

## Section IV – Ontario Regulation 166/06, As Amended

**TO:** Chair and Members of the Executive Committee  
Meeting #9/18, November 9, 2018

**FROM:** Carolyn Woodland, Senior Director, Planning and Development

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

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### KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from TRCA 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 TRCA, 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 TRCA, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

### RECOMMENDATION

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:**

### **MAJOR PERMIT APPLICATIONS 11.1 - 11.10 - 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 specific conditions and permissions that extend beyond two years.

## CITY OF BRAMPTON

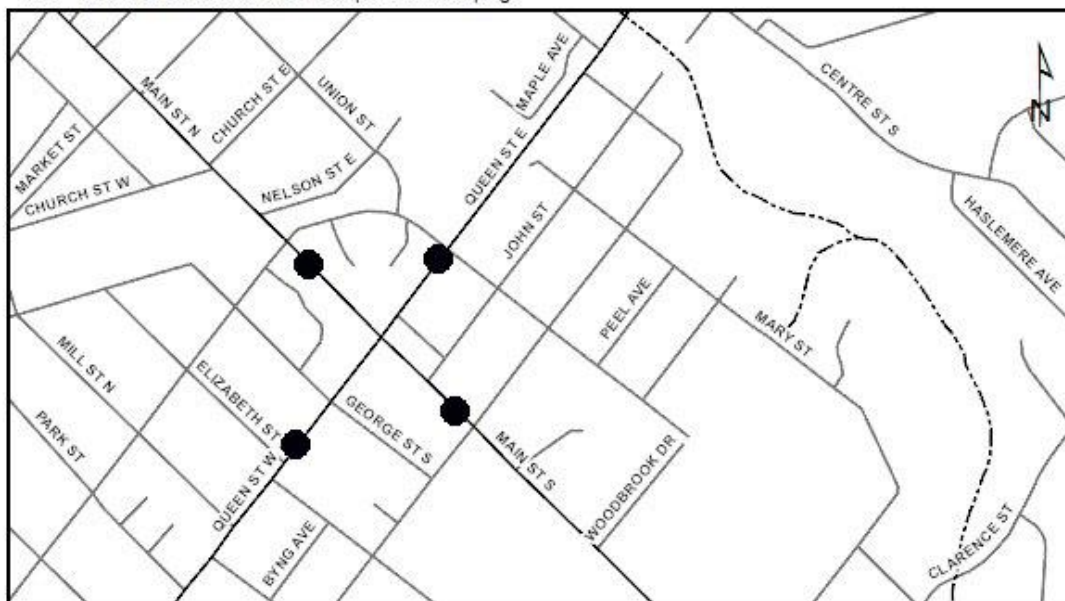
### 11.1. CITY OF BRAMPTON

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material originating on the site or elsewhere on Main Street from Nelson Street East to Wellington Street and on Queen Street from Mill Street South to Chapel Street, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton. The purpose is to reconstruct and streetscape around the historic “Four Corners” of Downtown Brampton from Mill Street South to Chapel Street on Queen Street and from Nelson Street East to Wellington Street on Main Street in the City of Brampton. The streetscaping proposal includes

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implementing a strategic green infrastructure plan with low-impact-development (LID) stormwater management measures and a resilient urban tree canopy planting plan. The green infrastructure strategy will improve both urban stormwater management and biodiversity, as well as mitigate urban heat stresses and improve the public realm in the City's downtown core. No in-water works are proposed as part of this project.

**MAP LOCATION:** Downtown Brampton Streetscaping



The permit will be issued for the period of November 9, 2018 to November 8, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing General Notes-1- Site Management;** prepared by City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing General Notes – Proposed Reconstruction;** prepared by City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing Construction Constraints;** prepared by City of Brampton; dated Jun 30, 2018; received by TRCA on July 13, 2018;
- **Drawing no F3-3-59 – Misc. Details - Drainage Details;** prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing no F3-3-60 – Misc. Details - Drainage Details;** prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing no F3-3-61 – Misc. Details - Drainage Details;** prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing no–Sheet no.MSC04- Misc. Details - Drainage Details;** prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- **Drawing no– Sheet no.MSC05-Misc. Details - Miscellaneous Details;** prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;

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- Drawing no. F3-8-276- TS01, Typical Section; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. G3-8-385- TS02, Typical Section; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-229- RE3, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-230- RE4, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-231- RE5, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. G3-8-373- RE6, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-270- RE7, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-271- RE8, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-232- RE9, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-233- RE10, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-234- RE11, Removals; prepared by HDR corporation, on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-3-63-SC02, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-3-64-SC03, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-3-65- SC04, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. G3-3-50- SC05, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-3-60- SC06, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-3-61- SC07, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-3-62- SC08, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-3-66- SC09, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-3-67- SC10, Soil Cell Passive Irrigation Plan; prepared by HDR corporation on behalf of City of Brampton; dated June 30, 2018; Received by TRCA on July 13, 2018;

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- Drawing no. -ST02 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. -ST03 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. -ST04 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. -ST05 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. -ST06 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. -ST07 Construction Staging; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-91-4A - NC02- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-91-3A - NC03- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-91-2A - NC04- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-91-1A - NC05- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. G3-99-1A - NC06- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-79-3B - NC08- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-79-2B - NC09- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F4-79-1C - NC10- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-70-2B - NC11- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-70-3A - NC12- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-70-4A - NC13- Proposed Reconstruction; prepared by HDR corporation on behalf of City of Brampton; dated Jun 30, 2018; Received by TRCA on July 13, 2018;
- Drawing no. F3-8-258 - L22- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. F3-8-259 - L23- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;

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- Drawing no. F3-8-260 - L24- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. G3-8-383 - L25- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. F4-8-278 - L26- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. F4-8-279 - L27- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. F4-8-261 - L28- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018;
- Drawing no. F4-8-262 - L29- Planting Plan; prepared by DTAH on behalf of City of Brampton; dated August 3, 2018; Received by TRCA on September 17, 2018.

### RATIONALE

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

#### Proposal:

The City of Brampton is proposing to reconstruct and streetscape around the historic “Four Corners” of Downtown Brampton, including Queen Street from Mill Street South to Chapel Street and Main Street from Nelson Street East to Wellington Street. The project is intended to boost awareness, image, character and confidence in the downtown area in order to attract businesses, investors, and the public. The project was approved as part of the City's [Downtown Brampton Streetscape Municipal Class Environmental Assessment](#) (August 28, 2017).

Construction is expected to take 2.5 to 3 years. A separate permit under CFN 59939 is being reviewed for the replacement and rehabilitation of watermain and sanitary sewers within the road.

The proposed streetscaping works involve providing raised cycle lanes and a comprehensive green infrastructure strategy including boulevard streetscaping and a stormwater management system. The low-impact-development (LID) practices consist of catch basins that will drain to an underground pipe, which will convey stormwater runoff to a bioretention system designed with modular soil cells that support the tree planting. This LID design will improve stormwater runoff quality, using soil and granular layers as natural filters, and reduce the peak flows while slowing and reducing the volume of stormwater discharged into Etobicoke Creek.

The modular soil cell system allows for growing conditions to improve the health and expected lifespan of the trees. Other green infrastructure considerations include species diversity, suitability and maintenance. Planting will adhere to the City of Brampton's draft tree planting standards and also include large shade trees, as recommended in Brampton's Urban Forest Study (TRCA, 2011). A diverse mix of urban tolerant trees will be used to provide structural and functional diversity. Species will support pollinators and provide food sources for birds, and be tolerant of salt, drought, and other harsh urban growing conditions.

The proposal will support climate change adaptation by improving the infrastructure, social, economic and ecological resiliency of downtown Brampton to various climate change stressors. The proposal will improve infrastructure resiliency by improving stormwater quality, managing stormwater quantity and peak flows, and increasing the urban tree canopy to reduce heat stress on the pavement through increased shading and evapotranspiration. The proposal will improve ecological resiliency by providing food and habitat for birds and insects. The proposal will

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improve social and economic resiliency by improving the local pedestrian and cycling environment in Downtown Brampton through trees that moderate the local microclimate through shading and evapotranspiration, and create visual interest. The proposal will provide climate change mitigation by supporting the growth of large urban trees to provide carbon sequestration, and by supporting active transportation, local shopping and local employment to reduce carbon emissions.

### Control of Flooding:

The site is located within a Special Policy Area (SPA) and the proposal will conform to the revised Secondary Plan and Zoning By-law within the SPA which does not allow for increased intensification above what is already permitted within the revised Secondary Plan. The drainage pattern will be maintained. Therefore, there will be no additional impacts to the storage or conveyance of flood waters.

### Pollution:

Catch basin protection sediment control measures will be installed prior to construction and maintained for the duration of construction, and until the site is stabilized and restored in order to prevent construction generated sediments from entering the watercourse. These measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction (2006).

### Dynamic Beaches:

Not applicable

### Erosion:

No geotechnical/slope stability issues have been identified.

### Conservation of Land:

No in-water works are proposed as part of this project.

### *Plantings*

The existing boulevard trees will be removed as a part of this project. To meet City of Brampton's goal of increasing the urban tree canopy cover, a mix of urban tolerant tree species will be planted which will serve as important living green infrastructure that provides benefits including urban biodiversity, shade, urban heat stress mitigation and stormwater management.

### 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: 59203 - Application #: 0651/18/BRAM**

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**Date: October 12, 2018**