

Ex 31.27.21

CORRA

Confederation of Resident & Ratepayer
Associations in Toronto

May 6, 2013

Mayor Rob Ford and Members of Council

Toronto City Hall
100 Queen Street West
Toronto, ON M5V 2N2

Atten: Ms. Marilyn Toft, Manager
Council Secretariat Support

Email: clerk@toronto.ca
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CITY CLERK'S OFFICE
SECRETARIAT SECTION
MAY - 6 P 1:40

Dear Mayor Rob Ford & Members of Council

**Re: EX 31.27 Request to Amend Island Airport Tripartite Agreement
City Council Meeting No. 33 May 7 & 8, 2013**

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, received communication from member associations and interested parties concerned with the potential expansion of the Billy Bishop Island Airport through a request by Porter Airlines to renegotiate the Tripartite Agreement. The concerns are not localized to the immediate Wards but is of a City-wide issue.

CORRA's historical position has opposed the introduction of jets on the Island Airport because of the potential impacts on the adjacent bird sanctuary and the environmentally significant areas identified on the Island. CORRA therefore recommends to Council to direct City Staff to include as part of their reporting requirements that:

An Environmental Assessment be required before any negotiations or renegotiations of the Tripartite Agreement is conducted. Such report should address the following matters:

- The environmentally significant areas of the Island Airport as designated in the City's Official Plan, Map 12 of Environmentally Significant Areas.
- The Official Plan Chapter 3.4: The Natural Environment, and in particular policies 3.4—1 (b), 3, 12, 13, 16 and 21. Attached for your convenience is a pdf-copy of the OP Chapter 3.4 (pp. 3-23 to 3-29).
- The adjacent Wildlife/Bird Sanctuary presently on the Island.
- The impact on migratory birds and having birds land on the City's shores:
 - Toronto is on the Atlantic flyway or on the convergence of the Atlantic and the Mississippi flyways for migratory birds.

- Hawks migrate in large numbers along the north shores of Lakes Ontario and Erie, and depending on weather conditions they fly at low elevations.
 - Of the GTA's 3 hawk watch sites, two (Cranberry Marsh and High Park) are along the lakeshore. Birders report many migrating hawks at Bluffers Park in Scarborough.
 - Even if you can prevent migrating birds from landing on the islands, many are genetically programmed to follow migration routes.
- The impact on air safety with the introduction of jets and birds.

CORRA is requesting to be kept informed and is seeking Notice from Council and other standing committees that may be involved in deciding this matter.

Sincerely,

William Roberts

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CHAPTER THREE

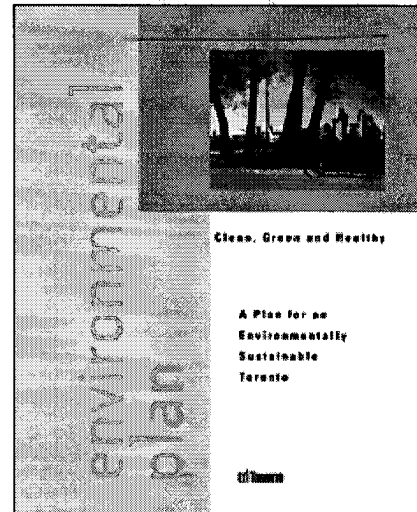
parcs and local services to support new development and connect it with the surrounding fabric of the City. They must also function as communities, not just housing. The general approach to planning new neighbourhoods follows, but more detailed guidance will be found in other parts of the Plan.

Policies

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The framework should include:
 - a) the pattern of streets, development blocks, open spaces and other infrastructure;
 - b) the mix and location of land uses;
 - c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
 - d) a strategy to provide community services and local institutions; and
 - e) a strategy to provide affordable housing.
2. New neighbourhoods will be viable as communities. They should have:
 - a) a community focal point within easy walking distance of the neighbourhood's residents and workers;
 - b) a fine grain of interconnected streets and pedestrian routes that define development blocks;
 - c) a mix of uses and a range of building types;
 - d) high quality parks, community recreation centres, open space and public buildings; and
 - e) services and facilities that meet the needs of residents, workers and visitors.
3. New neighbourhoods will be carefully integrated into the surrounding fabric of the City. They will have:
 - a) good access to transit and good connections to the surrounding streets and open spaces;
 - b) uses and building scales that are compatible with surrounding development;
 - c) community services and parks that fit within the wider system; and
 - d) a housing mix that contributes to the full range of housing.

3.4 THE NATURAL ENVIRONMENT

Strong communities and a competitive economy need a healthy natural environment. Clean air, soil and water and abundant trees, parks and open spaces, underlie our health and well-being and



Toronto's Environmental Plan

The City's *Environmental Plan*, which contains a comprehensive and wide ranging set of actions to improve the health of our natural environment, complements the Official Plan. The *Environmental Plan's* environmental principles are reflected in the city-building objectives of this Plan:

1. Protect
 - conserve our environmental capital and live off the interest; and
 - protect the healthy elements of our natural environment.
2. Prevent
 - anticipate and prevent pollution of the air, land and water; and
 - be cautious in dealing with possible impacts on human or environmental health.
3. Reduce consumption of natural resources and strive for greater self-sufficiency.
4. Restore
 - regenerate and naturalize degraded habitats and linked green spaces;
 - remediate contaminated soils, groundwater and sediments; and
 - restore hydrological cycles, watersheds and river systems.
5. Integrate environmental factors into decisions.

CHAPTER THREE

The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores rivers, lakes, woodlands, wetlands and natural habitat;
- protects life and property from flooding erosion; and
- provides educational and recreational opportunities for the public.

The Authority's 'Living City' vision focuses on three objectives; healthy rivers, regional biodiversity, and sustainable living.

The TRCA was a partner in the Natural Heritage Study which identified the natural heritage system for the Plan, as well as advancing the Living City vision. The Plan sets the stage for the City and the TRCA to continue its partnership to create the healthy sustainable co-existence and integration of natural ecosystems with human communities in the City and the region beyond.

Managing Water Consumption

Expansions to the City's water and wastewater treatment infrastructure is necessary to serve population and employment growth. The City's *Water Efficiency Plan* implements water conservation measures that will offset the need to expand infrastructure. The *Water Efficiency Plan* also provides other benefits such as avoided energy and chemical costs and reduced carbon dioxide emissions.

attract people to work and invest in the City. Building the City while protecting and enhancing the natural environment is the aim of good stewardship. The natural environment is complex. It does not recognize boundaries and there are limits to the stresses resulting from human activity that it can absorb. To be good stewards of the natural environment we must acknowledge that it has no boundaries and we must respect its limits.

By promoting growth in locations and in forms that support the use of transit, we will reduce energy consumption and air pollution caused by auto use. Through better "green design" we can save energy and reduce the impacts of stormwater run-off. Environmental considerations must also be part of our everyday decision making because interaction with the environment is constant. The impacts of growth on the natural environment must be anticipated and assessed if we are to have a healthy environment.

Our natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that supports the variety of nature in the City. The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected.

The urban forest is essential to the City's character. More than three million trees dominate our ravines, line our boulevards and beautify our parks. They provide shade and habitat, help clean the air, contribute to the green links between our streets, neighbourhoods, employment areas and parks, and support ecosystem diversity. City-building and development pressures, however, can create a difficult environment in which to sustain the urban forest canopy. We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity.

Protecting Toronto's natural environment and urban forest should not be compromised by growth, insensitivity to the needs of the environment, or neglect. To this end, proposals for new development may need to be accompanied by a study assessing their impact on the natural environment. We must also be ready to seize opportunities to restore, enhance and extend the natural heritage system through new developments or partnerships with other agencies and institutions.

CHAPTER THREE

This Plan looks at the natural environment as a series of “layers”. The natural heritage system shown on Map 9 is one layer and hazard lands regulated by the Toronto Region and Conservation Authority are another. In turn, the policies for the *Green Space System* and the *Parks and Open Space Areas* designation provide a clearer guide to the limits on development contemplated for some key elements of the natural environment.

Policies

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:
 - a) protecting and improving the health of the natural ecosystem, by:
 - i) minimizing air, soil and water pollution;
 - ii) recognizing rainwater and snowmelt as a resource to improve the health of Toronto's watercourses and the near shore zones of Lake Ontario;
 - iii) managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
 - iv) cleaning-up contaminated soils, sediment, groundwater, rivers and buildings;
 - v) mitigating the unacceptable effects of noise; and
 - vi) minimizing the release and proliferation of invasive species and mitigating their impacts;
 - b) protecting, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:
 - i) habitat for native flora and fauna and aquatic species;
 - ii) water and sediment quality;
 - iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes; and
 - iv) natural linkages between the natural heritage system and other green spaces;
 - c) addressing environmental stresses caused by the consumption of natural resources, by reducing:
 - i) the amount of solid waste requiring disposal in landfill and by promoting programs for reducing, reusing, recycling and composting;
 - ii) consumption of water and generation of wastewater;
 - iii) energy consumption; and
 - iv) reliance on carbon-based fuels for energy;
 - d) preserving and enhancing the urban forest by:
 - i) providing suitable growing environments for trees;
 - ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
 - iii) regulating the injury and destruction of trees;
 - e) reducing the risks to life, health, safety, property, and ecosystem health that are associated with flooding, unstable slopes and erosion and contaminated lands; and

Managing Air Quality

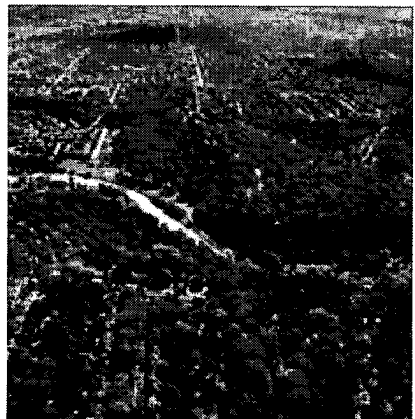
The *Environmental Plan* recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. The strategy will provide a road map for the City to protect and enhance the integrity of our air as a critical component of the natural ecosystem. It will include measures that address the City's own operations, as well as monitoring, funding, co-ordination with other levels of government and linkages between the public sector and non-governmental organizations.

Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the general direction of prohibiting development to protect hazard lands, the floodplain and the top-of-bank have to be identified in different situations and locations across the City.

The floodplain is the area adjoining a watercourse that has been or may be covered by floodwater generated by severe storms.

The top-of-bank is the break at the top of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.



Floodplain adjacent to the Humber River

CHAPTER THREE

Regulating Hazards

The City has limited discretion in the regulation and management of flooding and erosion. The Provincial policy generally directs development to areas outside of hazard lands, especially flood channels and beaches and imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain and where stringent control of development would result in significant social and economic hardships to the community. Large areas of Downtown Toronto and Hoggs Hollow near Yonge and York Mills are *Special Policy Areas*.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (March 2005), and the Toronto and Region Conservation Authority's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Regulation 166/06), which it administers in accordance with its Valley and Stream Corridor Management Program (October 1994).

Managing Wet Weather Flow

Wet weather flow (stormwater and snowmelt) has degraded Toronto's environment as the City has developed, particularly because it pollutes rivers and the lake and also because it causes flooding and erodes the streams and valleys.

A *Wet Weather Flow Management Master Plan* with associated policies and guidelines was developed to improve the way that wet weather flow is handled. This Master Plan provides a broad context from which to review all municipal undertakings and development activities affecting wet weather flow. Its key principles are:

- that rainwater and snowmelt is a valuable resource;
- that wet-weather flow should be managed on a watershed basis; and
- that wet weather flow is most effectively managed where it falls, before it enters the sewers, watercourses or the Lake.



Effects of stormwater runoff on Lake Ontario

Decision by O.M.B. not yet determined.

- f) reducing the adverse effects of stormwater and snow melt based on a hierarchy of watershed-based wet weather flow practices which recognize that wet weather flow is most effectively managed where it falls, supplemented by conveyance, then end-of-pipe solutions.
2. New development will include stormwater management in accordance with best management practices. This should include source control and on-site facilities to manage stormwater where rain and snow fall, and to ensure it does not produce a net increase in stormwater flows or degrade stormwater quality. On-site facilities are not always feasible, in which case alternative management solutions will be considered.
3. A study will be required, when appropriate, to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible improve, the natural environment.
4. Abandoned wells will be properly decommissioned, and subsurface construction activities near sensitive surface and groundwater features will minimize impacts on groundwater flows.
5. Development is prohibited within the floodplain, except for buildings and structures in *Special Policy Areas* shown on Maps 10 and 11, which must be protected from flooding to at least the 350-year flood level.
6. Areas within the floodplain may only be used for activities that:
 - a) retain existing topography;
 - b) protect, restore or improve existing natural features and functions;
 - c) do not result in unacceptable risks to life or property; and
 - d) minimize the need to mitigate and remediate floods, erosion and damage to the natural ecosystem.
7. Utilities or services may be located within, or cross the floodplain, including:
 - a) transportation and above-ground utilities, which may be permitted only to cross the floodplain if there is no reasonable alternative; and
 - b) underground utilities, flood or erosion control, stormwater management, and conservation.
8. Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:
 - a) the top-of-bank of valleys, ravines and bluffs;
 - b) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
 - c) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Minor additions or alterations to existing development, replacement structures and accessory structures are exempt from this policy.
9. Land below the top-of-bank, or other hazard lands, may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements.

CHAPTER THREE

The Natural Heritage System and Inventory

Toronto's natural heritage system is an evolving mosaic that integrates the following features and functions:

- significant landforms and physical features, including drumlins and the Lake Iroquois shorecliff;
- watercourses and hydrological features and functions;
- the riparian zone which encompasses the aquatic habitat adjacent to the watercourse that is essential to a healthy stream;
- valley slopes and floodplains;
- terrestrial natural habitat types, including forest, wetland, successional, meadow, and beaches and bluffs;
- significant aquatic features and functions;
- vegetation communities and species of concern; and
- significant biological features that are directly addressed by Provincial policy, such as Areas of Natural and Scientific Interest.

The natural heritage system is illustrated on Map 9, which is not a statutory map. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development's impact on the system is to be evaluated and an impact study may be required. As part of the evaluation, the natural heritage features on or near the property in question and their location will be more precisely defined.

The City of Toronto and the Toronto and Region Conservation Authority have developed an Inventory, as part of a Natural Heritage Study, which identifies and contains data on the various components of the natural heritage system and provides strategic direction for improving the natural ecosystem and increasing biodiversity. This inventory information, and any other relevant information provided through impact studies, will be made public, subject to statutory constraints, and used to evaluate development proposals and identify priority locations where the system should be protected, restored and enhanced.

Further study and fieldwork will continue to expand and refine the inventory and assist in identifying areas that are particularly sensitive. Where areas of local and regional environmental significance are identified using the criteria in Policy 13, these areas will be identified on Map 12 through amendment to the Plan. Based on information available as of the approval date of this Plan, only those environmentally significant areas of local and regional importance in the former City of Toronto have been identified on Map 12. As additional fieldwork is completed, this map will be amended to add such environmentally significant areas in other parts of the City.

The City will, as expeditiously as is practicable, comprehensively identify environmentally significant areas within the natural heritage system.

Decision by C.M.B. not yet determined.

10. Development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will:
 - a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
 - b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.
11. Consents to sever land or approval of plans of subdivision will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless:
 - a) the land is being conveyed to the Toronto and Region Conservation Authority or other public agencies;
 - b) the land is within an approved *Special Policy Area*; or
 - c) an assessment of the impacts to the natural heritage system has been satisfactorily completed.
12. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:
 - a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
 - b) known watercourses and hydrologic functions and features;
 - c) significant physical features and land forms;
 - d) riparian zones or buffer areas and functions;
 - e) vegetation communities and species of concern; and
 - f) significant aquatic features and functions including the shoreline of Lake Ontario.

To assist this evaluation, an impact study may be required in accordance with guidelines established for this purpose.
13. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:
 - a) habitats for vulnerable, rare, threatened or endangered plant and/or animal species and communities that are vulnerable, threatened or endangered within the City or the Greater Toronto Area; or
 - b) rare, high quality or unusual landforms created by geomorphological processes within the City or the Greater Toronto Area; or
 - c) habitats or communities of flora and fauna that are of a large size or have an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals; or
 - d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.

Development will not occur on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the *Environmental Assessment Act*.

Known areas exhibiting these environmentally significant characteristics will be shown on Map 12.

14. Provincially significant natural heritage features will be protected by:
 - a) prohibiting development or site alteration in provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - b) only permitting development in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
 - i) lands adjacent to provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - ii) in or on lands adjacent to fish habitat; and
 - iii) in or on lands adjacent to provincially significant woodlands, valleylands, wildlife habitat, and areas of natural and scientific interest.

15. Protecting, restoring and enhancing the natural heritage system will recognize the joint role of, and opportunities for, partnerships among public and private landowners, institutions and organizations.

16. Lakefilling projects in Lake Ontario will be supported only where:
 - a) the land created will be used for public recreation purposes or essential public works; and
 - b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity will be protected or enhanced.

17. Minor lakefilling activities will be supported for the purposes of:
 - a) stabilizing slope and shoreline;
 - b) creating or enhancing aquatic habitat;
 - c) naturalizing the shoreline;
 - d) improving water quality; or
 - e) where appropriate, providing public access to the water's edge.

18. Innovative energy producing options, green industry and green building designs and construction practices will be supported and encouraged in building renovation and redevelopment through:
 - a) innovative methods of reducing stormwater flows;
 - b) advanced water conservation and efficiency measures;
 - c) designs that facilitate waste reduction and recycling and other innovative

- waste management technologies and practices;
 - d) establishing and extending district heating and cooling facilities, wind and solar power installations and other renewable energy systems;
 - e) the use of advanced energy-efficient technologies that are consistent with high energy efficiency standards, design features and construction practices; and
 - f) the development of innovative green spaces such as green roofs, and designs that will reduce the urban heat island effect.
19. Development, redevelopment and infrastructure that will assist in achieving green house gas emissions reductions, consistent with international, national and municipal targets will be encouraged.
 20. New development is encouraged to connect to district heating and cooling facilities where feasible.
 21. Major facilities such as airports, transportation/rail infrastructure, corridors and yards, waste management facilities and industries and sensitive land uses such as residences and educational and health facilities will be appropriately designed, buffered and/or separated from each other to prevent adverse effects from noise, vibration, odour and other contaminants, and to promote safety. To assist in identifying impacts and mitigative measures, the proponent may be required to prepare studies in accordance with guidelines established for this purpose. The proponent will be responsible for implementing any required mitigative measures.
 22. Redevelopment of large industrial sites, including brownfield sites, should receive special attention to achieve high standards of pollution abatement, green roof technology and/or alternative energy production, such as co-generation, hydrogen energy or renewable energy.
 23. Prior to development occurring on known or potentially contaminated sites, or on sites on or within 500 metres (or within a previously determined area of influence) of a known or suspected former waste disposal site, potential adverse impacts will be identified and assessed through a study, and any measures needed to remediate or mitigate the contamination will be identified and implemented.

3.5 TORONTO'S ECONOMIC HEALTH

Toronto's diverse economy has been our strength over many years. It has helped us to weather economic downturns and has been the source of opportunities for the incubation of new enterprises. This strong economic base has provided a wealth of opportunity for the City's growing labour force and has been a factor in attracting new residents from elsewhere in Canada and from around the world. Increasing global connectivity of key firms and clusters, along with new economic opportunities and connections brought to Toronto by immigrants from around the world, mean that Toronto's economy

Council's Strategic Plan and the Economic Development Strategy both guide projects to meet the goals of supporting our diverse economic base, creating employment opportunities for Torontonians across the City, bringing new wealth to Toronto through the export of products and services and of improving the City's fiscal position by growing the commercial and industrial assessment base. These goals are also fundamental to the city-building objectives of the Official Plan.