



PAUL AINSLIE

CITY OF TORONTO - COUNCILLOR WARD 24 SCARBOROUGH-GUILDWOOD

100 QUEEN STREET WEST, SUITE C52
COUNCILLOR_AINSLIE@TORONTO.CA
416-392-4008

150 BOROUGH DRIVE, 2ND FLOOR
COUNCILLOR_AINSLIE_CO@TORONTO.CA
416-396-7222

CHAIR, GENERAL GOVERNMENT COMMITTEE
CHAIR, SCARBOROUGH COMMUNITY COUNCIL
CHAIR, FEDERATION OF ONTARIO PUBLIC LIBRARIES
CHAIR, TORONTO AND REGION CONSERVATION AUTHORITY
NIGHT ECONOMY CHAMPION, CITY OF TORONTO

Date: April 15, 2025
To: Infrastructure and Environment Committee Members
Title: Remediating flooding and minimizing flood vulnerable areas associated with Taylor-Massey Creek near Eglinton Avenue East between Birchmount Road and Kennedy Road.
Ward 20 – Scarborough Southwest and Ward 21 – Scarborough Centre

Recommendations

1. City Council request that the City Manager, in coordination with the Chief Planner and Executive Director, City Planning and other relevant departments, to engage with the Toronto Transit Commission (TTC) and Toronto Region Conservation Authority (TRCA) to seek their cooperation in addressing flooding associated with Taylor-Massey Creek in the area of Eglinton Avenue East, between Birchmount Road and Kennedy Road.
2. City Council request that the City Manager collaborate with the TTC, Toronto and Region Conservation Authority (TRCA), and the affected developers to develop a flood remediation strategy for the subject area, including potential infrastructure solutions and cost-sharing opportunities.
3. City Council request the Chief Planner and Executive Director, City Planning to report back to Scarborough Community Council on the development of a flood remediation strategy for the subject area with specific actions and recommendations to remediate flooding in the subject area by no later than the fourth quarter of 2025.

Summary

I am moving this request as Chair of the Toronto Region Conservation Authority. The floodplain associated with Taylor-Massey Creek near Eglinton Avenue East between Birchmount Road and Kennedy Avenue in Scarborough spills during regional (high) flood events. The primary cause of this flood spill is an undersized culvert underneath the Canadian National Rail (CNR) line and on top of the Toronto Transit Commission (TTC) subway easement. Figure 1 illustrates the extent of the floodplain and the location of the noted culvert. TTC is proposing to undertake repairs on this culvert that would require review and approval by TRCA.

The broader area consists of a mix of single-family residential developments, commercial plazas, and mid-rise buildings and will be served with Higher-Order Transit with the upcoming opening of the Eglinton Light Rail Transit (LRT). Development pressures including new housing exist within the subject area. Several landowners have presented concepts for redevelopment along and north of Eglinton Avenue. However, redevelopment and intensification opportunities are limited due to the extent of the flood hazard and lack of safe access. Provincial, City and TRCA policies prohibit new development in floodplains and as a result the City and TRCA cannot support these development applications until the floodplain is remediated.

The TTC is in the process of identifying options to remediate the Taylor-Massey culvert that is currently in poor condition. Consultation between the TTC and TRCA in respect to their regulatory role in managing flood hazards has taken place. Through these discussions, TRCA has identified an opportunity to replace the existing

There is an opportunity to develop a flood remediation strategy to reduce the flood hazard associated with Taylor-Massey Creek, protect existing and future infrastructure, and enable redevelopment along the Eglinton LRT line. This strategy would include alternative culvert replacement options, other mitigation strategies as well as cost sharing opportunities with the development community. To date, one private landowner, BGO (Bentall Green Oak), located at 2293 Eglinton Avenue East has expressed interest in exploring collaborative solutions. Ongoing discussions between City staff, the TTC, TRCA, and the development community will be essential to developing and implementing viable remediation strategies.

[illegible]

Paul W. Ainslie
City of Toronto, Councillor
Ward 24 Scarborough-Guildwood