

# Item 11.1

## Section IV – Permit Issued under Section 28.1 of the Conservation Authorities Act

**TO:** Chair and Members of the Executive Committee  
Friday, May 10, 2024 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATION - REGULAR - FOR APPROVAL  
- 32 BENNINGTON HEIGHTS DRIVE, CITY OF TORONTO**

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### KEY ISSUE

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 site specific conditions and permission.

### RECOMMENDATION:

**THAT permits be granted in accordance with Section 28.1 of the Conservation Authorities Act, for 32 Bennington Heights Drive, City of Toronto.**

### CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

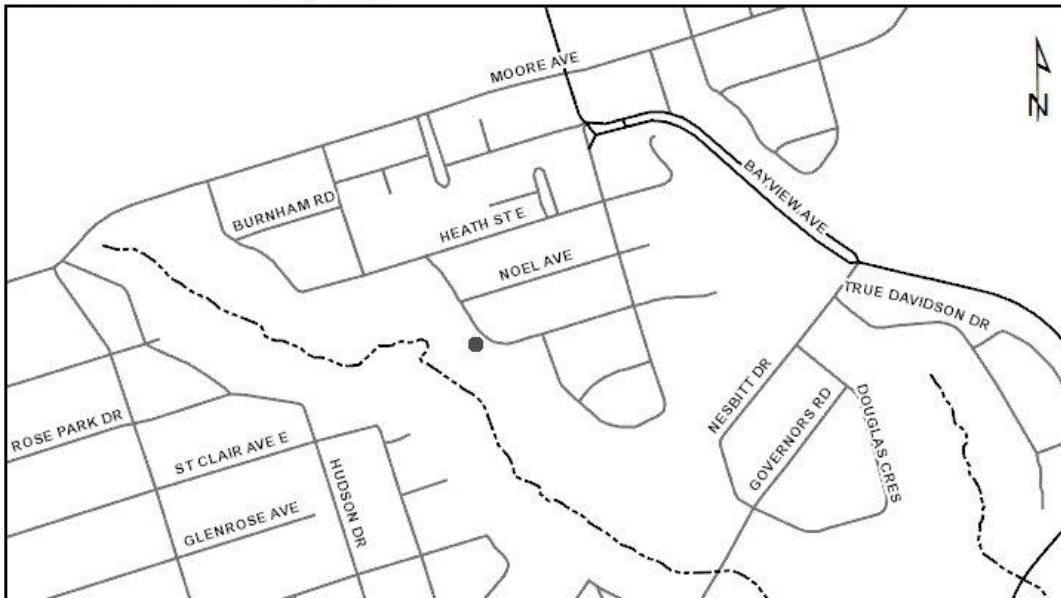
### 32 BENNINGTON HEIGHTS DRIVE

To construct, reconstruct, erect or place a building or structure on Part Lot 15, Plan M-363, (32 Bennington Heights Drive), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to replace an existing deck to the rear of a two-storey single family dwelling at 32 Bennington Heights Drive in the City of Toronto (North York).

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MAP LOCATION: 32 Bennington Heights Dr



The permit will be issued for the period of May 10, 2024 to May 9, 2026 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-01A, Proposed Site Plan, Limit of Work & Statistics, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-01B, Construction Access & Staging Plan, prepared by PLANT Architect Inc., Revision 5 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-06, Proposed Layout Plan, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-07, Proposed Sections and Elevation, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-09, Deck and Guard Details, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-10, Deck and Guard Details, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. A-11, Deck and Screen Details, prepared by PLANT Architect Inc., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. S-101, General Notes & Typical Details, prepared by Engineering Link, signed and stamped R.J. McDonald, P. Eng., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. S-201, Proposed Deck Framing Plan and Elevation, prepared by Engineering Link, signed and stamped R.J. McDonald, P. Eng., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Drawing No. S-401, Sections & Details, prepared by Engineering Link, signed and stamped R.J. McDonald, P. Eng., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**

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- **Drawing No. S-402, Sections & Details, prepared by Engineering Link, signed and stamped R.J. McDonald, P. Eng., Revision 6 dated February 28, 2024, received by the TRCA on March 1, 2024;**
- **Design Drawing Review Letter, prepared by Grounded Engineering, signed and stamped by J.J. Hunter, P. Eng., dated February 29, 2024, received by the TRCA on March 1, 2024;**
- **Letter of Intention, prepared by prepared by Grounded Engineering, dated November 28, 2023, received by the TRCA on March 1, 2024.**

### **Application-Specific Permit Conditions**

14. A letter of conformance is to be prepared by a geotechnical engineer at the end of the construction to review the works and to confirm that the foundation system is completed as per the design. The letter of conformance is also prepared as signed and sealed by a Licensed Professional Engineer and is to be submitted to TRCA at the end of construction.

### **RATIONALE**

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

#### **Proposal:**

The purpose of this application is to develop within a TRCA Regulated Area of the Don River watershed in order to facilitate the replacement of an existing deck to the rear of a two-storey single family dwelling at 32 Bennington Heights Drive in the City of Toronto (North York). The subject site is located south of Moore Avenue and east of Bayview Avenue in the City of Toronto (North York).

#### **Flooding:**

The site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

#### **Erosion:**

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

#### **Dynamic Beaches:**

Not applicable.

#### **Unstable Soil or Bedrock:**

Not applicable.

#### **Health or Safety of Persons or Property:**

The activity is not likely to create conditions or circumstance that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

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Policy and Procedure Documents:

This proposal complies with Section 8.5 Valley and Stream Corridors of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 69637 - Application #: 0978/23/TOR**

**port prepared by: Daniel Pina, Senior Planner**

**Email: [daniel.pina@trca.ca](mailto:daniel.pina@trca.ca)**

**For Information contact: Daniel Pina, (437) 880-2413**

**Email: [daniel.pina@trca.ca](mailto:daniel.pina@trca.ca)**

**Date: April 19, 2024**