

Etobicoke Community Council - 300 Valermo Drive - Zoning By-law Amendment and Draft Plan of Subdivision Applications

From: "Colacchio, Ettore" <colacche@sharpsec.com>
To: "councillor_crisanti@toronto.ca" <councillor_crisanti@toronto.ca>
Date: 10/15/2013 3:58 PM
Subject: 300 Valermo Drive - Zoning By-law Amendment and Draft Plan of Subdivision Applications
CC: "etcc@toronto.ca" <etcc@toronto.ca>, "councillor_grimes@toronto.ca" <cou...>
Attachments: CoalitionLtr_Daylighting_VincentCrisanti_Oct15_2013_final.pdf

Dear Councillor Crisanti

Please allow me to introduce myself. I'm Eddie Colacchio, Chair of the Etobicoke-Mimico Watershed Coalition. Our coalition works with the Toronto Region Conservation Authority to revitalize and restore the watersheds within our communities.

We understand there is a current re-zoning application for the redevelopment of 300 Valermo Drive in Etobicoke.

In 2011, the Etobicoke-Mimico Watershed Coalition had expressed an interest in day-lighting the Jackson Creek which historically runs along this property.

Today the Coalition would like to submit this letter attached and ask you to consider our request as part of the review for this proposed development.

This is a great opportunity to continue our restoration efforts and improve the health of our communities.

Thank you for your time. It's very much appreciated.



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ETTORE (EDDIE) COLACCHIO | MANAGER, SAFETY & COMPLIANCE | CUSTOMER SOLUTIONS GROUP

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October 15, 2013

VIA EMAIL councillor_crisanti@toronto.ca, HARD COPY TO FOLLOW

Vincent Crisanti
Councillor, Ward 1, Etobicoke North
Toronto City Hall
100 Queen Street West, Suite C48
Toronto, ON M5H 2N2

Dear Councillor Crisanti:

Re: EY28.6 - Preliminary Report - 300 Valermo Drive - Zoning By-law Amendment and Draft Plan of Subdivision Applications

We are writing on behalf of the Etobicoke-Mimico Watersheds Coalition (Coalition). The Coalition is a watershed stakeholder group that works with the Toronto and Region Conservation Authority (TRCA) to achieve the vision of revitalized creeks and watersheds in our communities.

We understand that there is a current application to the City of Toronto for the redevelopment of a former school site (Alderwood Collegiate Institute) located at 300 Valermo in Alderwood, Etobicoke. We are aware that a historic watercourse called Jackson Creek flows (intermittently) through the western part of the property and would like to ensure that this opportunity is used to restore this historic watercourse and retain it within public ownership.

Historically, Jackson Creek flowed south of the QEW (now Gardiner Expressway) through Douglas Park, across the Alderwood Collegiate property (it appears to have been shunted to the western boundary of the lot when the school was built) and then south to Lake Ontario. Much of the creek has been buried underground, but a few portions still remain aboveground. Detailed documentation of historic alignment and current conditions of Jackson creek has been provided in the document "*Lost Creeks of South Etobicoke*" (<http://lostcreeksouthetobicoke.blogspot.com>) and a short summary is enclosed with this letter (please refer to Attachment 1).

TRCA began concerted restoration activities in the Etobicoke and Mimico Creeks watersheds in 1998 when it published the State of the Watershed Report. More recently, in 2011, TRCA published a Technical Update that includes strategic policies and management directions to improve the health of the Etobicoke and Mimico Creeks watersheds, including the lands that drain to Lake Ontario (an executive summary can be found at: <http://www.trca.on.ca/protect/watersheds/etobicoke-mimico-creek/resources.dot>).

Day-lighting and restoring creeks that have been buried or degraded is one of our strategic directions, as illustrated on the enclosed map (Lake Ontario Drainage Regeneration Plan). These actions will help to restore environmental quality in our urban neighbourhoods by increasing greenspace, improving the management of water quantity and quality, and enhancing the availability and connection of wildlife habitats and migration corridors.

In November 2011 the Etobicoke-Mimico Watersheds Coalition wrote to the local councillor Mark Grimes copying Toronto Planning Staff (please refer to Attachment 2) requesting:

- that the City of Toronto, through the planning process, acquire a Parkland contribution of the old Jackson Creek property on the west side of Alderwood Collegiate Site;
- that the Jackson Creek watercourse is acknowledged and enhanced by restoring and daylighting the portions of the creek and that the developer provide funding to assist with the restoration of the creek;
- that on-site stormwater management measures are incorporated into the new development to reduce impacts of development and paved surfaces; and
- that opportunities for environmental education are considered through proposed restoration of historic Jackson Creek watercourse.

It would also satisfy policies in the City of Toronto Official Plan under “The Natural Environment” (Section 3.4) that speak to:

- “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 “habit for native flora and fauna and aquatic species”, “water and sediment quality”, “landforms” “watercourses”, and “natural linkages between the natural heritage system and other green spaces”;
- “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”;
- “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.

We thank the City of Toronto for its continued investment in our river valleys and greenspace and we kindly ask that you consider our request as part of the review for this proposed development. As you know, we do not want to miss this opportunity to improve the health of the watershed and allow for public access to much needed green space.

Yours sincerely,

Eddie Colacchio
Chair,
Etobicoke_Mimico Watersheds Coalition

David Thomas,
Vice Chair,
Etobicoke_Mimico Watersheds Coalition

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/Encl.

cc:

Chair and Members, Etobicoke-York Community Council

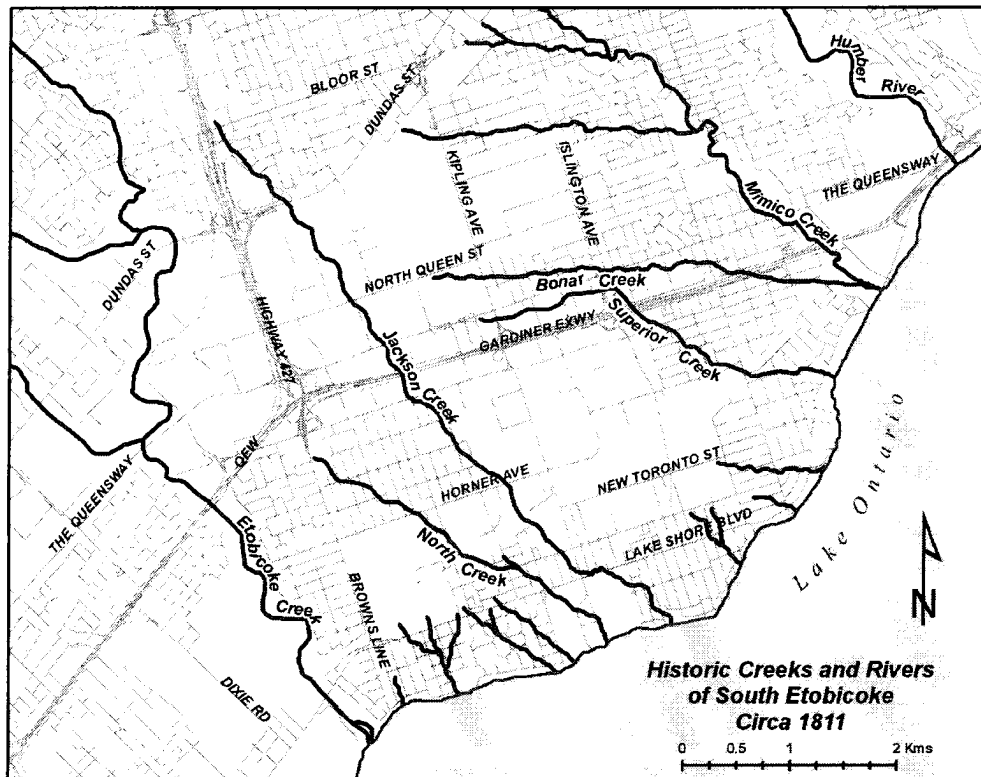
Mark Grimes, Councillor, Ward 6, City of Toronto

Chandra Sharma, Etobicoke-Mimico Watersheds Specialist, Toronto and Region
Conservation

Rosemary Mackenzie, Committee Secretary, Etobicoke-York Community Council

Attachment 1:

Excerpt from 'Lost Creeks of South Etobicoke: The History and Restoration of the Lost Creeks of South Etobicoke(Present Day City of Toronto)' Blog
<http://lostcreeksouthetobicoke.blogspot.com/>



This map shows the lost creeks of south Etobicoke (present day City of Toronto) as they existed in 1811 superimposed over the street grid of today, courtesy of the Toronto and Region Conservation Authority. I first began the study of these creeks in 1996 when I researched and wrote *Toward the Ecological Restoration of South Etobicoke*.

At the time, I was the President of the Citizens Concerned About the Future Of The Etobicoke Waterfront (CCFEW), a not-for-profit group dedicated to the protection and restoration of the waterfront in south Etobicoke. The report documented the environmental history of the area, and proposed a number of restoration projects. Since that date many of the restoration projects have been accomplished in partnership with the Toronto & Region Conservation Authority and the City of Toronto, while some are still under consideration. Copies of the report are in the circulating collection of the Toronto Public Library.

I took up the research again in 2008 when I was asked to write a chapter on the lost creeks for *HTO Toronto's Water from Lake Iroquois to Lost Rivers to Low-flow Toilets*, published by Coach House Press in 2008. At the time of my original research I was only concerned with the area south of the Gardiner Expressway as it is a natural northern boundary for south Etobicoke. Remnants of these creeks still existed in certain locations in south Etobicoke. I had thought that all the post WWII development north of the Gardiner Expressway would have obliterated any trace of these historic creeks long ago. How wrong I was! I was surprised to discover that Jackson Creek still flows above ground for a considerable distance to the north.

This is the story of the lost creeks of south Etobicoke. The 1811 patent map that lists the original landowners in what is now south Etobicoke provides an excellent view of the creeks that existed at that time, including North, Jackson, Superior and Bonar Creeks. The lives of these watercourses were inextricably linked to the use of the land within their watersheds. Originally covered by thick forests, these watersheds evolved over thousands of years to become a finely tuned and balanced system that produced a steady flow of cool, clear and pristine water abounding in sensitive coldwater fish species such as salmon.

While most creeks and streams in the old City of Toronto were buried in sewer lines long ago, many of the original creeks and streams of south Etobicoke survived into the mid 20th century - and some significant portions still exist today! It took some considerable good luck and fortune that they lasted as long as they did. A considerable distance west of Simcoe's new capital of York, the progression of south Etobicoke from forest to agricultural fields, and finally urban development was slower than areas closer to Toronto.

However you can still catch glimpses of many of these creeks and streams if you know where to look.

I can be contacted at lostcreeksfetobicoke@hotmail.com.

Attachment 2:



November 9, 2011

VIA EMAIL councillor_grimes@toronto.ca, HARD COPY TO FOLLOW

Mark Grimes
Councillor, Ward 6, Etobicoke-Lakeshore
Toronto City Hall
100 Queen Street West, Suite C48
Toronto, ON M5H 2N2

Dear Councillor Grimes:

Re: Severance of old Alderwood Collegiate Institute Property, 300 Valermo Drive, Etobicoke - Restoration of Jackson Creek

I am writing on behalf of the Etobicoke-Mimico Watersheds Coalition (Coalition). The Coalition is a watershed stakeholder group that works with the Toronto and Region Conservation Authority (TRCA) to achieve the vision of revitalized creeks and watersheds in our communities.

We understand that that Toronto District School Board is looking to sever and sell part of the old Alderwood Collegiate Institute property in Alderwood, Etobicoke. We are aware that a historic watercourse called Jackson Creek flows (intermittently) through the western part of the property and would like to ensure that this opportunity is used to restore this historic watercourse and retain it within public ownership.

Historically, Jackson Creek flowed south of the QEW (now Gardiner Expressway) through Douglas Park, across the Alderwood Collegiate property (it appears to have been shunted to the western boundary of the lot when the school was built) and then south to Lake Ontario. Much of the creek has been buried underground, but a few portions still remain aboveground. Detailed documentation of historic alignment and current conditions of Jackson creek has been provided in the document "*Lost Creeks of South Etobicoke*" (<http://lostcreeksouthetobicoke.blogspot.com>) and a short summary is enclosed with this letter.

TRCA began concerted restoration activities in the Etobicoke and Mimico Creeks watersheds in 1998 when it published the State of the Watershed Report. More recently, in 2011, TRCA published a Technical Update that includes strategic policies and management directions to improve the health of the Etobicoke and Mimico Creeks watersheds, including the lands that drain to Lake Ontario (an executive summary can be found at: <http://www.trca.on.ca/protect/watersheds/etobicoke-mimico-creek/resources.dot>).

Day-lighting and restoring creeks that have been buried or degraded is one of our strategic directions, as illustrated on the enclosed map (Lake Ontario Drainage Regeneration Plan). These actions will help to restore environmental quality in our urban neighbourhoods by

5 Shoreham Drive, Downsview, ON M3N 1S4
416-661-6600, extension 5569



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increasing greenspace, improving the management of water quantity and quality, and enhancing the availability and connection of wildlife habitats and migration corridors.

Therefore, we are requesting:

- that the City of Toronto, through the planning process, acquire a Parkland contribution of the old Jackson Creek property on the west side of Alderwood Collegiate Site;
- that the Jackson Creek watercourse is acknowledged and enhanced by restoring and daylighting the portions of the creek and that the developer provide funding to assist with the restoration of the creek;
- that on-site stormwater management measures are incorporated into the new development to reduce impacts of development and paved surfaces; and
- that opportunities for environmental education are considered through proposed restoration of historic Jackson Creek watercourse.

Yours sincerely,

Suzanne Barrett
Chairperson, Etobicoke and Mimico Watersheds Coalition

/Encl.

cc: Brian Denney, Chief Administrative Officer, Toronto and Region Conservation
Greg Lintern, Director of Community Planning, City of Toronto
Gary Wright, Chief Planner and Executive Director, Planning, City of Toronto
Pamela Gough, Trustee, Ward 3, Toronto District School Board
Shirley Hoy, Chief Executive Officer, Toronto Lands Corporation
Peter Milczyn, Councillor, Ward 5, City of Toronto and Etobicoke-Mimico Watersheds Coalition Representative
Chandra Sharma, Etobicoke-Mimico Watersheds Specialist, Toronto and Region Conservation