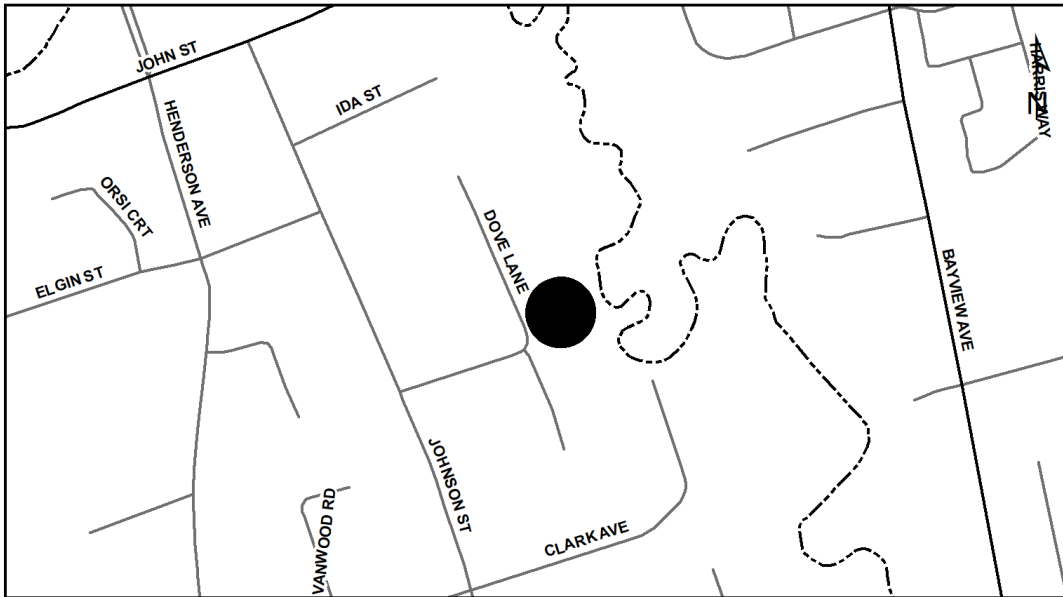


## CITY OF MARKHAM

### 11.17 25 DOVE LANE

To construct, reconstruct, erect or place a building or structure on Lot 46, Plan 9766, (25 Dove Lane), in the City of Markham, Don River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to resolve an outstanding violation in respect to unauthorized construction and site alteration within TRCA's Regulated Area. The works proposed will resolve the outstanding TRCA violation (Violation No. V3131) on the subject property. In addition, the works include the construction of multiple additions to an existing dwelling and an extension to an existing wooden deck (11.89 sq. m.) at 25 Dove Lane, Markham.

**MAP LOCATION:** 25 Dove Lane, Markham



The permit will be issued for the period of October 5, 2018 to October 4, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. i, Site Statistics, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. ii, Site Plan, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-1.1, Basement Floor Plan, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-1.2, Ground Floor Plan, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-1.3, Second Floor Plan, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-2.1, West (Front) Elevation, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-2.2, North (Side) Elevation, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**

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- **Drawing No. A-2.3, West (Rear) Elevation, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. A-2.4, South (Side) Elevation, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 14, 2018;**
- **Drawing No. ii, Restoration Plan & ESC Plan, prepared by Urbanscape, revised on February 11, 2015, received by TRCA on May 31, 2018.**

### **RATIONALE**

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

#### Proposal:

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to resolve an outstanding violation in respect to the unauthorized construction and site alteration of a residential dwelling within a TRCA Regulated Area. TRCA Enforcement staff issued Violation No. V3131 for the unauthorized works adjacent to and within the vegetated area contiguous with the valley corridor. The rear portion of the property is traversed by the East Don River valley corridor, a tributary of the Don River Watershed.

To restore and enhance the ecological condition of the disturbed area on the subject property, the applicant has submitted a restoration plan consisting of native, non-invasive vegetation comprised of trees and shrubs to enhance the valley corridor. The plantings will also improve slope stability along the valley wall. TRCA Ecology staff are satisfied that the restoration plantings will remediate the disturbed area caused by the unauthorized works within the valley corridor and will provide a net ecological gain to the valley system. Additionally, the works associated with this application includes the construction of multiple additions to the existing dwelling and an extension to an existing wooden deck (11.89 sq. m. in size).

A geotechnical report identifying the proposed long-term stable top of bank (LTSTOB) associated with the valley corridor has been prepared by a qualified geotechnical engineering consultant (V.A. Wood Associated Ltd.) in support of this application. TRCA Geotechnical Engineering staff reviewed the report and concur with the geotechnical consultant's findings, and are satisfied that the works are appropriately setback from the LTSTOB. As such, no geotechnical and/or slope stability concerns are anticipated with this proposal. Furthermore, the Regional Storm Floodplain is contained within the valley corridor and as such, no flooding related issues are anticipated with this proposal.

#### Additional Fee:

The applicant initiated works in advance of a valid permit pursuant to Ontario Regulation 166/06 being issued. The applicant has paid the application fee plus 100%, as required in association with the violation of the regulation.

#### Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain associated with the East Don River. As such, the proposed works will not impact the storage or conveyance of flood waters and no flood-related concerns are anticipated.

#### Pollution:

Appropriate erosion and sediment controls (i.e. silt fencing) are proposed with this application and will be maintained throughout all phases of construction.

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### Dynamic Beaches:

Not applicable

### Erosion:

The subject site is traversed by the East Don River valley corridor, a tributary of the Don River Watershed. A geotechnical report was undertaken to identify the long-term stable top of slope associated with the valley feature. TRCA Geotechnical Engineering staff concur with the findings of the report and are satisfied that the report sufficiently addressed TRCA's concerns with respect to the potential erosion and slope failure. Additionally, to improve slope stability and to enhance the ecological condition of the valley feature, a native mix of non-invasive vegetation comprised of trees and shrubs with deep rooting systems will be planted in the buffer area and along the valley wall at the rear of the property. As such, all proposed works are appropriately setback from the limit of the feature, and no geotechnical and/or slope stability concerns are anticipated with this application.

### Conservation of Land:

The location of the proposed works are void of any vegetation contiguous with the valley feature on site, however the applicant has agreed to implement a restoration planting plan within the buffer and along the valley wall. The restoration planting plan consists of native, non-invasive vegetation comprised of native trees and shrubs with deep rooting systems which will enhance the overall ecological condition of the valley corridor and improve the slope stability of the valley wall.

#### *Plantings*

All plantings proposed are deep rooting, native, non-invasive species in accordance with TRCA's guidelines.

### Policy Guidelines:

This proposal complies with Section 8.4 General Regulation Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 59767 - Application #: 0466/18/MARK**

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**Date: June 5, 2018**