

PERMIT APPLICATION 11.16 IS A MAJOR APPLICATION - REGULAR

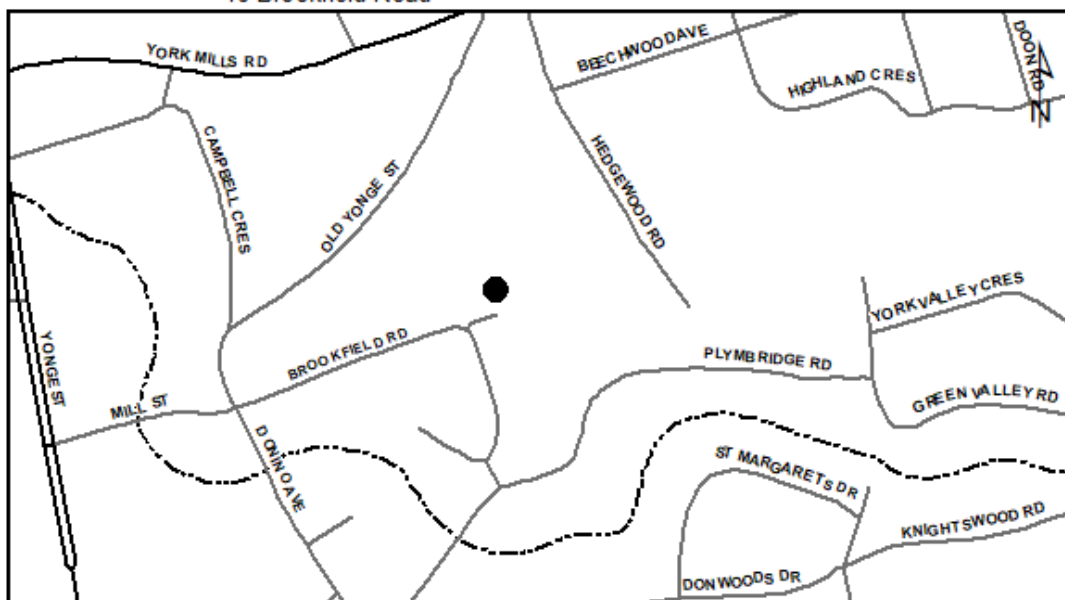
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency infrastructure works, resolution of violations/after the fact permits, trail construction.

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

46 BROOKFIELD ROAD

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on , (46 Brookfield Road), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to construct a replacement retaining wall, landscaping and drainage remediation to the rear of the existing two storey single family dwelling at 46 Brookfield Road in the City of Toronto (North York Community Council Area).

MAP LOCATION: 46 Brookfield Road



The permit will be issued for the period of August 10, 2018 to August 9, 2020 in accordance with the following documents and plans which form part of this permit:

- **Commitment to General Review, prepared by Applicant, dated July 31, 2018, received on August 1, 2018;**
- **Drawing No. L-1, Drainage Remediation Plan, prepared by John Lloyd & Associates, Revision No. 11 dated February 14, 2018, received on February 16, 2018;**
- **Drawing No. TP-2, Tree Protection Plan, prepared by John Lloyd & Associates, Revision No. 6 dated May 3, 2018, received on August 1, 2018;**
- **Drawing Unnumbered, Replacement Planting Plan, prepared by Lawrence Park, Revision No. 3 dated July 2018, received on August 1, 2018;**

Item 11.16

- **Drawing No. SH1, Shoring Plan, Section, Detail, General Notes & Schedule, signed and stamped by S. Heidari, P.Eng., prepared by Tarra Engineering & Structural Consultants Inc., dated January 2018, received on February 16, 2018.**

Application-Specific Permit Conditions

14. The Owner shall, for as long as they own the property, maintain the proposed infrastructure which is designed to convey water and sediment from the surrounding land to ensure drainage function.
15. The Owner shall, for as long as they own the property, advise any future potential purchaser of the property that ongoing maintenance of the proposed infrastructure is necessary in order to ensure drainage function.

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 construction of a replacement retaining wall, landscaping and drainage remediation to the rear of the existing two storey single family dwelling at 46 Brookfield Road in the City of Toronto. This property was affected by the July 2013 storm and the backyard flooded with water from the surrounding properties. The existing drainage channel to the east of the dwelling will be increased in size to better accommodate future stormwater flows. The drainage channel will require regular maintenance and the applicants have agreed to maintain this channel in the permit conditions. They have also agreed to advise any future property owner about the required maintenance of the channel. The proposal also includes minor regrading of the rear backyard towards the larger drainage channel and the replacement of the flagstone terrace to the rear of the dwelling. A new flagstone walkway will be placed to the east of the dwelling and the existing shed on the east side of the property will be replaced. The subject site is located east of Yonge Street and south of York Mills Road in the City of Toronto (North York Community Council Area).

Control of Flooding:

The proposed works are not located within a Regulatory Flood Plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical brief has been reviewed and approved by TRCA geotechnical engineering staff. TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the completed works. In addition, the owner has provided a Commitment to General Reviews confirming that an engineer will be further retained and available on site during construction to ensure the proposed shoring wall conforms with the approved plans

Item 11.16

Conservation of Land:

The proposed works are located no closer to the ravine than the existing limits of development.

Plantings

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Services Guideline. Recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

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: 51640 - Application #: 0749/14/TOR

Report Prepared by: Anna Lim 5284 alim@trca.on.ca

For information contact: Steve Heuchert 5311 sheuchert@trca.on.ca

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