are transferred into a holding account for either future project implementation (940-22) or land acquisition (940-26).

DETAILS OF WORK TO BE DONE

Informed with the information in this summary report, there are several items outlined below which will form the focus for program improvements and work over the course of 2020.

- Continue to update the no net loss calculations as new file information is included into the compensation database;
- Update Restoration costs to ensure true cost for implementation is accounted for;
- Complete database refinements to improve data input, reporting, and communications;
- Fill in database gaps to provide a more complete picture of compensation activities: add data from older files, reflect all TRCA business units, and include information from all on-site compensatory work and municipal compensation;
- Continue regular meetings with Program Review Team for further refinement to the application of the framework;
- Continued communication with partner agencies and proponents including BILD and others to get feedback on the Compensation Guideline and the Management Framework; and
- Seek ways to implement projects in a more timely and efficient manner.

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Date: October 8, 2019

Attachments: 1

Attachment 1: 2019 Ecosystem Compensation Management Program Summary Report



2019 Ecosystem Compensation Management Program Summary Report

Prepared by TRCA Ecosystem Compensation Program Review Team

October 2019

Executive Summary

Toronto and Region Conservation Authority (TRCA) formally adopted the Guideline for Determining Ecosystem Compensation in June 2018. Following this, the Ecosystem Compensation Management Framework, which outlines how the workflow and application of compensation funds should be governed internally, was finalized in June 2019. Recommended within the Ecosystem Compensation Management Framework is regular reporting to identify how well TRCA is meeting the goals that have been set out to track performance. This program summary is the first to be produced and discusses how TRCA is doing in relation to these governance goals. Several recommendations have been identified that will help improve the way the Ecosystem Compensation Management Program functions, including improvements to collaborative communications internally and externally, data sharing, restoration implementation, and land acquisitions.

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BACKGROUND

Guideline for Determining Ecosystem Compensation

In June 2018 TRCA Board of Directors approved the adoption of the Guideline for Determining Ecosystem Compensation (RES.#A85/18) (hereafter referred to as the “Guideline”). The purpose of the Guideline is to provide guidance on how to determine the total amount of compensation required to replace lost or altered ecosystems in a consistent and transparent manner, after it has been decided through the planning or environmental assessment process that unavoidable losses will or must take place. The Guideline is written to assist planners, ecologists, landscape architects, landowners, engineers and other practitioners and interested parties in understanding how compensation for ecosystem losses can be implemented. Promoting strategic and effective implementation of compensation restoration, the Guideline attempts to provide a standard and consistent approach, informed by science and decades of experience in the application of natural heritage planning and ecological restoration.

Ecosystem Compensation Management Framework

The Ecosystem Compensation Management Framework (June 2019) (hereafter referred to as the “Framework”) outlines the tools and processes needed to ensure an accountable, transparent, consistent, efficient, and adaptive approach to managing TRCA’s ecosystem compensation management program. The Framework should be applied to all cases where funds are directed to TRCA, via an approved agreement for implementing feature restoration and conservation land securement. The agreement would typically be an outcome of the municipal planning process, environmental assessment process, municipal tree/forest/natural feature by-laws implementation, Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) agreements and orders, Ministry of the Environment, Conservation and Parks (MECP) Species at Risk (Overall Benefit) Permits, Fisheries and Oceans Canada (DFO) Fish Habitat Compensation, as well as other processes (e.g. National Energy Board decisions).

The Framework uses existing tools and approaches TRCA has developed for effective project and program management. This Framework currently provides direction for those situations where TRCA is receiving funds to implement ecosystem compensation; however, it also recognizes the collaborative nature of the compensation process, the varying roles of the parties involved, and the need for coordination, particularly with TRCA’s municipal partners. Although this Framework focuses on TRCA’s role in the process, the tools and approaches outlined can also be adapted and used by others for managing compensation decisions and actions.

The Framework also defines two key groups within the Ecosystem Compensation Management Program. The first is the Project Review Team which is established for each file to review and approve proposed land development and infrastructure projects. This team is made up of external partners (where appropriate) as well as TRCA staff from several TRCA divisions including Development Planning and Permits, Infrastructure Planning and Permits, Planning Ecology, Restoration Projects, Engineering Services, Finance, and Property and Risk Management. The second is the Ecosystem Compensation Management Program Review Team which is tasked with evaluating and reporting on the effectiveness of the overall Ecosystem Compensation Management Program approach as well as providing comment on individual projects that are overly complicated or contentious. This team will consist of TRCA staff representing Planning, Planning Ecology, Restoration, Finance and Property and Risk Management.

Ecosystem Compensation Management Program Reporting

Regular reporting will be brought to the TRCA Board of Directors to summarize the status of all ecosystem compensation projects implemented by TRCA within or outside of regulated areas, providing an update on the program (successes and challenges), and outlining recommendations for future program improvements. This regular reporting is proposed to occur on an annual basis. This report is the first iteration of the annual reporting.

RATIONALE

Ecosystem Compensation Management Framework Goals

Below are the set of goals that helped to guide the development of the Framework, which have been adapted from the guiding principles outlined in TRCA's Guideline for Determining Ecosystem Compensation:

1. There is no net loss (and ideally a net gain) to the natural heritage system function due to impacts associated with land use changes or development and infrastructure impacts within the TRCA jurisdiction;
2. TRCA is accountable in the delivery of its compensation program;
3. The compensation process is transparent and traceable;
4. The compensation process is consistent;
5. The compensation process is efficient and timely; and
6. An adaptive approach to management is regularly used to ensure that deficiencies are identified and recommendations for improvement are implemented.

These goals will be used as the basis for reporting on performance measures to describe the effectiveness of the overall Ecosystem Compensation Management Program. The information summarized below presents a picture of the Ecosystem Compensation Management Program at TRCA.

DETAILS

Ecosystem Compensation Management Program Summary

The information contained within this summary report was taken from TRCA's compensation database. The compensation database is a database where the information collected by the Project File Review Team can be represented as forms, figures, and maps. Figure 1, Location of TRCA Compensation Projects, maps the compensation impacts and restoration projects across the jurisdiction. These impacts are identified as either inactive, in negotiations, or various stages of completion from restoration being planned, to currently implementing, has been implemented, being monitored, maintained or whether the impact file has been completed and closed out. The restoration sites (where off site restoration is required) are identified in dark grey and are linked to the impact sites with a red line. The varying distances from impact sites to restoration sites demonstrate that compensation restoration is targeted as close to the impact site as possible, while still considering placement within the municipality and referencing TRCA's Integrated Restoration Prioritization tool for the watershed. Older projects may be farther

from the impact site or cross boundary lines between municipalities or watersheds, as no firm requirements were previously in place.

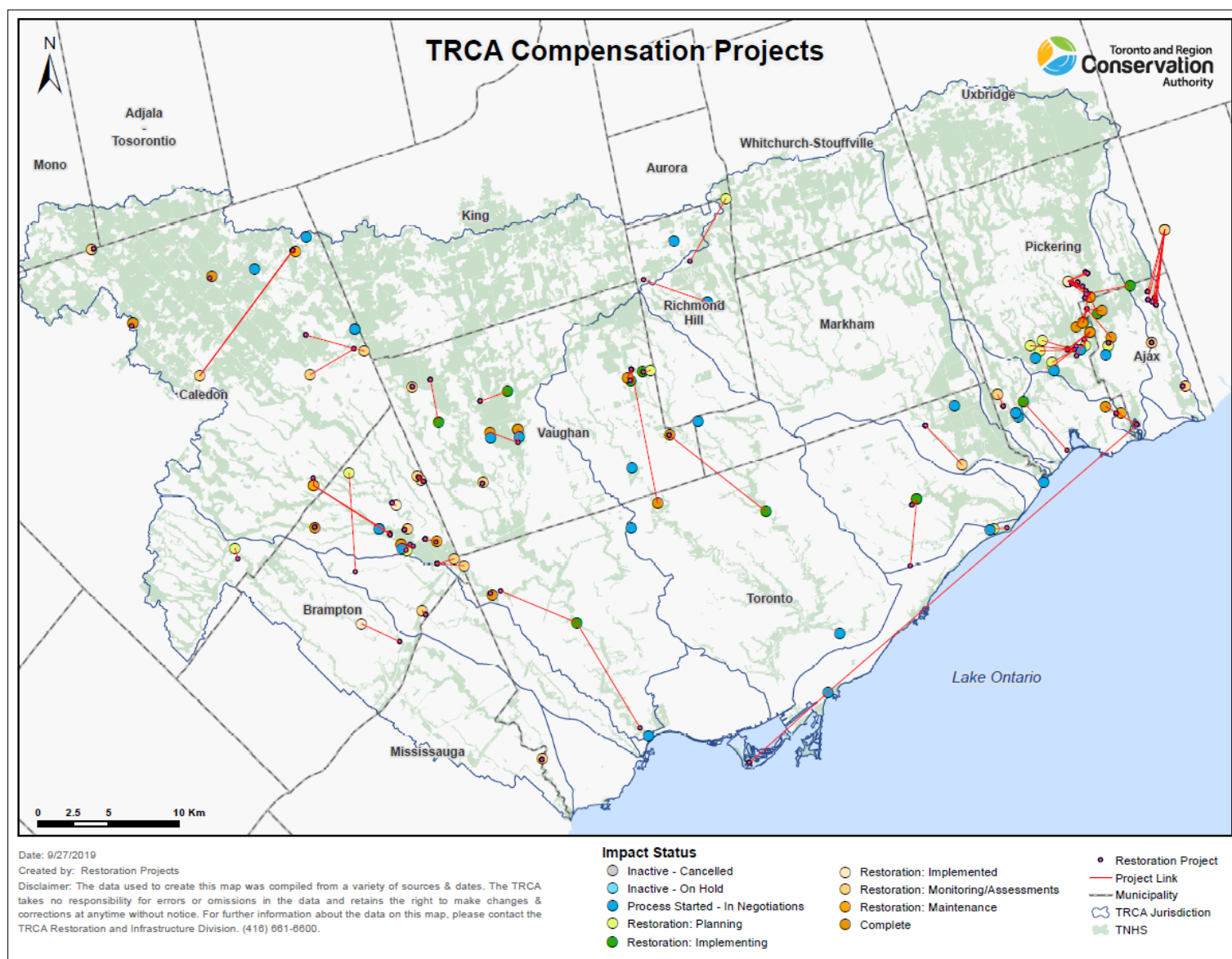


FIGURE 1. LOCATION OF COMPENSATION PROJECTS 2006-2019

Figure 2, Compensation Projects by Current Status, illustrates where the projects are in the process. Note: the colour coding in Figure 1 corresponds with the colour coding in Figure 2. Currently, 42% of the impacts where cash-in-lieu has been received have been implemented (orange colour); 38% are being actively planned and are in an implementation phase (green colour); and the remaining 20% are being negotiated, on hold, or cancelled (blue colour).

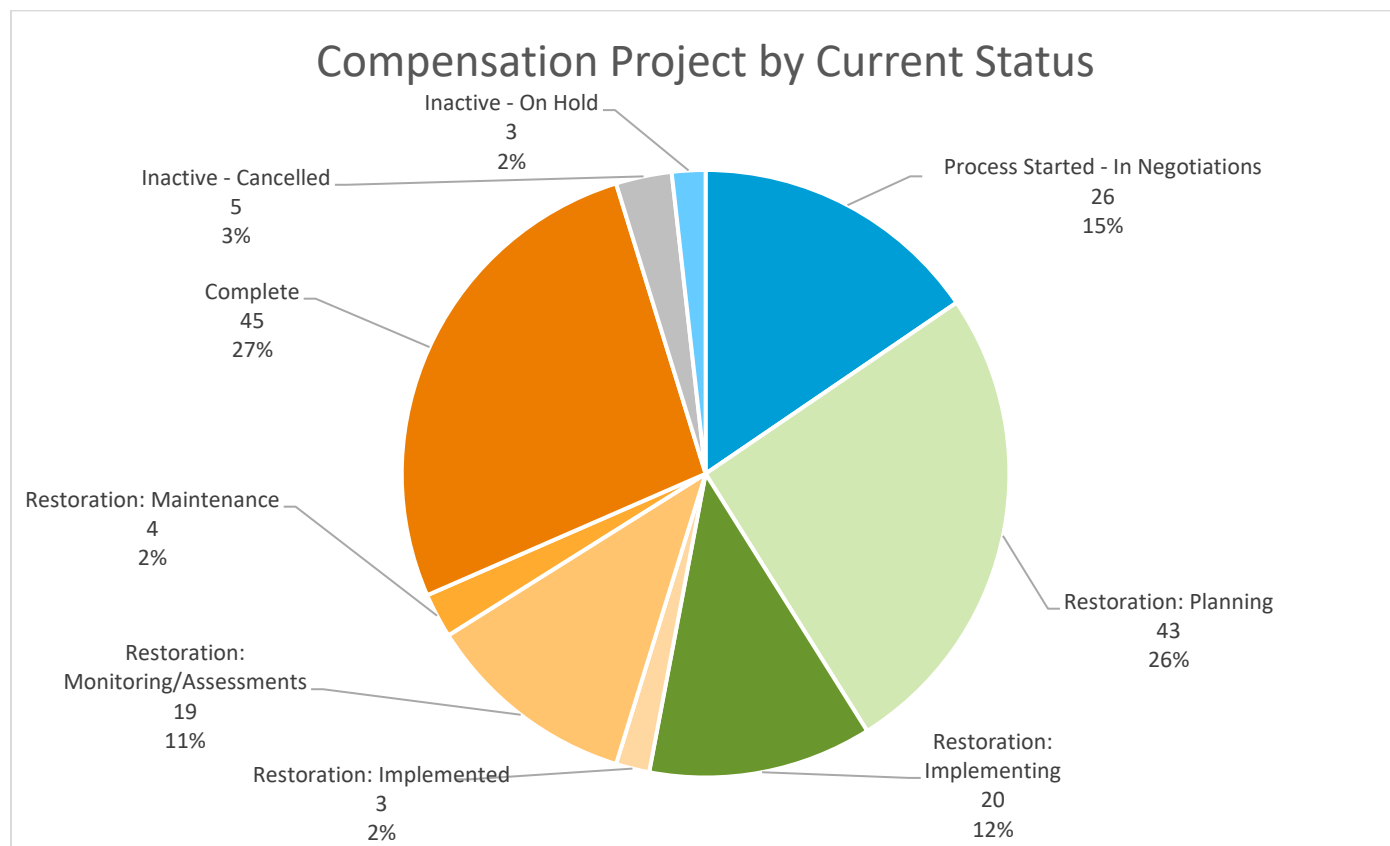


FIGURE 2. COMPENSATION PROJECTS BY CURRENT STATUS (2006-2019)

Figure 3 below shows compensation funds received by TRCA as cash-in-lieu and expenditures made to implement restoration projects. Between 2016-2019 TRCA has received \$8,376,000 in compensation funds for natural feature restoration and land acquisitions, of which \$5,094,000 is projected to be expended by the end of 2019, while the remaining funds are allocated to be used for future implementation, monitoring, and maintenance.

Figure 3 demonstrates that funds submitted to TRCA as cash-in-lieu and restoration expenditures are generally increasing over time. This does not necessarily indicate that approval authorities are permitting more feature removals with compensation, but rather that the true cost of restoration and land acquisition is now more fully accounted for. Through the preparation of this graph it was noticeable that the program changes drafted in 2018 and approved in 2019 within the Ecosystem Compensation Management Framework are streamlining the financial process, whereby funds received are being directed into a main compensation holding account prior to being allocated to project accounts. This has helped to expedite compensation, centralize cash-in-lieu funds, and simplify tracking. The graph also demonstrates the unpredictable nature of compensation funding, as cash-in-lieu is

substantially higher in some years than others. It is important to note that this graph represents compensation agreements executed prior to the Guideline being formally adopted and therefore conclusions cannot be drawn about how the Guideline adoption has affected compensation at TRCA.

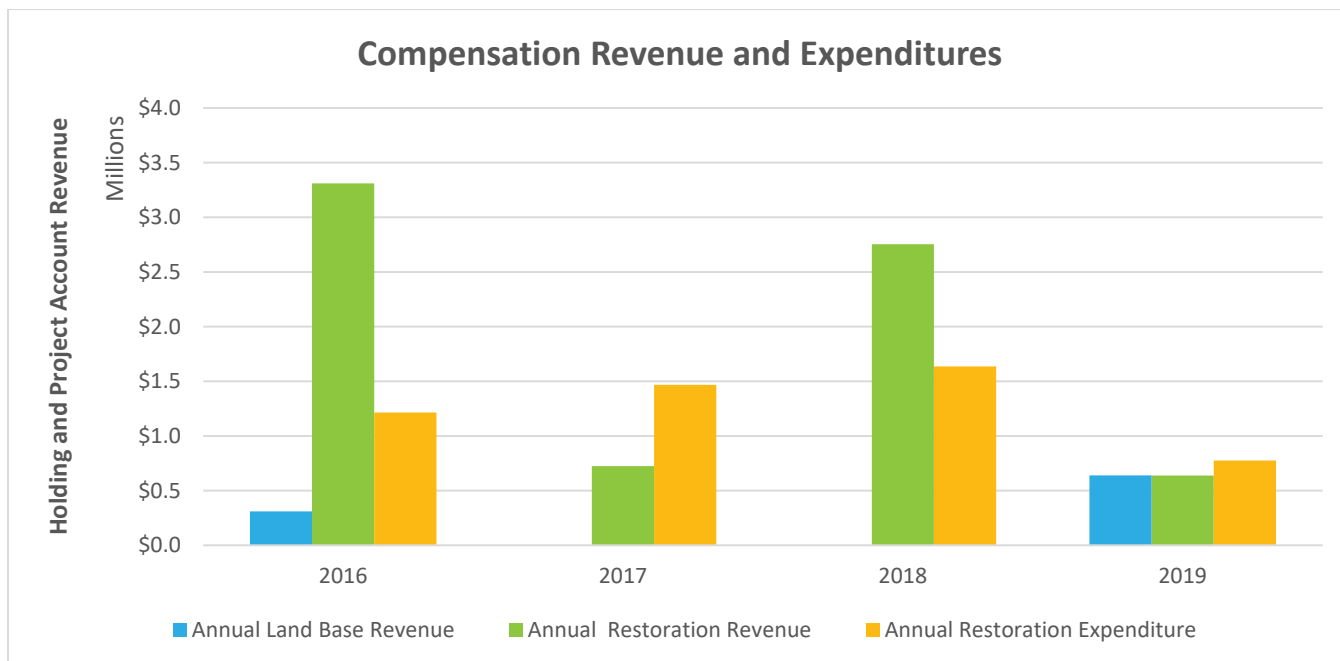


FIGURE 3. COMPENSATION REVENUE AND EXPENDITURES (2016-2018)

The revenue and expense figures presented in the table above differ from TRCA's audited financial statements at fiscal year-end as the figures presented represent a subset of the available compensation funds.

Goal 1: No Net Loss

The goal of no net loss is fundamental to TRCA's principles of ecosystem compensation, where outcomes aim to fully replace the same level of lost ecosystem structure and function in proximity to where the loss occurs and, where possible, achieve an overall gain. Unavoidable losses and their required compensation amounts are identified through the plan review process. If TRCA receives funds as cash-in-lieu, deliverables are tracked and reported on through standard project management practices. The Guideline is used to determine the amount of ecosystem compensation that is required. This is based on certain science-based assumptions such as: basal area being a good proxy for forest stand biomass and function; restored areas are fully successful given 5 years of post-monitoring and maintenance; and with planting ratios applied, a 10 year old restoration site will be able to provide the same biomass back to the natural heritage system and will eventually mature into a fully functioning forest. As this is the first report and we do not have enough monitoring data to confirm these assumptions. As such, this report will define no net loss as TRCA's ability to restore the required compensation areas with the cash-in-lieu funds received. With this definition of no net loss, the compensation required and the corresponding restoration should be equal. Required compensation areas were compared to restoration project areas (past, present, and future implementation) to assess how close the Guideline and the Framework are to achieving no net loss.

It is important to note that this summary does not include situations where losses occur to the natural heritage system and there is no mechanism for compensation within the planning process. To that point it is also important to note that all losses are not being considered in this summary and are greater than presented here. Also not included in this assessment are compensation situations where restoration is implemented by other agencies (i.e. through a municipal by-law or landowner implemented on-site compensation). Therefore, actual compensation restoration area statistics are underrepresented across TRCA's jurisdiction as well. This report also does not try to look at older compensation records that were being tracked prior to the creation of the compensation database as the same level of information is not readily available. Regardless, there is enough information within the new database records (2017-2019) to assess overall performance on whether TRCA restoration can restore enough area to compensation for the losses where compensation is applied and make recommendations for future actions.

Prior to tracking compensation through the database, impacts and losses were tracked through individual files, which made it time consuming to produce accurate summaries of impacts. However, implemented compensation restoration projects were being tracked in a project deliverables database created in 2012, making it easy to summarize implemented/implementable projects. In summary, for cash-in-lieu funds received from 2012-2016, TRCA implemented or is implementing approximately 75 hectares of natural feature restoration to compensate for development impacts/losses to the natural heritage system within that date range. Since the development of the compensation database, natural feature losses can now be more easily measured against compensation restoration.

Table 1, Natural Feature Restoration Across TRCA Jurisdiction By Type, compares the area required for compensation to the area to be restored for projects where TRCA received cash-in-lieu funds between 2017-2019. The table shows the area by type of natural feature broken down by (1) area required to be restored as applied through the Guideline (including treed ecosystem ratios); (2) natural features restored to date with compensation funds; (3) natural features to be restored with compensation funds; and (4) the total restoration to be realized once all restoration projects are completed.

TABLE 1. NATURAL FEATURE RESTORATION ACROSS TRCA JURISDICTION BY TYPE (2017-2019)

	Forest (ha)	Wetland (ha)	Riparian (ha)	Meadow (ha)	Total (ha)
(1) Restoration required	15.8	6.1	0.7	12.3	34.8
(2) Actual Restoration Completed	3.1	1.7	2.9	0.0	7.7
(3) Future Restoration to be Completed (\$ in Acct)	17.7	3.7	0.3	12.6	34.3
(4) Total Restoration Secured ((2) Completed + (3) Future)	20.8	5.5	3.2	12.6	42.1
Restoration Balance((4) Total Restoration – (1) Required)	5.1	-0.6	2.5	0.3	7.2

The results show that for this subset of losses where compensation was applied, that there is an overall net gain (7.2 ha); however, there is a small net loss identified for wetland habitat (-0.6 ha). Functionally, if TRCA Restoration Projects group does not have enough funding to undertake what has been requested or required, funds to implement projects will be used in the most efficient way possible to maximize deliverables towards a no net loss scenario. In such cases, reaching no net loss may be possible by leveraging additional funds and/or reducing project elements such as site preparations, planting numbers, or habitat features. Conversely, if efficiencies in project implementation lead to surplus funds, these will be reinvested toward further restoration or project enhancements as directed by the Framework. Efficiencies with restoration implementation is likely why there is an overall net gain.

In addition to natural feature compensation the Guideline also addresses replacing lost land base. Table 2 looks specifically at land base compensation where land base losses were tracked within the last few years. In the last 3 years, TRCA has seen a 3.9 ha increase in land provided for the natural heritage system, which is due to the proposed purchase of one parcel in 2019. This parcel is outside the municipality where the impact occurred, however the municipality and TRCA agree that this is an appropriate use of funds and is consistent with the Guideline, the Framework, and TRCA internal Integrated Restoration Prioritization tool. Compensation funds were effectively leveraged with regional funds to make a purchase adjacent to an existing Conservation Area.

TABLE 2. LAND BASE LOSSES VS. GAINS ACROSS THE TRCA JURISDICTION (2017-2019)

	Totals (ha)
(1) Actual Losses (from Natural Heritage System)	31.6
(2) Lands proposed for purchase	35.5
(3) Land base acquisition (~\$800,000 in Acct)	+ ha
(4) Total Land (added to Natural Heritage System) ((2) Proposed + (3) Future purchases)	35.5 +
Land Balance ((4) Total Land Acquisition – (1) Loss)	3.9

It should be recognized that the losses from various impacts between 2017-2019 where land base compensation was not provided were able to be compensated for with this one purchase because the parcel was outside the urban centres where land is less expensive. The losses that were realized in this time period were from across the jurisdiction but mainly from within urban areas, meaning that the distribution of natural heritage features, although balanced, is moving away from the local community which will experience the impact of the loss. That being the case, there are many benefits to preserving and restoring the natural heritage system outside urban areas, as these areas often provide downstream services such as water quality improvements, flood attenuation, and regional greenspace. However, as directed in the Guideline, land base should initially be sought as close to the impact site as possible, since there are fewer natural features within urban areas. Although land is expensive, even small additions to the natural heritage system in urban areas can provide health and well-being services to local urban communities.

Note that, as stated in the Guideline, regional and municipal infrastructure projects do not necessarily require land base compensation, although the Guideline does aim to track losses and work with municipalities to identify opportunities to provide land base back to the natural heritage system through TRCA's Greenlands Acquisition and municipal land securement programs.

Goal 2: Accountability

Assessing the level of accountability through the administration of the Ecosystem Compensation Management Program is an important measure of governance for two reasons. First, compensation is often tied to agreements where specific outcomes are required. In this regard, it is important that an agency's implementation of compensation is transparent, consistent, and timely. Second, in situations where the proponent is not implementing the compensation themselves, there is typically a cash-in-lieu payment made to another agency to implement the required work. In cases where funds are given to TRCA as cash-in-lieu, it is important to demonstrate financial accountability to ensure that the funds were used as intended.

The establishment of the Framework in 2019 demonstrates improved accountability. New financial accounts have been set up and a formal workflow has been outlined in the Framework which sets out clear expectations of how compensation funds will be executed.

The Framework was implemented to guide and track the movement of funds for compensation, improve interdepartmental communications, and report externally on project outcomes. As outlined in the Framework, reporting on individual files is provided by the Project File Review Team and regular program reports are prepared by the Ecosystem Compensation Management Program Review Team. The program reporting helps guide the future development of compensation practices and decisions tracked through the compensation database. Reports can be prepared for:

- Development planning decisions for compensation
 - Compensation database openly tracks development planning and restoration decisions, communication, and workflow within the Project File Review Team.
 - Compensation project briefs outlining the compensation requirements and rationale for restoration or land acquisition site selection are agreed to by the Project File Review Team prior to project implementation.
- Financial accountability
 - Ecosystem Compensation Management Program financial summaries report on cash-in-lieu funds received to TRCA, funds used for implementation of projects, and funds remaining in holding accounts for future projects.
 - The compensation database clearly links impact sites to restoration projects, allocates funds and identifies timelines for completion.
- Specific compensation project outcomes
 - The compensation database tracks implementation outcomes and deliverables and measures this against what is required for compensation.
 - Post-construction projects are monitored and reported on to track performance, identify maintenance recommendations, and inform future restoration project design.

Goal 3: Transparency

Compensation for lost natural features is executed at municipal, provincial and federal levels through various by-laws, policies, and regulations. TRCA's role in compensation can be as a regulator, advisor, or compensation project implementer; therefore, transparency throughout the compensation process is important to achieving fairness and compliance within the execution of a Ecosystem Compensation Management Program. Through the Guideline and Framework, mechanisms have been developed to demonstrate transparency which include:

- A clear description of how TRCA determines and executes compensation requirements which is outlined in the Guideline and the Framework;

- Compensation project briefs which outline the compensation requirements, the decisions made for site selection and provide details on implementation;
- Project completion reports that summarize project implementation deliverables;
- Post-construction monitoring reporting 1, 3, and 5 years after completion;
- Financial tracking and statistics reporting; and
- Regular reporting to TRCA Board of Directors on the overall Ecosystem Compensation Management Program.

Note that this reporting only covers projects implemented by TRCA. In the future, this type of reporting could be applied to projects implemented by other agencies. Since the execution of both the Guideline and the Framework, these mechanisms have improved transparency within the Ecosystem Compensation Management Program.

Goal 4: Consistency

The Guideline stresses the need to ensure consistency throughout the compensation process. This applies to determining compensation requirements for lost natural features; calculating the cost of compensation lands and implementing restoration projects, as well as ensuring that restoration projects are held to a high standard.

Mechanisms within the Framework facilitate consistency by providing:

- Improved line of communication between Project File Team members by clearly defining team member roles and workflows throughout the life of a compensation project;
- Specific detailed process for compensating for unavoidable losses are clearly understood so they can be easily repeated file by file;
- A centralized database that all TRCA staff can use to calculate compensation requirements and implementation costs as well as track and report on project status;
- Restoration project typicals for different cover types (wetland, forest, meadow, etc.) that detail specific required components to ensure the design and implementation is held to a high standard whether completed by TRCA or external proponents and consultants; and
- Reporting templates (e.g. the compensation project brief, and the compensation database) that require the same information for each compensation file.

The expected outcomes of these tools are to enable as much consistency between development review files and restoration projects as possible. As the Guideline was approved and implemented in 2018, determining its impact on consistency is limited and will become more apparent in the future. Currently, metrics can be pulled from the compensation database which are primarily from compensation files executed prior to adopting the Guideline.

Table 3 looks at cash-in-lieu funds received by TRCA compared with funds requested. This table shows that, over the last three years, TRCA planners successfully negotiated full cost recovery for restoration projects 95% of the time. Discrepancies are due to costs outlined in the Framework not being requested in addition to the required restoration amount.

TABLE 3. FUNDS RECEIVED AND CONSISTENCY WITH TRCA GUIDELINE

Funding (2017-2019)	Consistency %
Equal to Requested	95%
Less than Requested	5%
Total	100%

Prior to the Guideline less emphasis was placed on keeping restoration within a municipality or watershed where the impact occurred. This is highlighted in Figures 4 and 6. Whereas after the Guideline was approved, adherence to this principle has been better achieved (Figures 5 and 7). In cases where restoration site selection rationale suggests that it should be outside the municipality or watershed, this is a decision made and agreed upon by the Project File Review Team.

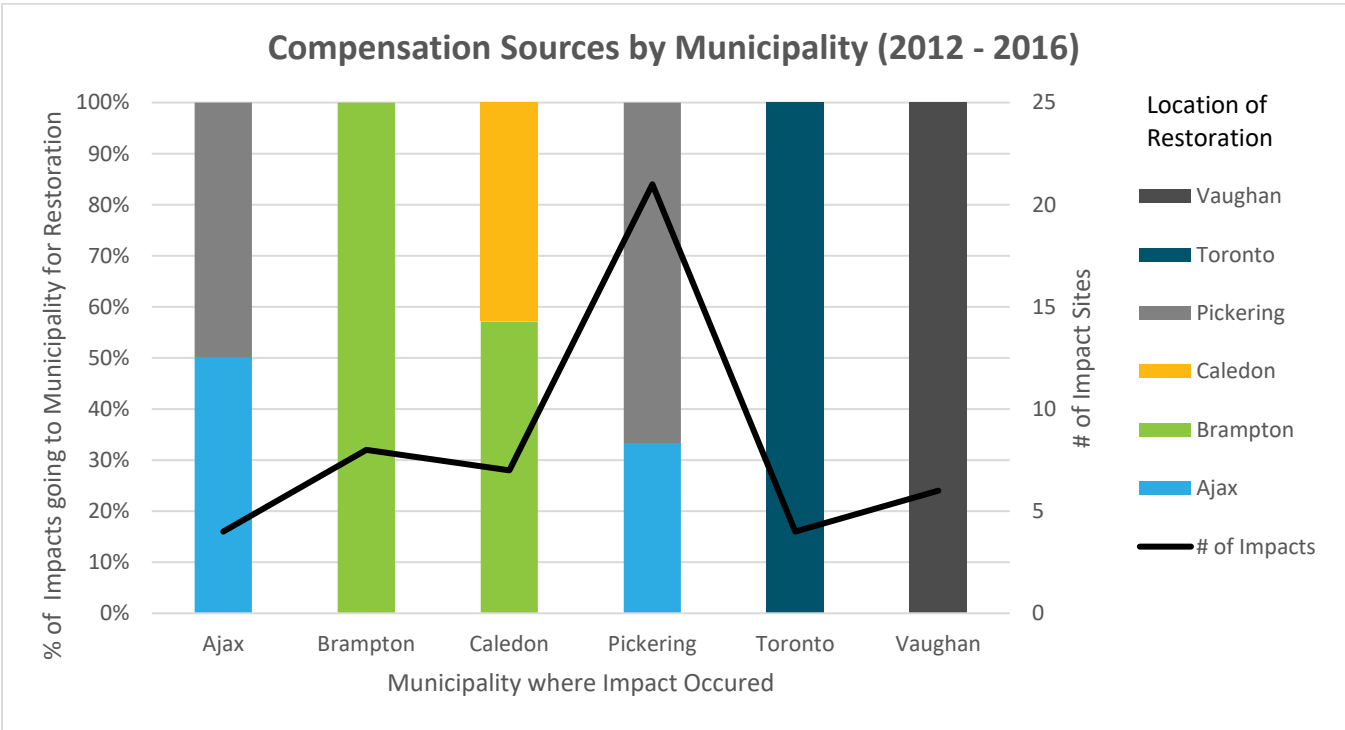


FIGURE 4. COMPARISON OF COMPENSATION FUNDING SOURCE AND EXPENDITURE BY MUNICIPALITY (2012-2016)

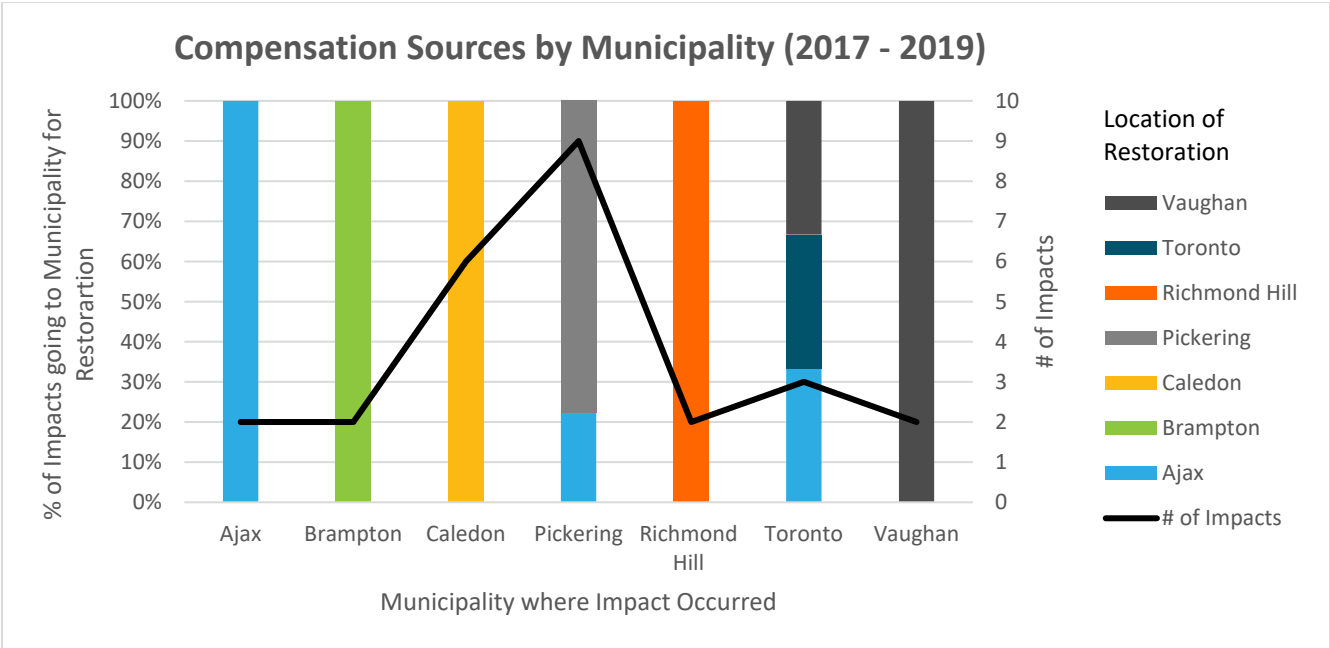


FIGURE 5. COMPARISON OF COMPENSATION FUNDING SOURCES AND EXPENDITURES BY MUNICIPALITY (2017-2019)

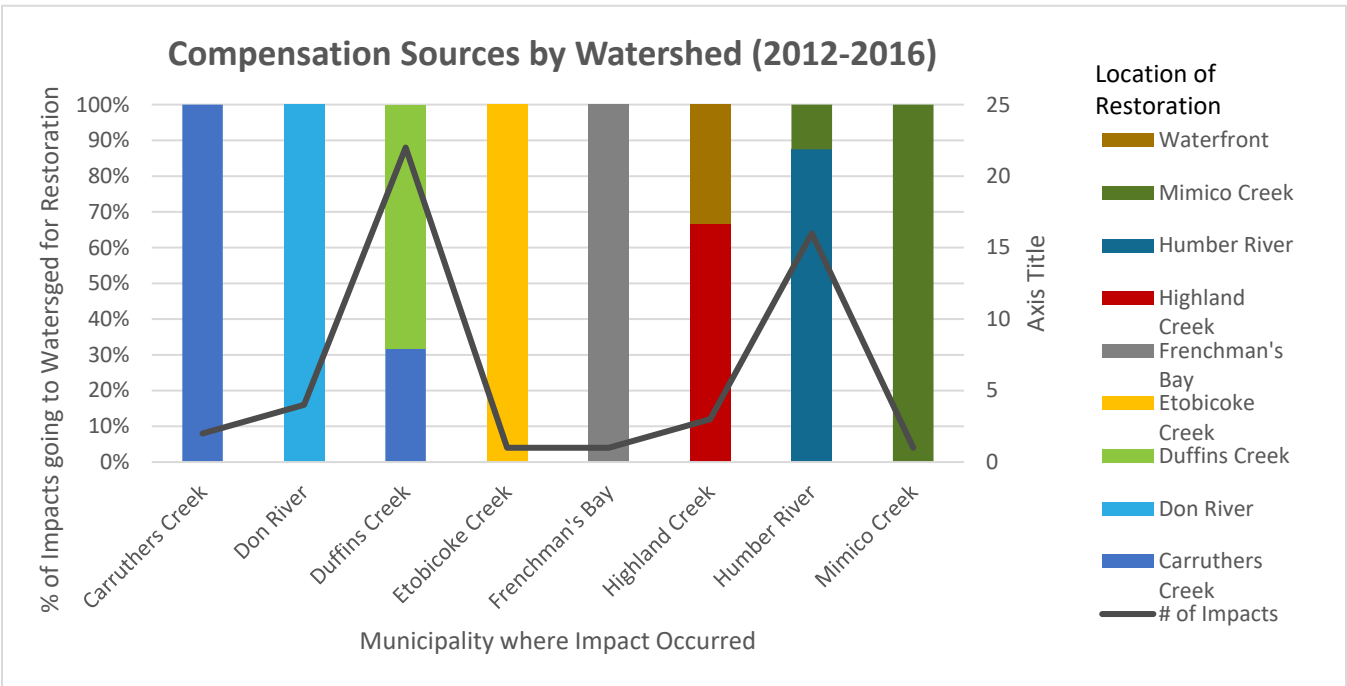


FIGURE 6. COMPARISON OF COMPENSATION FUNDING SOURCES AND EXPENDITURES BY (2012-2019)

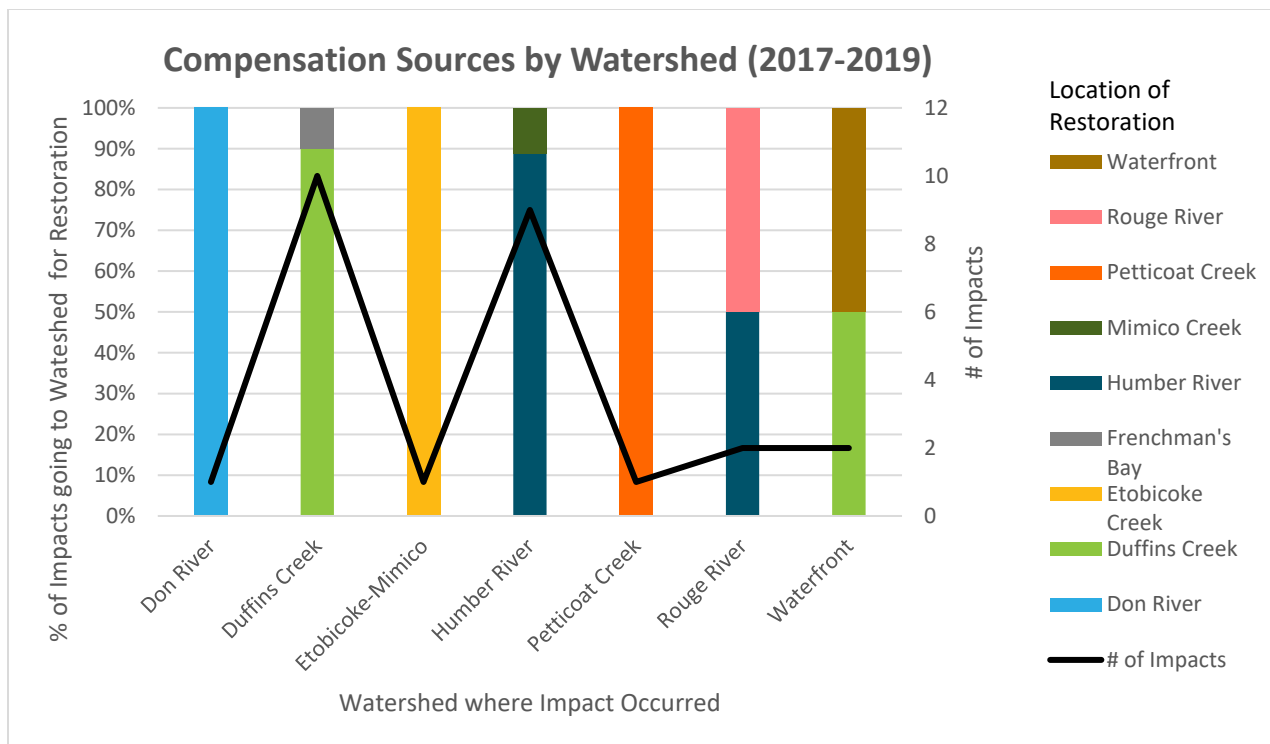


FIGURE 7. COMPARISON OF COMPENSATION FUNDING SOURCES AND EXPENDITURES BY WATERSHED (2017-2019)

Table 4 below provides statistics on the proximity of restoration compensation sites to losses across the jurisdiction. The average distance between an impact and restoration site between 2006-2019 was 2.6 km. The maximum distance of 29 km is from a Toronto impact along the waterfront where restoration occurred elsewhere along the waterfront. Comparing these numbers against future reporting will help to assess TRCA's ability to find restoration compensation sites in proximity to impacted areas.

TABLE 4. RESTORATION PROJECT DISTANCE FROM COMPENSATION IMPACT

Restoration Project Distance (km) from Compensation Impact		
Municipality	Average	Maximum
Ajax	1.24	3.04
Brampton	1.12	7.04
Caledon	3.26	11.06
Mississauga	0.05	0.05
Pickering	1.57	4.63
Richmond Hill	5.44	5.73
Toronto	7.23	29.00
Vaughan	0.86	3.05
Whitby	5.07	5.38
Overall	2.61	29.00

Goal 5: Efficiency and Timeliness

The Guideline specifically identifies that restoration should be achieved in a timely manner. This is important in order to minimize the time lag between the lost ecosystem functions and the ones that are provided by the restoration implementation. Under the Framework, data for all restoration projects can be retrieved to assess the time from when the impact occurred (funds received) to when the restoration project was started (Table 5), implemented (Table 6), and completed after post-construction monitoring and maintenance (Table 7).

TABLE 5. TIME INTERVAL BETWEEN RECEIVING FUNDS AND STARTING RESTORATION PROJECT

Time Lag to Start of Restoration Project Planning/Implementation		
Lag Time (Years)	# of Projects	% of Projects
0	45	43%
1	27	26%
2	7	7%
3-10	26	25%
Total	105	100%

TABLE 6. TIME INTERVAL BETWEEN RECEIVING FUNDS AND RESTORATION PROJECT BEING IMPLEMENTED

Time Lag to Restoration Project Being Fully Implemented		
Lag Time (Years)	# of Projects	% of Projects
0	10	12%
1	24	28%
2	8	9%
3	11	13%
4	11	13%
5-10	21	25%
Total	85	100%

TABLE 7. TIME INTERVAL BETWEEN RECEIVING FUNDS AND COMPENSATION PROJECT FILE COMPLETION

Time Lag to Restoration Project Complete including Monitoring and Maintenance (Funds Fully Spent)		
Lag Time (Years)	# of Projects	% of Projects
0	5	6%
1	12	14%
2	5	6%
3	7	8%
4	8	9%
5	7	8%
6	9	11%
7	7	8%
8	4	5%
9-14	21	25%
Total	85	100%

Goal 6: Adaptability

Undertaking an adaptive management strategy for compensation is important on a project by project basis as well as a program basis. On a project basis, this is important particularly in urban systems where there are multiple issues which can add uncertainty and threaten the viability and longevity of a restoration project (e.g. invasive species, urban storm runoff, etc.). Post-monitoring is essential to understand the trajectory of a restoration project and to adapt maintenance to ensure that the ecosystem functions are maximized. On the program basis, being adaptive is important as there are often multiple stakeholders working toward complex solutions where no two projects are alike. As such, it can be a challenge to have a consistent one solution approach to compensation.

Adaptation within the Ecosystem Compensation Management Program relates to understanding gaps, deficiencies, or inconsistencies in how compensation decisions are executed and making changes to ensure regulatory requirements are adhered to in the best possible manner. Adoption of the Guideline and the implementation of the Framework are positive steps toward adaptive management where previously no formal process existed. Mechanisms within the Guideline and the Framework that relate to adaptation include:

- Yearly summary reporting of the Ecosystem Compensation Management Program using metrics to assess performance and provide recommendations for adaptation where necessary;
- Improved lines of communication within the Framework to ensure decisions are reviewed and commented on by all parties involved; and
- Post-construction monitoring and maintenance to maximize project performance to minimize lag time between ecosystem functions lost through natural feature removal and those recovered through restoration.

DISCUSSION AND RECOMMENDATIONS

Based on the information presented above, the following sections outline key points with future recommendations for the Ecosystem Compensation Management Program.

Goal 1: No Net Loss

Currently, compensation implementation specific to TRCA projects only is achieving an overall no net loss of natural feature area. In fact, there is a marginal overall net gain. As stated in the Details section above, situations where losses occur that do not result in compensation are not reflected in this assessment. Further, on-site restoration and compensation implemented by other agencies are not included in this assessment. The results in this summary relate only to compensation projects where TRCA has received cash-in-lieu funding as identified through the Guideline and implemented through the Framework. Although this does not reflect the complete picture of compensation, it does provide an understanding around TRCA best practices (i.e. is TRCA effectively implementing enough off-site compensation projects to match the required losses where compensation is applied?).

The net gain identified in the results was achieved through implementing funds remaining through realized project efficiencies. In other words, funds remaining once deliverables were met were used to provide value added (i.e. more natural features) restoration to existing projects. To address the loss of 0.6 ha in wetland habitat, TRCA should continue to look for opportunities where compensation funds can be leveraged with new funds in order to meet the required deliverables.

Review and assessment of compensation for lost land base also shows a marginal net gain. This was possible because lands proposed for purchase are outside of the urban area (where land costs are lower). Although it is recognized that protecting natural areas within urban areas are vitally important, if cash-in-lieu funds are not sufficiently provided for acquisition, then discussions with municipalities to achieve no net loss for land base, should consider farther distances from impact during site selection. Further, expanding existing and new partnerships with municipal acquisition programs where TRCA compensation funds for acquisition can be leveraged may also help increase land acquisition outcomes overall.

Goal 2: Accountability

Improved tracking and reporting through the compensation database have enabled improved accountability through more robust data summaries and improved lines of communication. The data show that funds TRCA received from compensation have grown significantly over the years (Figure 3). This is also true of the funds spent to implement restoration projects. When comparing received funds with expenditures, the data show that despite TRCA's ability to implement more and more projects over the years, further increases in available resources (staff, materials, equipment, contractors) are needed to keep up with greater cash-in-lieu funds being received. This will ensure that restoration projects are implemented in a timely manner and that we are accountable to minimize the lag time between feature loss and restoration implementation.

Goal 3: Transparency

Opportunities to demonstrate transparency within the Ecosystem Compensation Management Program have significantly improved with the adoption of the Guideline and the implementation of the Framework. As the program develops, it will be important to determine if these mechanisms continue to demonstrate open and transparent lines of communication externally and internally. For example, are we responding quickly enough to requests for information? Are we providing enough information to inform agencies and proponents on compensation requirements? Is there a clear understanding from proponents and agencies about what TRCA is doing with cash-in-lieu funds received? These questions will continue to be assessed in future summary reports.

Goal 4: Consistency

As indicated in Figures 4-7, there was less concern with the location of the restoration project before the Guideline was adopted. Project locations were not prioritized based on keeping the funds within the same municipality. Now funds are directed primarily within the municipality first and within the watershed second. Lastly, there is the option to move the funds outside of the municipality or watershed if agreeable to the Project File Review Team (including the municipality). In some cases, for larger or more complicated projects, it may be necessary to obtain direction from the Ecosystem Compensation Management Program Review Team.

Since the adoption of the Guideline and the Framework, consistency of data input has increased significantly allowing for more useful information to be retrieved from the compensation database. Additionally, a more consistent approach to roles, responsibilities, and workflow has improved interdepartmental communication and overall understanding of policies and procedures related to compensation practices.

Goal 5: Efficiency and Timeliness

The assessment of efficiencies and timeliness indicate that most projects are implementing within 2 years; are implemented within 4 years; and are completed within 8 years (following 5 years of monitoring and maintenance). Although these are relatively good numbers, there is room for improvement. Of note is the 4 year gap between receipt of funds and project implementation. The Ecosystem Compensation Management Program Review Team assessed timing considerations and developed the following targets:

- From receipt of cash-in-lieu funds to initiating project implementation to be within 1 year;
- From receipt of cash-in-lieu funds to project implementation to be within 2 years; and
- From receipt of cash-in-lieu funds to project completion to be within 7 years.

These targets will be used in subsequent summary reports to measure ongoing performance and to highlight recommendations for future adaptation strategies. One recommendation for future action is to seek ways to increase the availability of resources needed to implement more compensation projects each year. These resources include staff, machinery, equipment, and contractors. It is important to note that some projects have been stalled due to delays in securing restoration project permitting and partner agreements. Sometimes this is beyond the control of the project manager; however, new efficiencies may be found through streamlining the process and improved communication with regulatory agencies and stakeholders, such as yearly restoration project screening meetings with regulatory bodies.

Goal 6: Adaptability

The implementation of compensation is complicated and can vary from file to file, so it can be a challenge to achieve a consistent approach with the proponent and/or regulatory agency. The Ecosystem Compensation Management Program needs to be adaptable to account for the complexities of each file and to ensure that the overall Ecosystem Compensation Management Program can adapt when significant changes are required. These instances may include but are not limited to the following:

- New scientific understanding as it applies to ecosystem function and the impacts of natural feature losses;
- Identifying specific deficiencies in the Ecosystem Compensation Management Program and taking actions for improvement;
- Collaboration and data sharing with other regulatory agencies that inform process change needs;
- Feedback from proponents that can inform process and communication improvements; and
- Monitoring results which identify a need to change restoration practices.

All the above factors have been critical to the development of the Guideline and the Framework, and there has already been significant adaptation in the past few years to improve the Ecosystem Compensation Management Program. TRCA will continue to assess performance, share information, acquire stakeholder feedback, and use updated science to adapt and minimize program deficiencies. Future adaptations will be outlined, assessed, and reported on in subsequent compensation summary reporting.

NEXT STEPS

The items outlined below will direct the focus for program improvements over the course of 2020.

No Net Loss: In order to make sure that the restoration required to compensate for losses are held to a high standard, the restoration costs for typical habitat types will be updated to include increases to construction costs, as well as recommended adaptive changes to design and implementation practices based on monitoring results and scientific research. A longer-term review of the Ecosystem Compensation Program will be needed to assess effectiveness of the no net loss principles as described in the Guideline.

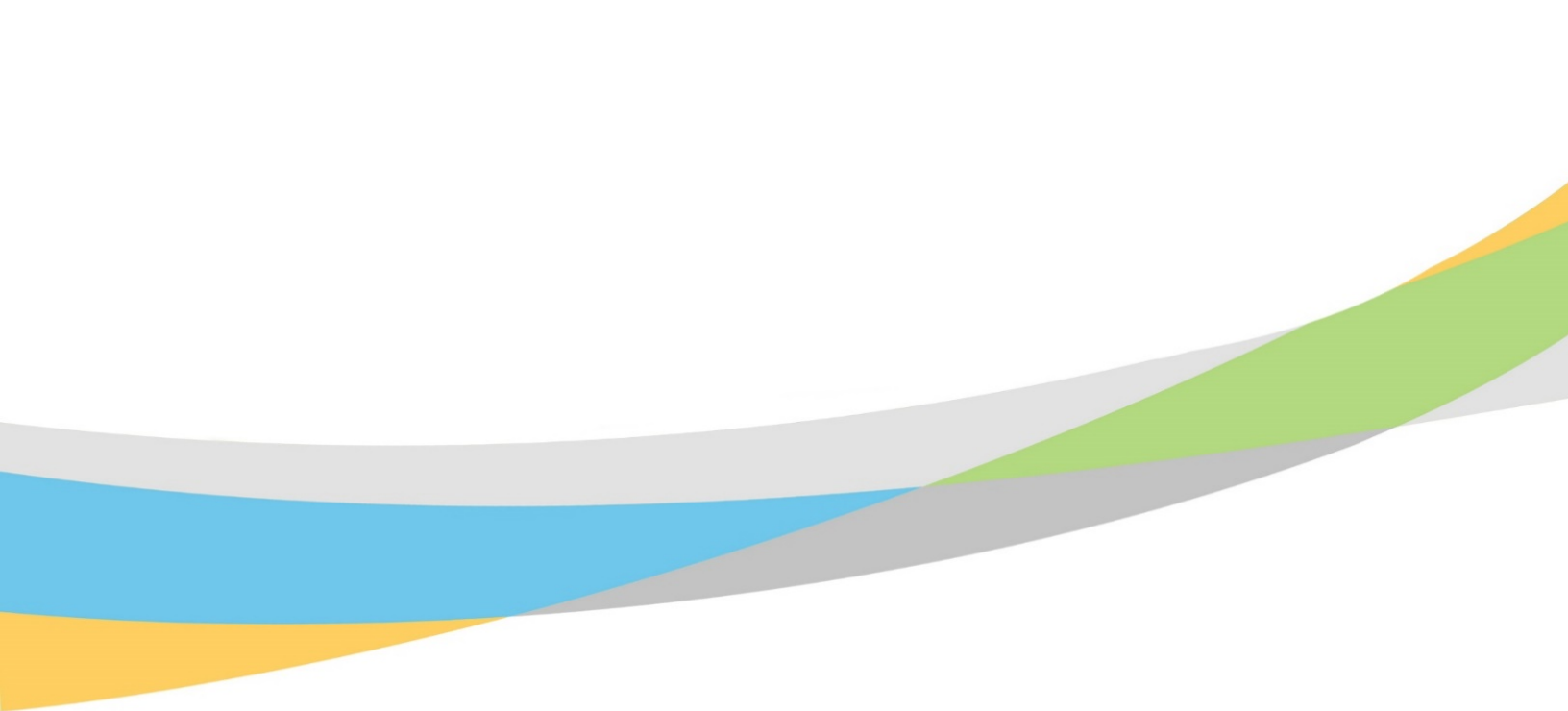
Accountability: Staff will continue to improve the compensation database to ensure it captures information required for file review and reporting. It is important that the information is easily accessible to both the Project File and Ecosystem Compensation Management Program Review Teams, as the annual Ecosystem Compensation Management Program summary report will depend on accurate outputs from the compensation database.

Transparency: This will be improved in 2020 as old information on losses and restoration are uploaded into the database. This will allow for more fulsome reporting on compensation projects throughout a longer time period.

Consistency: The Ecosystem Compensation Management Program Review Team will continue to meet and discuss items that require clarity so that TRCA staff are implementing compensation in the same way. Discussions will be held with other levels of government, including our municipal partners and other conservation authorities, to help ensure that compensation across southern Ontario is undertaken in a consistent manner while recognizing regional differences in development patterns and landscapes.

Efficiency and Timeliness: With both the Guideline and the Framework in place, and with program reporting underway, it is necessary to ensure that restoration keeps pace with losses on the landscape by reducing the administration time lag associated with establishing new natural features and allowing them to mature. Increasing resources within TRCA's Restoration Projects group will aid in increasing efficiencies and reducing timelines where possible, outside of external permit and approval delays such as those required to implement restoration projects and help to reduce the funds currently being held for restoration.

Adaptability: The Ecosystem Compensation Management Program will continue to be refined to meet the Framework goals and objectives. There are three main areas that will be investigated and addressed. First, the concept developed in the Guidelines of applying basal area as a simple proxy for natural feature functions. Second, improvements to tracking land base compensation that does not result in cash-in-lieu to more accurately represent losses to the natural heritage system. Land base losses tracking improvements will be sought for losses as a result of Environmental Assessments, regional and municipal projects as well as on-site compensation so that losses can be tracked more effectively and compared to local Greenland acquisition and securement strategies. Finally, property and asset management costs for lands dedicated to TRCA as part of a compensation project will be explored to ensure that TRCA is able to sustainably maintain those lands.



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Section IV – Ontario Regulation 166/06, As Amended

TO: Chair and Members of the Executive Committee
Meeting #9/19, November 1, 2019

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

RECOMMENDATION

THAT permit be granted in accordance with Ontario Regulation 166/06, as amended, for the application which is listed below:

MAJOR PERMIT APPLICATION 10.1 – REGULAR – FOR APPROVAL

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring site specific conditions and permissions that extend beyond two years.

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

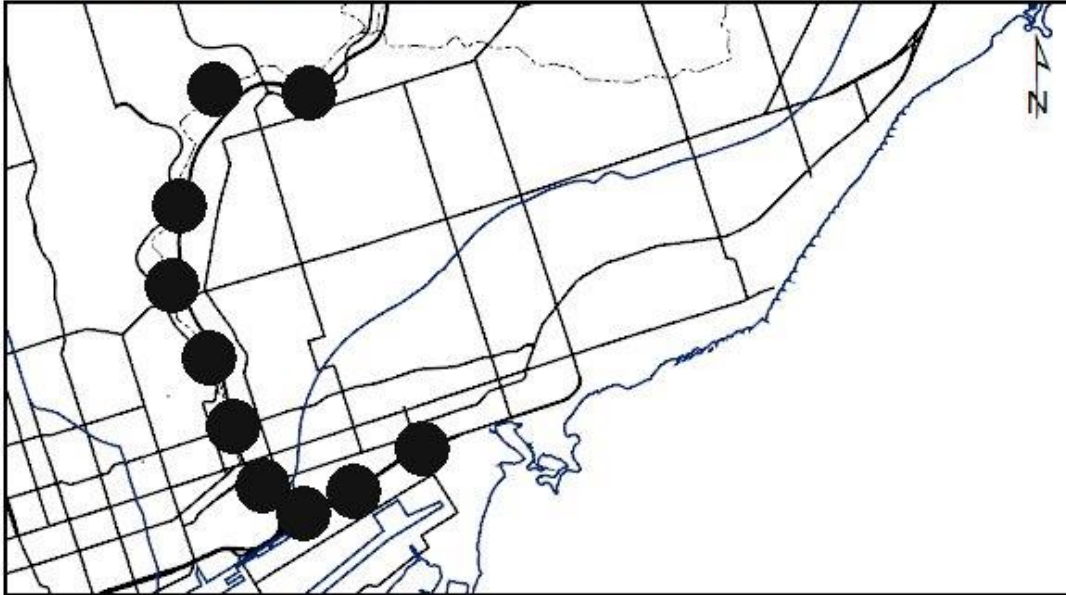
10.1 CITY OF TORONTO

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, from Lake Shore Avenue East and Leslie Street to Coxwell Ravine Park, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto. The purpose is to construct the 6.3m wide Coxwell Bypass tunnel from Ashbridges Bay Treatment Plant (IHES-2B) within sound bedrock approximately fifty (50) meters below ground surface, using a tunnel boring machine across the Don River valley just south of the railway

Item 10.1

corridor at Lake Shore Boulevard for approximately 10.5 km upstream, to the Coxwell Ravine Park (CX-1A), located just west of Taylor Massey Creek, in the City of Toronto. There are no inwater works associated with this project.

MAP LOCATION: Coxwell Bypass Tunnel



The permit will be issued for the period of November 1, 2019 to October 31, 2021 in accordance with the following documents and plans which form part of this permit:

- **Drawing #: 1078-2014-02-02; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Drawing List (1 of 2); prepared by City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-03; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Drawing List (2 of 2); prepared by City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-04; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Process and Flow Diagram; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-05; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, General Notes; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-06; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Curve Data & Survey Control (1 of 2); prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-07; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Curve Data & Survey Control (2 of 2); prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-08; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 1+000 to STA. 1+250; prepared by Black & Veatch**

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- in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;
- **Drawing #: 1078-2014-02-09; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 1+250 to STA. 1+550; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-10; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 1+550 to STA. 1+850; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-11; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 1+850 to STA. 2+200; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-12; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 2+200 to STA. 2+500; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-13; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 2+500 to STA. 2+800; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-14; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 2+800 to STA. 3+100; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-15; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 3+100 to STA. 3+400; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-16; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 3+400 to STA. 3+725; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-17; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 3+725 to STA. 4+075; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-18; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 4+075 to STA. 4+425; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-19; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 4+425 to STA. 4+750; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-20; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 4+750 to STA. 5+100; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**

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- **Drawing #: 1078-2014-02-21; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 5+100 to STA. 5+450; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-22; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 5+450 to STA. 5+750; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-23; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 5+750 to STA. 6+100; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-24; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 6+100 to STA. 6+400; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-25; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 6+400 to STA. 6+750; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-26; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 6+750 to STA. 7+050; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-27; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 7+050 to STA. 7+375; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-28; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 7+375 to STA. 7+700; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-29; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 7+700 to STA. 8+050; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-30; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 8+050 to STA. 8+400; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-31; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 8+400 to STA. 8+700; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-32; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 8+700 to STA. 9+000; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-33; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 9+000 to STA. 9+300; prepared by Black & Veatch**

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- in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;
- **Drawing #: 1078-2014-02-34; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 9+300 to STA. 9+625; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-35; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 9+625 to STA. 9+950; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-36; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 9+950 to STA. 10+300; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-37; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 10+300 to STA. 10+600; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-38; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 10+600 to STA. 10+900; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-39; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 10+900 to STA. 11+250; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-40; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Plan & Profile STA. 11+250 to STA. 11+505; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 23, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-289; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – 4SPK-4W08 Metrolinx Crossing 12; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 3; dated March 22, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-288; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – 4MTS Metrolinx Crossing 11; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-287; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – 4MAT Metrolinx Crossing 10; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**
 - **Drawing #: 1078-2014-02-286; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – 4SUN/4QUE Metrolinx Crossing 9; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**

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- **Drawing #: 1078-2014-02-106; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Prince Edward Viaduct; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-105; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Gerrard Street Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-104; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Dundas Street Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-103; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Queen Street Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-102; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Eastern Avenue Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-101; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Don Valley Parkway Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-100; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Keating Rail Yard Track Crossing; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-99; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 8 & Millwood Rd.; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-98; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 7; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-97; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 6; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-96; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 5; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 3; dated March 22, 2018; received by TRCA on April 23, 2019;**
- **Drawing #: 1078-2014-02-95; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 4; prepared by Black &**

Item 10.1

- Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;
- Drawing #: 1078-2014-02-94; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 3; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;
 - Drawing #: 1078-2014-02-93; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 2; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 2; dated March 22, 2018; received by TRCA on April 23, 2019;
 - Drawing #: 1078-2014-02-92; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Tunnel Instrumentation – Metrolinx Crossing 1; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 3; dated March 22, 2018; received by TRCA on April 23, 2019;
 - Drawing #: 1078-2014-02-91; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Instrumentation Details and Schedule; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 3; dated March 22, 2018; received by TRCA on April 23, 2019;
 - Drawing #: 1078-2014-02-143; Don & Waterfront Wet Weather Flow System, Coxwell Bypass Tunnel, Precast Concrete Tunnel Lining Geometric Layout; prepared by Black & Veatch in association with R.V. Anderson Associates Limited on behalf of City of Toronto; Revision No. 1; dated March 22, 2018; received by TRCA on April 23, 2019.

RATIONALE

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

Proposal:

The City of Toronto is embarking on a comprehensive program to construct a new wet weather flow system to greatly reduce combined sewer overflows (CSOs) currently flowing into the Don River which will eventually help improve the water quality of the Don River and Inner Harbor. The intent of the program is to provide an optimized solution that ultimately delist the Don River and Inner Harbor as an Area of Concern under the Canada-United States Great Lakes Water Quality Agreement as well as improve the dry weather flow (DWF) sewer system's efficiency and security.

The City completed an Environmental Assessment (EA) in 2012 to identify solutions for improvements that were built upon the results of the [City's 2003 Wet Weather Flow Master Plan \(WWFMP\)](#). TRCA was involved in the EA review and provided technical comments on the preferred solutions which included the [Lower Don Tunnel/Coxwell Tunnel](#); [Taylor Massey Creek Tunnel](#), Inner Harbor Tunnel, several underground storage tanks; upgrades to North Toronto Treatment Plant, a new treatment facility south of the existing Ashbridges Bay Treatment Plant and a new pumping station at Ashbridges Grove Park. Due to funding allocations, the City is proposing to implement the preferred solution in five stages, and over a 25-year time frame; and this proposal is part of the first phase of project implementation.

This phase of the project implementation includes construction of a 10.5 kilometer long tunnel which will be approximately 6.3m diameter wide within the bedrock about 50m below the ground surface. The tunnel will commence just south of Lake Shore Boulevard at Shaft 1 (IHES-2B) at Ashbridges Bay Treatment Plant travelling westwards and northwards after crossing the Don River valley just south of the railway corridor at Lake Shore Boulevard, intercepted by five (5)

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access shafts and thirteen (13) adit shafts (also known as the Wet Weather Flow Connections), terminating at the Coxwell Ravine Park, located just west of Taylor Massey Creek. The 5 access shafts (also known as Shafts IHES-2B, LDS-3B, BB-1, NTTPT-1, and CX-1A) are approximately 21.5 m wide in diameter and intercept the tunnel approximately three to six kilometers apart.

Construction will occur using a tunnel boring machine (TBM) within the Georgian Bay Formation bedrock and excavated in a single pass using a shielded rock TBM equipped with a vacuum erection system. A tail tunnel connection will be built from Shaft IHES 2 (b) to the new pumping station (IPS) at the Ashbridges Bay Treatment Plant (ABTP) and another connection from CX 1(a) to the existing Coxwell Sanitary Trunk Sewer shaft at the Coxwell Ravine Park.

The TBM will be lowered into Shaft 1 (IHES-2B) near the ABTP and would be driven about 10.5 km upstream passing through all 5 access shafts and 13 adit tunnels to the terminus Shaft 5 - CX-1A. The TBM will be removed from Shaft 5 and trucked away. Each shaft will be excavated down to the tunnel invert before the TBM reaches it to facilitate inspection and maintenance of the TBM. All of the excavated rock will be loaded onto a conveyor belt at the back end of the TBM and the conveyor belt will transport all of the excavated rock to Shaft 1. All excavated rock will be removed at Shaft 1 and then hauled to an appropriate disposal site.

Since the TBM is equipped with a vacuum erection system, installation of the pre-cast segmental tunnel lining (PCTL) within the tunnel, will occur immediately behind the TBM cutter head using precast concrete segments. The tunnel will have a final lined inside diameter of 6.3m (excavated diameter will be approximately 7.3m). All of the segments required to line the tunnel between Shafts 1 and 3 will be lowered into the tunnel at Shaft 1 and hauled to the back end of the TBM by a train. Similarly, all of the segments required to line the tunnel between Shafts 3 and 5 will be lowered into the tunnel at Shaft 3. Grout will be used to fill the annular space between the excavated rock and the outside of the liner segments. Grouting will be completed immediately after each ring of segments is assembled inside the tunnel. Grout will be delivered to each of the shaft sites and pumped to the TBM.

Groundwater inflows into the tunnel are expected to be minor as the tunnelling is occurring within the Georgian Bay Formation bedrock; however, any inflows will be localized and appropriately controlled by pumping from sumps. There are no vegetation removals, flood or erosion hazard impacts associated with this phase of the project as all works will occur underground approximately fifty (50) meters below the existing ground surface. TRCA has issued separate permits for each shaft construction. Construction of the tunnel is proposed to commence during the winter of 2019 over several years.

Control of Flooding:

Although the project site is located within the Don River flood plain, the proposed works are not anticipated to impact flooding, flood storage or conveyance of flood waters. As a precautionary measure and upon TRCA request, the City construction contractor will implement a flood contingency plan during the construction period to ensure the protection of life and property as well as to allow for flood water conveyance. Once construction is complete, all construction equipment and staging materials will be removed from the site, then the shaft sites will be regraded and restored to its original condition or better.

Pollution:

Erosion and sediment control measures installed for each shaft location will be in place during the construction of the tunnel including sedimentation traps (2), sedimentation ditches, silt

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fences, and catch basin protection. These measures will be implemented to prevent the release of construction generated sediments into Taylor Massey Creek, Yellow Creek and the Don River. Erosion and sediment control measures have been provided in accordance with the Greater Golden Horseshoe Area Conservation Authorities Erosion and Sediment Control Guidelines for Urban Construction (2006).

Dynamic Beaches:

Not applicable.

Erosion:

There are no impacts identified to slope stability or erosion as a result of these works.

Conservation of Land:

There are no inwater works associated with this project.

Plantings

The City of Toronto Tree Protection Policy and Specifications for Construction near trees will be adhered to during the construction period for each shaft site. There are no vegetation removals associated with the tunnel construction. Surface site restoration will occur at each shaft location in accordance other TRCA permits for the shaft construction.

Policy Guidelines:

This proposal complies with Section 8.9, Infrastructure Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 57946 - Application #: 0678/17/TOR

Report Prepared by: Renee Afoom-Boateng, extension 5714

Email: renee.afoom-boateng@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714

Email: renee.afoom-boateng@trca.ca

Date: October 23, 2019

10.2 STANDARD DELEGATED PERMITS FOR RECEIPT– STAFF APPROVED AND ISSUED

Delegated Permits are processed by Development and Engineering Services Division staff, authorized by designated staff appointed as Enforcement Officers by the Board of Directors and received monthly by the Executive Committee. Delegated permits are categorized as standard, routine infrastructure works, emergency infrastructure works, minor works and permits after the fact/resolution of violations. Standard permits are non-complex permissions consistent with TRCA approved policies and procedures and issued for a time period of two years or less.

CITY OF BRAMPTON

1463567 ONTARIO LIMITED - Etobicoke Creek Watershed

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a two-storey garden/retail centre, a proposed new greenhouse and parking lot associated with a site plan application and building permit application at 10753 Heart Lake Road, in the City of Brampton.

CFN: 62146 - Application #: 0994/19/BRAM

Report Prepared by: Adam Miller, extension 5244, email adam.miller@trca.ca

For information contact: Adam Miller, extension 5244, email adam.miller@trca.ca

Date: October 4, 2019

REGIONAL MUNICIPALITY OF PEEL - Mimico Creek Watershed

The purpose is to replace an existing watermain with a 200 mm diameter PVC watermain along Jayfield Road located between Josephine Court and Jill Crescent. The warm water construction timing window will apply to the proposal.

CFN: 61839 - Application #: 0742/19/BRAM

Report Prepared by: Manirul Islam, extension 5715, email manirul.islam@trca.ca

For information contact: Manirul Islam, extension 5715, email manirul.islam@trca.ca

Date: September 30, 2019

CITY OF MARKHAM

2439824 ONTARIO INC. - Rouge River Watershed

The purpose is to recognize works undertaken within the TRCA's Regulated Area of the Rouge River Watershed related to an addition to an existing industrial building located at 18 Laidlaw Boulevard, City of Markham.

CFN: 62040 - Application #: 0938/19/MARK

Report Prepared by: Andrea Lam, extension 5306, email andrea.lam@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: September 27, 2019

2678924 ONTARIO INC. - Rouge River Watershed

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate internal and external renovations to an existing commercial building located at 4491 Highway 7 in the City of Markham.

CFN: 62010 - Application #: 0888/19/MARK

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Michelle Bates, extension 5618, email michelle.bates@trca.ca

Date: September 16, 2019

CITY OF MARKHAM - Rouge River Watershed

The purpose is to undertake fill and grading in Kirkham Park to the Fairtree Pond, east of Markham Road, south east of Kirkham Drive in the City of Markham, Regional Municipality of York.

CFN: 62206 - Application #: 1020/19/MARK

Report Prepared by: Harsha Gammanpila, extension 5629, email

harsha.gammanpila@trca.ca

For information contact: Harsha Gammanpila, extension 5629, email

harsha.gammanpila@trca.ca

Date: October 17, 2019

FLATO CANVAS ON THE ROUGE INC. - Rouge River Watershed

The purpose is to undertake installation of a 12 m long storm sewer and outfall on 9700 Ninth Line. The works will also include construction of a 3.0 m wide asphalt trail connecting Castlemore Avenue and Ninth Line, in the City of Markham.

CFN: 61803 - Application #: 0648/19/MARK

Report Prepared by: Harsha Gammanpila, extension 5629, email

harsha.gammanpila@trca.ca

For information contact: Harsha Gammanpila, extension 5629, email

harsha.gammanpila@trca.ca

Date: September 18, 2019

7792 HIGHWAY 7 EAST - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the development of an addition to the existing heritage dwelling, an attached garage, patio and walkway areas, septic system with two beds, and driveway alterations, and the removal of existing sheds and an existing frame garage located at 7792 Highway 7 East in the City of Markham

CFN: 56544 - Application #: 0997/16/MARK

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: September 19, 2019

CITY OF MISSISSAUGA

CITY OF MISSISSAUGA - Mimico Creek Watershed

The purpose is to replace the superstructures of two (2) pedestrian bridges along Mimico Creek, located between Goreway Drive and Darcel Avenue, north of Morning Star Drive, in the City of Mississauga. The warm water construction timing window will apply to this project.

CFN: 61225 - Application #: 0300/19/MISS

Report Prepared by: Zack Carlan, extension 5310, email zack.carlan@trca.ca

For information contact: Zack Carlan, extension 5310, email zack.carlan@trca.ca

Date: September 23, 2019

TAKOL CMCC ATLANTIC GP INC. - Etobicoke Creek Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Etobicoke Creek Watershed in order to facilitate the resurfacing of an existing parking lot located at 5775 Atlantic Drive in the City of Mississauga.

CFN: 62189 - Application #: 1011/19/MISS

Report Prepared by: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

For information contact: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

Date: October 8, 2019

CITY OF PICKERING

1925 SPRUCE HILL ROAD - Frenchman's Bay Watershed

The purpose is to construct a two storey replacement dwelling with rear at grade patio where an existing two storey single family detached dwelling is currently located at 1925 Spruce Hill Road in the City of Pickering.

CFN: 62118 - Application #: 0917/19/PICK

Report Prepared by: Stephanie Worrton, extension 5907, email stephanie.worrton@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 17, 2019

347 FINCH AVENUE - Petticoat Creek Watershed

The purpose is to perform minor site grading and construct a detached garage in the rear of an existing residential property located at 347 Finch Avenue in the City of Pickering.

CFN: 62007 - Application #: 0887/19/PICK

Report Prepared by: Stephanie Worrton, extension 5907, email stephanie.worrton@trca.ca

For information contact: Steve Heuchert, extension 5311, email steve.heuchert@trca.ca

Date: September 25, 2019

CITY OF RICHMOND HILL

1231674 ONTARIO INC. - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the development of a new dwelling on an existing residential lot located at 42 Vitlor Drive, Richmond Hill.

CFN: 61654 - Application #: 0622/19/RH

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: October 2, 2019

31 PLATINUM AVENUE - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the development of an in-ground pool, cabana, shed pad and associated hardscaping in the rear yard of an existing residential property located at 31 Platinum Avenue, Richmond Hill.

CFN: 60261 - Application #: 0836/18/RH

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: October 10, 2019

ELGIN HOUSE PROPERTIES LIMITED - Rouge River Watershed

The purpose is to conduct preliminary topsoil stripping and site grading associated with a 304 unit townhouse and two mid-rise residential development within a Regulated Area of the Rouge River watershed at 1000 Elgin Mills Road in the City of Richmond Hill.

CFN: 62162 - Application #: 1014/19/RH

Report Prepared by: Anthony Sun, extension 5724, email anthony.sun@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: October 17, 2019

35 CORAL CRESCENT - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the development of an in-ground pool and landscaping on an existing residential property located at 35 Coral Crescent, Richmond Hill.

CFN: 61873 - Application #: 0732/19/RH

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: October 2, 2019

569 SUNSET BEACH ROAD - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed to facilitate the development of a new dwelling located at 569 Sunset Beach Road in the City of Richmond Hill.

Item 10.2

CFN: 62029 - Application #: 0925/19/RH

Report Prepared by: Michelle Bates, extension 5618, email michelle.bates@trca.ca

For information contact: Anthony Sun, extension 5724, email anthony.sun@trca.ca

Date: September 19, 2019

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

501 ALLIANCE INVESTMENTS INC. - Humber River Watershed

The purpose is to construct a new exterior steel platform to support a back-up generator for an existing office building at 501 Alliance Avenue in the City of Toronto (Etobicoke York).

CFN: 62172 - Application #: 0962/19/TOR

Report Prepared by: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

For information contact: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

Date: September 23, 2019

BRL REALTY LIMITED - Mimico Creek Watershed

The purpose is to facilitate the construction associated with resurfacing an existing parking lot at 900 Dixon Road in the City of Toronto (Etobicoke York).

CFN: 61944 - Application #: 0788/19/TOR

Report Prepared by: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

For information contact: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

Date: September 9, 2019

5 HUMBER HILL AVENUE - Humber River Watershed

The purpose is to construct a two and half storey replacement dwelling, a rear deck and basement walkout at 5 Humber Hill Avenue in the City of Toronto (Etobicoke York Community Council Area).

CFN: 60320 - Application #: 0862/18/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 3, 2019

73 EDENVALE CRESCENT - Humber River Watershed

The purpose is to construct a new two-storey single family detached residential dwelling including integral garage and rear deck at 73 Edenvale Crescent in the City of Toronto (Etobicoke York Community Council Area).

CFN: 62182 - Application #: 1001/19/TOR

Report Prepared by: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

For information contact: Nicole Moxley, extension 5968, email nicole.moxley@trca.ca

Date: October 16, 2019

Item 10.2

TORONTO TRANSIT COMMISSION - Humber River Watershed

The purpose is to undertake parking lot reconstruction located at 391 Alliance Avenue, southeast of Jane Street and Eglinton Avenue West, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61885 - Application #: 0760/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 1, 2019

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

26 DONWOODS DRIVE - Don River Watershed

The purpose is to construct a two storey dwelling with rear deck at 26 Donwoods Drive in the City of Toronto (North York Community Council Area).

CFN: 57992 - Application #: 0694/17/TOR

Report Prepared by: Anna Lim, extension 5284, email anna.lim@trca.ca

For information contact: Steve Heuchert, extension 5311, email steve.heuchert@trca.ca

Date: October 11, 2019

43 ALAMOSA DRIVE - Don River Watershed

The purpose is to construct a two storey replacement dwelling with basement walkout and rear attached deck where an existing one storey single family detached dwelling is currently located at 43 Alamosa Drive in the City of Toronto (Scarborough Community Council Area).

CFN: 61814 - Application #: 0686/19/TOR

Report Prepared by: Stephanie Worrton, extension 5907, email stephanie.worrton@trca.ca

For information contact: Stephanie Worrton, extension 5907, email stephanie.worrton@trca.ca

Date: September 25, 2019

366 OLD YONGE STREET - Don River Watershed

The purpose is to construct a new two storey single family detached dwelling at 366 Old Yonge Street in the City of Toronto (North York Community Council Area).

CFN: 61592 - Application #: 0545/19/TOR

Report Prepared by: Anna Lim, extension 5284, email anna.lim@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 15, 2019

360 OLD YONGE STREET - Don River Watershed

The purpose is to construct a new two storey single family detached dwelling at 360 Old Yonge Street in the City of Toronto (North York Community Council Area).

Item 10.2

CFN: 61593 - Application #: 0543/19/TOR

Report Prepared by: Anna Lim, extension 5284, email anna.lim@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 15, 2019

22 RUDEN CRESCENT - Don River Watershed

The purpose is to construct a retaining wall along the eastern property line in front of the existing failing timber retaining wall at 22 Ruden Crescent in the City of Toronto (North York Community Council Area).

CFN: 61063 - Application #: 0158/19/TOR

Report Prepared by: Anna Lim, extension 5284, email anna.lim@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 11, 2019

27 BEECHWOOD AVENUE - Don River Watershed

The purpose is to construct an inground pool, patio, and cabana attached to the west side of an existing two storey single family detached dwelling located at 27 Beechwood Avenue in the City of Toronto (North York Community Council Area).

CFN: 60367 - Application #: 0937/18/TOR

Report Prepared by: Stephanie Worrone, extension 5907, email stephanie.worrone@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 16, 2018

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

CITY OF TORONTO - Highland Creek Watershed

The purpose is to undertake the construction of a new playground at 91 Eastpark Boulevard, southwest of Markham Road and Lawrence Avenue, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61844 - Application #: 0730/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 7, 2019

57 CROCKFORD BOULEVARD - Don River Watershed

The purpose is to change the use of an existing warehouse building into a vehicle repair shop and construct an additional bay door on the north side of the existing building located at 57 Crockford Boulevard in the City of Toronto (Scarborough Community Council Area).

CFN: 62041 - Application #: 0939/19/TOR

Report Prepared by: Stephanie Worrone, extension 5907, email stephanie.worrone@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 3, 2019

Item 10.2

46 FALLINGBROOK DRIVE - Waterfront Watershed

The purpose is to construct an inground pool and associated hardscaping as well as two retaining walls along the south and west property lines, at the rear of an existing two storey single family detached dwelling located at 46 Fallingbrook Drive in the City of Toronto (Scarborough Community Council Area).

CFN: 60475 - Application #: 1037/18/TOR

Report Prepared by: Stephanie Worrone, extension 5907, email stephanie.worrone@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 3, 2019

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

185 NEVILLE PARK BOULEVARD - Waterfront Watershed

The purpose is to construct a two storey replacement dwelling at 185 Neville Park Boulevard in the City of Toronto (Toronto and East York Community Council Area).

CFN: 62064 - Application #: 0842/19/TOR

Report Prepared by: Anna Lim, extension 5284, email anna.lim@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 21, 2019

48 MORSE STREET - Don River Watershed

The purpose is to construct a rear second storey addition, a deck and steps to the two-storey single family dwelling at 48 Morse Street in the City of Toronto (Toronto and East York Community Council Area).

CFN: 62099 - Application #: 0920/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 7, 2019

WATERFRONT TORONTO - Don River Watershed

The purpose is to construct the superstructure of the Cherry Street north bridge, a single-span bridge and a proposed transit bridge along the new Cherry Street alignment west of the existing Cherry Street which will be removed/demolish once the new bridge is built. No in-water works are anticipated during construction.

CFN: 61891 - Application #: 0785/19/TOR

Report Prepared by: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: September 26, 2019

CITY OF VAUGHAN

678 NASHVILLE ROAD - Humber River Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, the development of a 164 sq. m. (1765 sq. ft.) rear addition on lands known municipally as 678 Nashville Road, in the City of Vaughan.

CFN: 61819 - Application #: 0696/19/VAUG

Report Prepared by: Anthony Syhlonyk, extension 5272, email anthony.syhlonyk@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: July 10, 2019

CONDOR PROPERTIES (FENMARCON) INC. - Humber River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate site alteration works including topsoil stripping and preliminary grading on lands known municipally as 1110 Jane Street, in the City of Vaughan.

CFN: 62037 - Application #: 0935/19/VAUG

Report Prepared by: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: September 10, 2019

TOWN OF CALEDON

1667710 ONTARIO LTD. - 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 open storage yard located at 13303 Coleraine Drive in the Town of Caledon. The works are associated with a municipal Site Plan application (Town File: SPA 18-0083) and Minor Variance application (Town File: A026-18).

CFN: 60511 - Application #: 1139/18/CAL

Report Prepared by: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

For information contact: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

Date: September 26, 2019

HILLVIEW ESTATES LIMITED - Humber River Watershed

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate topsoil stripping and earthworks associated with a proposed 14-lot residential subdivision (Town File No. Draft Plan of Subdivision 21T-81003C), referred to as Hillview Estates Limited.

CFN: 62170 - Application #: 0959/19/CAL

Report Prepared by: Jason Wagler, extension 5370, email jason.wagler@trca.ca

For information contact: Jason Wagler, extension 5370, email jason.wagler@trca.ca

Date: October 1, 2019

TOWN OF WHITCHURCH-STOUFFVILLE

92 SOUTH ROAD - Rouge River Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Rouge River watershed, the development of a 2 storey addition to an existing single detached dwelling with a footprint of approximately 60.5 sq. m. (651 sq. ft.) on lands known municipally as 92 South Road, in the Town of Whitchurch-Stouffville.

CFN: 61934 - Application #: 0767/19/WS

Report Prepared by: Anthony Syhlonyk, extension 5272, email anthony.syhlonyk@trca.ca

For information contact: Jackie Burkart, extension 5304, email jackie.burkart@trca.ca

Date: July 25, 2019

TOWNSHIP OF KING

13945 DUFFERIN STREET - Humber River Watershed

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, the placement of approximately 9000m² of fill to restore portions of the property to farming operations and facilitate access to the rear of the property on lands known municipally as 13945 Dufferin Street, in the Township of King.

CFN: 56592 - Application #: 1098/16/KING

Report Prepared by: Anthony Syhlonyk, extension 5272, email anthony.syhlonyk@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: November 3, 2016

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

Permission for Routine Infrastructure Works, including Emergency Infrastructure Works permissions, are subject to authorization by staff designated as Enforcement Officers as per Authority Res. #A198/13 and #A103/15, respectively. All routine and emergency infrastructure works are located within a regulated area, generally within or adjacent to the hazard or natural feature and in the opinion of staff do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CITY OF PICKERING

CITY OF TORONTO

To drill boreholes, install two (2) test wells and carry out a pump test in Grand Valley Park located south of Concession Road 3, in the City of Pickering, Duffins Creek Watershed, as located on property owned by the Toronto and Region Conservation Authority (TRCA), under Management Agreement with the City of Pickering. The purpose is to drill boreholes, install two (2) test wells and carry out a pump test in Grand Valley Park located south of Concession Road 3. No in-water work is proposed.

Item 10.2

CFN: 62150 - Application #: 1003/19/PICK

Report Prepared by: Sharon Lingertat, extension 5717, email sharon.lingertat@trca.ca

For information contact: Sharon Lingertat, extension 5717, email sharon.lingertat@trca.ca

Date: October 18, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility watercourse crossing by trenchless technology on the south side of Kingston Road, from Delta Boulevard continuing east to 775 Kingston Road; and from 835 Kingston Road to Fairport Road, in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by the City of Pickering as per the franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 2 PE IP gas pipeline on the south side of Kingston Road, from Delta Boulevard continuing east to 775 Kingston Road. A second NPS 2 PE IP gas pipeline will be installed on the south side of Kingston Road from 835 Kingston Road to Fairport Road, in the City of Pickering. The warm water construction timing window applies to this project.

CFN: 62024 - Application #: 0913/19/PICK

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Caroline Mugo, extension 5689, email caroline.mugo@trca.ca

Date: October 4, 2019

ROGERS COMMUNICATIONS CANADA INC.

To undertake sewer, watermain or utility or maintenance within an existing roadway on Granite Court, from approximately 230 metres east of Rosebank Road to Sandstone Manor, in the City of Pickering, Petticoat Creek Watershed; as located on property owned by the City of Pickering. The purpose is to install a 75 millimetre diameter conduit on the south side of Granite Court, from approximately 230 metres east of Rosebank Road to Sandstone Manor, in the City of Pickering. No in-water work is associated with this project.

CFN: 61681 - Application #: 0979/19/PICK

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

Date: October 18, 2019

ROGERS COMMUNICATIONS CANADA INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway along Finch Avenue and Kingston Road, from east of Brock Road to west of Duffins Creek, in the City of Pickering and the Town of Ajax, Duffins Creek Watershed as located on the property owned by the City of Pickering and the Regional Municipality of Durham. The purpose is to install a 75 millimetre diameter conduit along Finch Avenue and Kingston Road, from east of Brock Road to west of Duffins Creek, in the City of Pickering and the Town of Ajax. No in-water work is associated with this project.

CFN: 61685 - Application #: 0634/19/PICK

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

Date: October 15, 2019

CITY OF RICHMOND HILL

ROGERS COMMUNICATIONS CANADA INC.

To undertake sewer and watermain or utility installation or maintenance within an existing roadway on Weldrick Road West, between Avenue Road to Greenbelt Crescent, in the City of Richmond Hill, Don River Watershed as located on the property owned by the City of Richmond Hill. The purpose is to undertake conduit installation on Weldrick Road West, between Greenbelt Crescent and Avenue Road. There are no in-water works involved within the scope of this project.

CFN: 61948 - Application #: 0915/19/RH

Report Prepared by: Shirin Varzgani, extension 5785, email shirin.varzgani@trca.ca

For information contact: Shirin Varzgani, extension 5785, email shirin.varzgani@trca.ca

Date: October 15, 2019

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Old Mill Road, between Bloor Street West and 35 Old Mill Road, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on property owned by the City of Toronto. The purpose is to reline existing 150 mm diameter and 300 mm diameter watermain on Old Mill Road, between Bloor Street West and 35 Old Mill Road, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61978 - Application #: 0816/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on the west side of Wilby Crescent, and at 10 Wilby Crescent, in the City of Toronto, Humber River Watershed as located on the property owned by a private landowner to whom Enbridge Gas Inc. is providing service at their request and on property owned by the City of Toronto as per the franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 4 PE IP gas pipeline on the west side of Wilby Crescent, and a proposed NPS 2 PE IP gas service at 10 Wilby Crescent, in the City of Toronto. No in-water work is associated with this project.

CFN: 61888 - Application #: 0781/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on the north side of Lawrence Avenue West, east of Blackstone Street, in the City of Toronto,

Item 10.2

Humber River Watershed as located on the property owned by the City of Toronto as per the franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 2 PE IP gas pipeline on the north side of Lawrence Avenue West, on the east side of Blackstone Street, and on various streets in a new subdivision under TRCA permit C-190796, in the City of Toronto. No in-water work is associated with this project.

CFN: 62023 - Application #: 0912/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

BELL CANADA

To undertake sewer, watermain or utility watercourse crossing by trenchless technology on Overlea Boulevard, between 85 Overlea Boulevard and 135 Overlea Boulevard, in the City of Toronto (North York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to install new communication conduits and concrete ducts, and the construction of a new precast manhole for Bell Canada on Overlea Boulevard, between 85 Overlea Boulevard and 135 Overlea Boulevard, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61168 - Application #: 0271/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 1, 2019

ROGERS COMMUNICATIONS CANADA INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Bannatyne Drive, between Beaverhall Drive and Stubbs Drive, in the City of Toronto (North York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to install new communication conduits for Rogers Communications Canada Inc. on Bannatyne Drive, between Beaverhall Drive and Stubbs Drive, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61230 - Application #: 0304/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 1, 2019

ROGERS COMMUNICATIONS CANADA INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Weybourne Crescent, St. Edmunds Drive and Yonge Street, south of Lawrence Avenue East and Yonge Street, in the City of Toronto (North York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to install new communication conduits and a new vault for Rogers Communications Canada Inc. on

Item 10.2

Weybourne Crescent, St. Edmunds Drive and Yonge Street, south of Lawrence Avenue East and Yonge Street, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 62142 - Application #: 0993/19/TOR

Report Prepared by: Madison Antonangeli, extension 5650, email madison.antonangeli@trca.ca

For information contact: Madison Antonangeli, extension 5650, email madison.antonangeli@trca.ca

Date: October 21, 2019

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Anola Place, from Gully Drive to the end of the cul-de-sac, in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on property owned by the City of Toronto. The purpose is to abandon and replace an existing 150 mm diameter cast iron watermain with a new 150 mm diameter PVC watermain on Anola Place, from Gully Drive to the end of the cul-de-sac, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61673 - Application #: 0590/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 11, 2019

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Gully Drive and Brimley Road, between 64 Gully Drive and Brimley Road, in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on property owned by the City of Toronto. The purpose is to abandon and replace an existing 150 mm diameter cast iron watermain with a new 150 mm diameter PVC watermain on Gully Drive and Brimley Road, between 64 Gully Drive and Brimley Road, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61674 - Application #: 0591/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 11, 2019

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Woodfern Drive, between Chelwood Road and Ashwick Drive, in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to abandon and replace an existing 150 mm diameter cast iron watermain with a new 150 mm diameter PVC watermain on Woodfern Drive, between Chelwood Road and Ashwick Drive, in the City of Toronto. No in-water work is within the scope of this project.

Item 10.2

CFN: 61676 - Application #: 0593/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 11, 2019

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Nursewood Road and Neville Park Boulevard, both from Queen Street East to 250m south of Queen Street East, in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on property owned by the City of Toronto. The purpose is to reline two existing 150 mm diameter watermain on Nursewood Road and Neville Park Boulevard, both from Queen Street East to 250 m south of Queen Street East, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61979 - Application #: 0817/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway at 41 Lamont Avenue, approximately 205 metres south of Sheppard Avenue, in the City of Toronto, Highland Creek Watershed as located on the property owned by a private landowner to whom Enbridge Gas Inc. is providing service at their request and on property owned by the City of Toronto as per the franchise agreement with Enbridge Gas Inc. The purpose is to install approximately 125 metres of 1-1/4 PE IP gas pipeline and 5 proposed 1-1/4 PE IP header services at 41 Lamont Avenue, approximately 205 metres south of Sheppard Avenue, in the City of Toronto. No in-water work is associated with this project.

CFN: 62009 - Application #: 0943/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

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

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Plaxton Drive, between 1 Plaxton Drive and 5 Plaxton Drive, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to abandon and replace an existing 150 mm diameter cast iron watermain with a new 150 mm diameter PVC watermain on Plaxton Drive, between 1 Plaxton Drive and 5 Plaxton Drive, in the City of Toronto. No in-water work is within the scope of this project.

Item 10.2

CFN: 61675 - Application #: 0592/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 11, 2019

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Davies Avenue, between Matilda Street and Thompson Street, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to reline an existing 150 mm diameter watermain on Davies Avenue, between Matilda Street and Thompson Street, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61909 - Application #: 0815/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 2, 2019

CITY OF TORONTO

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Carlaw Avenue, from 80 m north of Eastern Avenue to Lake Shore Boulevard East, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to reline two existing 150 mm diameter and one existing 300 mm diameter watermain on Carlaw Avenue, from 80 m north of Eastern Avenue to Lake Shore Boulevard East, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61910 - Application #: 0814/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Villiers Street beginning at the Saulter Avenue and Villiers Street intersection and continuing to approximately 120 metres west of the Don Roadway, in the City of Toronto, Waterfront Watershed; as located on property owned by the City of Toronto under franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 4 PE IP gas pipeline on Villiers Street beginning at the Saulter Avenue and Villiers Street intersection and continuing to approximately 120 metres west of the Don Roadway, in the City of Toronto. No in-water work is associated with this project.

CFN: 61895 - Application #: 0803/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on the west side of Munition Street, beginning at the Villiers Street and Munition Street intersection, and continuing south approximately 100 metres, in the City of Toronto, Waterfront Watershed as located on the property owned by the City of Toronto as per the franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 2 STY J IP gas pipeline on the west side of Munition Street, beginning at the Villiers Street and Munition Street intersection, and continuing south approximately 100 metres in the City of Toronto. No in-water work is associated with this project.

CFN: 62021 - Application #: 0911/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

ENBRIDGE GAS INC.

To undertake sewer, watermain or utility installation or maintenance within an existing roadway at 915 and 945 Lake Shore Boulevard East, and along the south side of Lake Shore Boulevard from Carlaw Avenue to 945 Lake Shore Boulevard East, in the City of Toronto, Waterfront Watershed as located on the property owned by a private landowner to whom Enbridge Gas Inc. is providing service at their request and on property owned by the City of Toronto as per the franchise agreement with Enbridge Gas Inc. The purpose is to install a NPS 2 PE IP gas service at 915 and 945 Lake Shore Boulevard East, and along the south side of Lake Shore Boulevard from Carlaw Avenue to 945 Lake Shore Boulevard East, in the City of Toronto. No in-water work is associated with this project.

CFN: 62045 - Application #: 0953/19/TOR

Report Prepared by: Nathan Jenkins, extension 5508, email nathan.jenkins@trca.ca

For information contact: Renee Afoom-Boateng, extension 5714, email renee.afoom-boateng@trca.ca

Date: October 2, 2019

FRIENDS OF HIGH PARK ZOO

To undertake structure maintenance within the High Park Zoo, located at 1873 Bloor Street West, in the City of Toronto (Toronto and East York Community Council Area), Humber River Watershed as located on property owned by the City of Toronto. The purpose is to demolish an existing llama cabin and to construct a new llama cabin within the High Park Zoo, located at 1873 Bloor Street West, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 61929 - Application #: 0750/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 8, 2019

Item 10.2

TORONTO HYDRO ELECTRIC SYSTEM LTD.

To undertake utility pole installation along the Don Lands Trail, beginning from 44 Beechwood Drive and ending just north of Pottery Road in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on property owned by the City of Toronto and Toronto and Region Conservation Authority under Management Agreement with the City of Toronto. The purpose is to remove and replace insulators on nineteen existing hydro poles located along the Don Lands Trail, beginning from 44 Beechwood Drive and ending just north of Pottery Road, in the City of Toronto. No in-water work is within the scope of this project.

CFN: 62047 - Application #: 0952/19/TOR

Report Prepared by: Luka Medved, extension 5766, email luka.medved@trca.ca

For information contact: Luka Medved, extension 5766, email luka.medved@trca.ca

Date: October 18, 2019

CITY OF VAUGHAN

ALECTRA UTILITIES CORPORATION

To undertake utility pole installation on Major Mackenzie Drive West just east of McNaughton Road, in the City of Vaughan, Don River Watershed as located on the property owned by Regional Municipality of York. The purpose is to install hydropoles and anchors along the road right-of-way (ROW) of Major Mackenzie Drive West just east of McNaughton Road, in the City of Vaughan. The Redside Dace fisheries timing window will apply to this proposal unless otherwise specified in writing by Ministry of Environment, Conservation and Parks (MECP).

CFN: 62051 - Application #: 0954/19/VAUG

Report Prepared by: Manirul Islam, extension 5715, email manirul.islam@trca.ca

For information contact: Manirul Islam, extension 5715, email manirul.islam@trca.ca

Date: October 15, 2019

BELL CANADA

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Major Mackenzie Drive West and Pine Valley Drive, in the City of Vaughan, Humber River Watershed as located on the property owned by the Regional Municipality of York. The purpose is to install Bell conduit on the road right-of-way (ROW) of Pine Valley Drive and Major Mackenzie Drive West, in the City of Vaughan. The warm water construction timing window will apply to the proposal.

CFN: 61527 - Application #: 0549/19/VAUG

Report Prepared by: Manirul Islam, extension 5715, email manirul.islam@trca.ca

For information contact: Manirul Islam, extension 5715, email manirul.islam@trca.ca

Date: October 1, 2019

CITY OF VAUGHAN

To undertake structure maintenance on 120 Conley Street, in the City of Vaughan, Don River Watershed as located on property owned by the City of Vaughan. The purpose is to reconstruct Conley Park playground located north of Steeles Avenue West and east of Dufferin Street.

Item 10.2

CFN: 61887 - Application #: 0820/19/VAUG

Report Prepared by: Manirul Islam, extension 5715, email manirul.islam@trca.ca

For information contact: Manirul Islam, extension 5715, email manirul.islam@trca.ca

Date: October 15, 2019

TOWN OF AJAX

TRANSNORTHERN PIPELINES INC.

To undertake structure maintenance on an existing pipeline at a Trans-Northern Pipelines Inc. site (MP-311.86) located on the north end of Deer Creek Golf Club at Buggy Lane and 5th Concession Road, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Trans-Northern Pipelines Inc. The purpose is to undertake an integrity dig to conduct repairs on an existing pipeline at a Trans-Northern Pipelines Inc. site (MP-311.86) located on the north end of Deer Creek Golf course at Buggy Lane and 5th Concession Road, in the Town of Ajax. No in-water works are associated with this project.

CFN: 61376 - Application #: 0439/19/AJAX

Report Prepared by: Emma Benko, extension 5648, email emma.benko@trca.ca

For information contact: Emma Benko, extension 5648, email emma.benko@trca.ca

Date: October 2, 2019

TOWN OF CALEDON

TOWN OF CALEDON

To undertake road/pathway resurfacing or reconstruction on Sneath Road from King Street East to approximately 155 m south of King Street East, in the Town of Caledon, Humber River Watershed as located on the property owned by the Town of Caledon. The purpose is to resurface Sneath Road from King Street East to approximately 155 m south of King Street East, in the Town of Caledon. No in-water work is associated with this work.

CFN: 61378 - Application #: 0733/19/CAL

Report Prepared by: Zack Carlan, extension 5310, email zack.carlan@trca.ca

For information contact: Zack Carlan, extension 5310, email zack.carlan@trca.ca

Date: October 4, 2019

MINOR WORKS LETTER OF APPROVAL FOR RECEIPT – STAFF APPROVED AND ISSUED

Permission for Minor Works Letter of Approval are issued for works located within a regulated area, adjacent to a natural feature or natural hazard, that do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land. Permissions include ancillary structures such as decks, garages, sheds, pools and minor fill placement/landscaping.

CITY OF BRAMPTON

17 FOREST GROVE CIRCLE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 17 Forest Grove Circle, in the City of Brampton, Etobicoke Creek Watershed.

CFN: 62163 - Application #: 1015/19/BRAM

Report Prepared by: Andrea Lam, extension 5306, email andrea.lam@trca.ca

For information contact: Andrea Lam, extension 5306, email andrea.lam@trca.ca

Date: October 17, 2019

CITY OF MARKHAM

123 SMOOTHWATER TERRACE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 7, Concession 9 Lot 277, Plan 66M4008, (123 Smoothwater Terrace), in the City of Markham, Rouge River Watershed.

CFN: 62190 - Application #: 1012/19/MARK

Report Prepared by: Andrea Lam, extension 5306, email andrea.lam@trca.ca

For information contact: Andrea Lam, extension 5306, email andrea.lam@trca.ca

Date: October 15, 2019

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

78 JASPER AVENUE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 1, Plan 1846, (78 Jasper Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 62185 - Application #: 0997/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 4, 2019

97 FLAMBOROUGH DRIVE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 285, Plan 4042, (97 Flamborough Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 62187 - Application #: 0995/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 4, 2019

26 UPMINSTER CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) and change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 35, Plan 5057, (26 Upminster Crescent), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

CFN: 62131 - Application #: 0974/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: September 30, 2019

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

46 WOODGARDEN CRESCENT

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 130, Plan 5441, (46 Woodgarden Crescent), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed.

CFN: 62186 - Application #: 1000/19/TOR

Report Prepared by: Stephanie Worrone, extension 5907, email stephanie.worrone@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 16, 2019

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

89 LOGAN AVENUE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 83, Plan 423, (89 Logan Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 62108 - Application #: 0984/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: September 30, 2019

205 GLENWOOD CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) and construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 113, Plan M623, (205 Glenwood Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 62138 - Application #: 0982/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: September 30, 2019

CITY OF VAUGHAN

94 VINEYARD COURT

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Part Block 201, Plan 65M-2177, (94 Vineyard Court), in the City of Vaughan, Humber River Watershed.

CFN: 62056 - Application #: 0965/19/VAUG

Report Prepared by: Hamedeh Razavi, extension 5256, email hamedeh.razavi@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: October 15, 2019

45 CARD LUMBER CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 22, Concession 9, (45 Card Lumber Crescent), in the City of Vaughan, Humber River Watershed.

CFN: 62049 - Application #: 0946/19/VAUG

Report Prepared by: Hamedeh Razavi, extension 5256, email hamedeh.razavi@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: October 2, 2019

164 MISTY MEADOW DRIVE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 1, Concession 6, (164 Misty Meadow Drive), in the City of Vaughan, Humber River Watershed.

CFN: 62141 - Application #: 0988/19/VAUG

Report Prepared by: Hamedeh Razavi, extension 5256, email hamedeh.razavi@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: October 15, 2019

128 WALLACE STREET

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Of Lot 2 Lot 3, Plan 515, (128 Wallace Street), in the City of Vaughan, Humber River Watershed.

CFN: 62134 - Application #: 0976/19/VAUG

Report Prepared by: Anthony Syhlonyk, extension 5272, email anthony.syhlonyk@trca.ca

For information contact: Jackie Burkart, extension 5304, email jackie.burkart@trca.ca

Date: October 1, 2019

20 FRANCESCA COURT

To install a swimming pool on Lot 30, Plan 65M-3410, (20 Francesca Court), in the City of Vaughan, Humber River Watershed.

CFN: 62143 - Application #: 0989/19/VAUG

Report Prepared by: Hamedeh Razavi, extension 5256, email hamedeh.razavi@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: October 4, 2019

TOWN OF CALEDON

63 VALLEYSCAPE TRAIL

To install a swimming pool and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 368, Plan 43M-1961, (63 Valleyscape Trail), in the Town of Caledon, Etobicoke Creek Watershed.

CFN: 62110 - Application #: 0983/19/CAL

Report Prepared by: Andrea Lam, extension 5306, email andrea.lam@trca.ca

For information contact: Andrea Lam, extension 5306, email andrea.lam@trca.ca

Date: October 3, 2019

TOWNSHIP OF KING

40 OLD CHURCH ROAD

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 3, Concession 5, (40 Old Church Road), in the Township of King, Humber River Watershed.

CFN: 62135 - Application #: 0977/19/KING

Report Prepared by: Hamedeh Razavi, extension 5256, email hamedeh.razavi@trca.ca

For information contact: Colleen Bonner, extension 5307, email colleen.bonner@trca.ca

Date: October 3, 2019

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

7704 NINTH LINE - Rouge River Watershed

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to resolve an outstanding TRCA violation (Violation No. V3008) with respect to unauthorized construction within TRCA's Regulated Area.

CFN: 62173 - Application #: 0963/19/MARK

Report Prepared by: Linda Bui, extension 5289, email linda.bui@trca.ca

For information contact: Quentin Hanchard, extension 5324, email quentin.hanchard@trca.ca

Date: September 19, 2019

CITY OF MISSISSAUGA

4286 GREYBROOK CRESCENT - Etobicoke Creek Watershed

The purpose is to recognize the construction of two wood decks (a 6.68 m by 2.72 m rear deck and a 4.01m by 1.07 m side deck) within TRCA's Regulated Area of the Etobicoke Creek Watershed. The works were constructed at 4286 Greybrook Crescent, Mississauga without the benefit of TRCA or municipal permits.

CFN: 62107 - Application #: 0961/19/MISS

Report Prepared by: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

For information contact: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

Date: September 24, 2019

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

5 PINE HILL ROAD - Don River Watershed

The purpose is to underpin the existing basement in order to increase ceiling height at 5 Pine Hill Road in the City of Toronto (Toronto and East York Community Council Area).

CFN: 62180 - Application #: 0969/19/TOR

Report Prepared by: Daniel Pina, extension 5250, email daniel.pina@trca.ca

For information contact: Mark Rapus, extension 5259, email mark.rapus@trca.ca

Date: October 16, 2019

TOWN OF CALEDON

KING'S COLLEGE SCHOOL - Humber River Watershed

The purpose is to complete the construction of a 997.3 sq.m (54.8 m by 16.7 m) sports field within TRCA's Regulated Area of the Humber River Watershed. The works were initiated at 16379 The Gore Road, Caledon without the benefit of a TRCA permit. As such, an additional application fee of 100% was charged for this "after-the-fact" permit.

CFN: 62183 - Application #: 1002/19/CAL

Report Prepared by: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

For information contact: Nicholas Cascone, extension 5927, email nicholas.cascone@trca.ca

Date: October 7, 2019

TOWNSHIP OF UXBRIDGE

1690 CONCESSION 4 UXBRIDGE - Duffins Creek Watershed

The purpose is to undertake works involving the grading and installation of a culvert in order to allow for vehicular access over a tributary of the Duffins Creek located at 1690 Concession Road 4 in the Town of Uxbridge.

CFN: 62121 - Application #: 0932/19/UXB

Report Prepared by: Stephanie Worrone, extension 5907, email stephanie.worrone@trca.ca

For information contact: Steve Heuchert, extension 5311, email steve.heuchert@trca.ca

Date: October 1, 2019