

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

TO: Chair and Members of the Executive Committee
Friday, May 10, 2024 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **MAJOR PERMIT APPLICATIONS - REGULAR - FOR APPROVAL
- WALNUT LANE AND KINGSTON ROAD INTERSECTION TO
LIVERPOOL ROAD, CITY OF PICKERING**

KEY ISSUE

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 permission..

RECOMMENDATION:

THAT permits be granted in accordance with Section 28.1 of the Conservation Authorities Act, for Walnut Lane and Kingston Road Intersection to Liverpool Road, City of Pickering.

CITY OF PICKERING

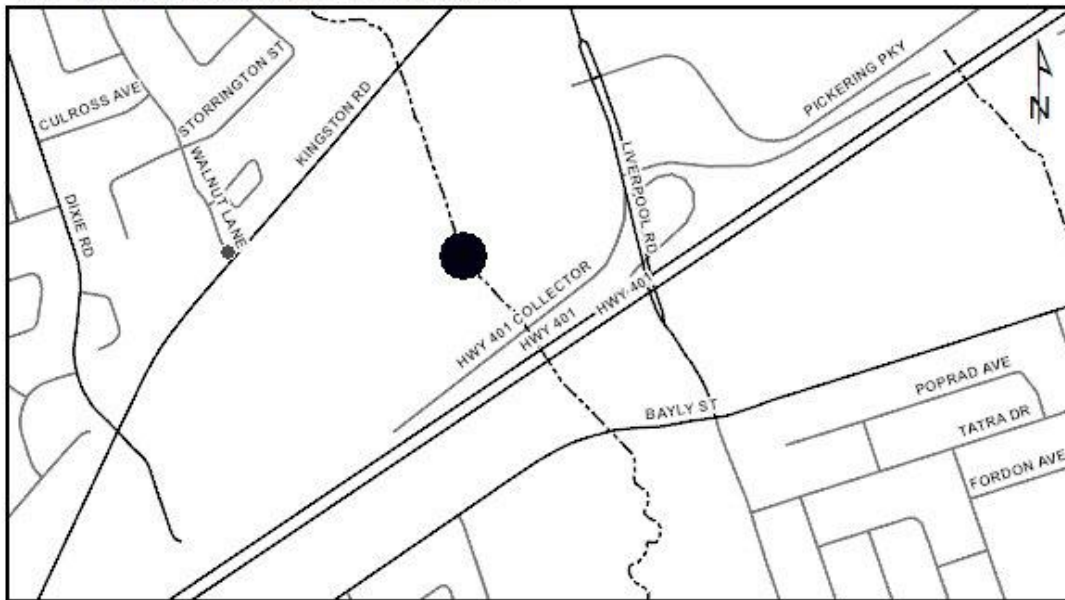
TRIBUTE (LIVERPOOL) LIMITED; MALLPAKS DEVELOPMENT LIMITED; AND THE CITY OF PICKERING

To construct, reconstruct, erect or place a building or structure, site grade, interfere with a wetland and temporarily or permanently place, dump or remove any material originating on the site or elsewhere from south of the Walnut Lane and Kingston Road intersection to Liverpool Road, in the City of Pickering, Frenchman's Bay Watershed as located on property owned by Tribute (Liverpool) Limited, Mallpaks Development Limited, and the City of Pickering.

The purpose is to reconstruct the existing Walnut Lane and construct a 0.33 km extension of Walnut Lane starting from the section south of Kingston Road, eastwards to Liverpool Road in the City of Pickering.

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MAP LOCATION: CFN 69824 - Walnut Lane Extension



The permit will be issued for the period of May 10, 2024 to May 9, 2026 in accordance with the following documents and plans which form part of this permit:

- **Walnut Lane Extension, Kingston Road to Liverpool Road; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **100% Submission, Walnut Lane Extension to Liverpool Road, Index; received by TRCA on February 14, 2024;**
- **SHEET No. GEN1; Walnut Lane, General Notes; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. GEP1; Walnut Lane, General Plan of Services; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. UCP1; Walnut Lane, Utility Coordination Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. DRN1; Walnut Lane, Storm Drainage Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. DRN2; Walnut Lane, Storm Drainage Plan; prepared by the Regional Municipality of Durham on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. A-02 of A-03; Walnut Lane, Alignment; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. RM-02 of RM-07; Walnut Lane, Removals; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. RM-03 of RM-07; Walnut Lane, Removals; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**
- **SHEET No. RM-04 of RM-07; Walnut Lane, Removals; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;**

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- SHEET No. PP-02 of PP-09; Walnut Lane, Plan and Profile; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. PP-03 of PP-09; Walnut Lane, Plan and Profile; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. PP-04 of PP-09; Walnut Lane, Plan and Profile; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. PP-07 of PP-09; Liverpool Road, Plan and Profile; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. PP-08 of PP-09; Storm Outlet Channel, Plan and Profile; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. PP-09 of PP-09; Walnut Lane, Storm and Sanitary Sewers; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ENT01 of ENT02; Walnut Lane, Entrance Profiles; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ENT02 of ENT02; Walnut Lane, Entrance Profiles; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. TYP1 of TYP2; Walnut Lane, Typical Sections; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. TYP2 of TYP2; Walnut Lane, Typical Sections; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. G-02 of G-08; Walnut Lane, Grading Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. G-03 of G-08; Walnut Lane, Grading Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. G-04 of G-08; Walnut Lane, Grading Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. G-08 of G-08; Storm Outlet Channel, Grading Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- Drawing Number X-XX-SW-XXX; SHEET No. WS02 of WS07; Walnut Lane, from 130m S. of Kingston Rd to 280m SE. of Kingston Rd; prepared by The Regional Municipality of Durham on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- Drawing Number X-XX-SW-XXX; SHEET No. WS03 of WS07; Walnut Lane, from 280m SE. of Kingston Rd to 230m W. of Liverpool Rd; prepared by The Regional Municipality of Durham on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;

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- Drawing Number X-XX-SW-XXX; SHEET No. WS04 of WS07; Walnut Lane, from 230m W. of Liverpool Rd to 90m W. of Liverpool Rd; prepared by The Regional Municipality of Durham on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-01 of ESC-10; Walnut Lane Environmental, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-02 of ESC-10; Walnut Lane Environmental, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-03 of ESC-10; Walnut Lane Environmental, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-05 of ESC-10; Walnut Lane, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-06 of ESC-10; Walnut Lane, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-07 of ESC-10; Walnut Lane, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-09 of ESC-10; Liverpool Road, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. ESC-10 of ESC-10; Liverpool Road, Sediment & Erosion Control; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP1 of CMP6; Walnut Lane, Construction Management Plan; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP2 of CMP6; Walnut Lane, Construction Management Plan, Stage 2; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP3 of CMP6; Walnut Lane, Construction Management Plan, Stage 3; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP4 of CMP6; Walnut Lane, Construction Management Plan, Stage 4; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP5 of CMP6; Walnut Lane, Construction Management Plan, Stage 5; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. CMP6 of CMP6; Walnut Lane, Construction Management Plan, Stage 6; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. STD01 of STD10; Walnut Lane, Pickering Standards; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;

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- SHEET No. STD03 of STD10; Walnut Lane, Pickering Standards; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. STD04 of STD10; Walnut Lane, Pickering Standards; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- SHEET No. STD05 of STD10; Walnut Lane, Pickering Standards; prepared by WSP on behalf of the City of Pickering; dated February 1, 2024; received by TRCA on February 14, 2024;
- DRAWING No. ST001; SHEET 1 of 15; Walnut Lane over Pine Creek Bridge, General Arrangement; prepared by WSP on behalf of the City of Pickering; dated August 21, 2023; received by TRCA on February 14, 2024;
- Sheet L4; Proposed Street Tree Planting, Walnut Lane Extension, Street Tree Planting Plan; prepared by O2 Planning and Design Inc. on behalf of the City of Pickering; dated February 9, 2024; received by TRCA on February 14, 2024;
- Sheet L5; Proposed Street Tree Planting, Walnut Lane Extension, Street Tree Planting Plan; prepared by O2 Planning and Design Inc. on behalf of the City of Pickering; dated February 9, 2024; received by TRCA on February 14, 2024;
- Sheet L8; Proposed Street Tree Planting, Walnut Lane Extension, Section, City Details and Planting Schedule; prepared by O2 Planning and Design Inc. on behalf of the City of Pickering; dated February 9, 2024; received by TRCA on February 14, 2024;
- Drawing No. 02; Walnut Lane, Restoration Details; prepared by GeoProcess Research Associates on behalf of the City of Pickering; dated August 24, 2023; received by TRCA on February 14, 2024;
- Drawing No. 01; Walnut Lane, Restoration Plan; prepared by GeoProcess Research Associates on behalf of the City of Pickering; dated August 24, 2023; received by TRCA on February 14, 2024.

RATIONALE

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

Proposal:

Tribute (Liverpool) Limited is proposing to reconstruct the existing Walnut Lane and construct a 0.33 km extension of Walnut Lane starting from the section south of Kingston Road, eastwards to Liverpool Road in the City of Pickering. The new road extension is required to service the existing, and future proposed development in the City Centre and Liverpool neighborhoods to address projected travel demands, strengthen the east to west transportation network and minimize traffic impacts. The Walnut Lane extension will service existing, approved, and proposed developments in the area. The proposed extension will include one lane in each direction and the construction of a new bridge structure over Pine Creek. The bridge span will be 36 m, which spans the meander belt width. Other proposed works include the construction of a 3 m wide multi-use path on the north side of the new road and a 1.8 m sidewalk on the south side of the road, concrete curb and gutter, the installation of a 300 mm diameter watermain by trenchless technology under Pine Creek and installation of a 375 mm diameter sanitary sewer. A storm sewer and outlet channel will also be constructed, whereby a level spreader will be installed at the outlet to mitigate erosion

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potential. A drainage swale with permanent check dams will be installed to treat run-off. A TRCA permit (C-231294, CFN 69480) was previously issued for advanced work at this site including pre-grading the site to facilitate the construction of the new road.

As a result of this new section of road encroaching slightly into the wetland buffer, a compensation restoration planting plan has been agreed to by TRCA staff. The compensation plan was reviewed by Development Planning and Permits staff and reported on through a separate permit report for development on the adjacent private lands. The compensation will be implemented post-construction through ongoing development applications for the adjacent private lands (CFN 66428.01 and 64221.02).

This work was previously reviewed through the Walnut Lane Extension Environmental Assessment: [Walnut Lane Extension - City of Pickering](#).

Flooding:

The proposed works are not anticipated to impact flooding, flood storage, or the conveyance of flood waters.

Erosion:

No geotechnical/slope stability issues have been identified. Standard erosion and sediment control measures including single-row silt fencing, double-row silt fencing with straw bales, cofferdam, catch basin protection, mud mats, check dams, temporary erosion control blankets and a sediment trap will be implemented prior to construction and maintained for its duration, and until the site is stabilized. This is to prevent construction generated sediments from entering Pine Creek or the wetland. Erosion and sediment control measures have been provided in accordance with the Toronto and Region Conservation Authority Erosion and Sediment Control Guide for Urban Construction (2019). For soil stabilization, all disturbed areas will be restored with topsoil, a native non-invasive seed mix, 93 trees and 635 shrubs as part of a broader compensation plan for future private development on the adjacent private lands.

Dynamic Beaches:

Not applicable.

Unstable Soil or Bedrock:

Not applicable.

Health or Safety of Persons or Property:

The proposed works are not anticipated to have impacts on the health and safety of persons and property in relation to natural hazards.

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Policy and Procedure Documents:

The 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.

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Date: April 19, 2024