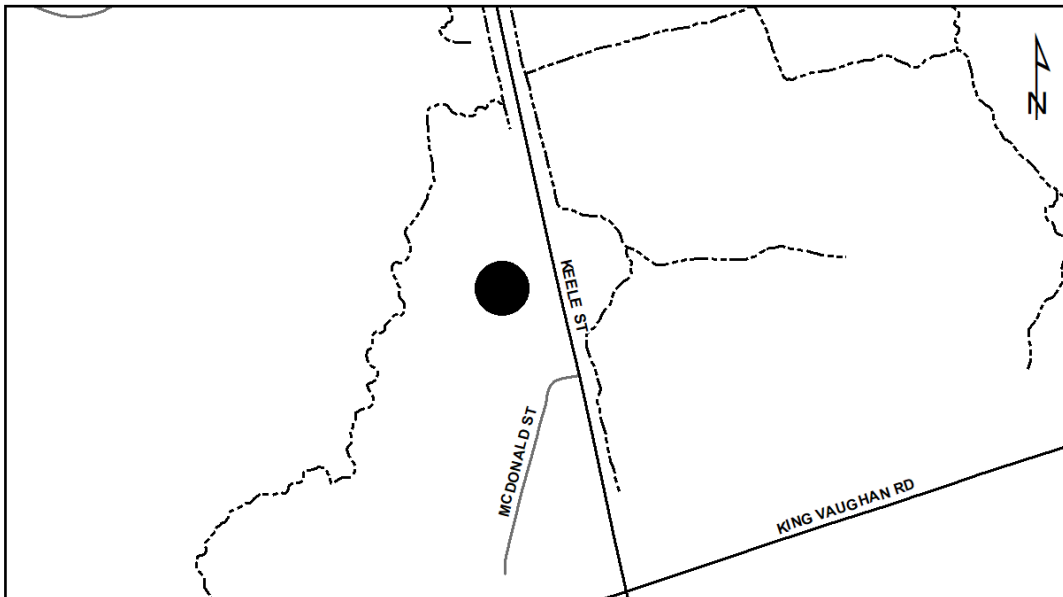


CITY OF VAUGHAN

11.7 2506937 ONTARIO INC.

To construct - reconstruct - erect or place a building or structure, site grade, temporarily or permanently place - dump or remove any material - originating on the site or elsewhere on, 12370 Keele Street, in the City of Vaughan, Humber River Watershed as located on the property owned by 2506937 Ontario Inc. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a 3,529 sq. m. (37,985.84 sq. ft.) commercial building and associated parking area. The subject property is located on lands known municipally as 12370 Keele Street, in the City of Vaughan.

MAP LOCATION: 12370 Keele Street, Vaughan



The permit will be issued for the period of September 7, 2018 to September 6, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1.0, Site Plan, prepared by Fausto Cortese Architects, dated June, 19, 2018, received by TRCA on August 23, 2018;**
- **Drawing No. 217116-1, Grading Plan, prepared by EMC Group Limited, revision no. 7 dated August 1, 2018, received by TRCA on August 23, 2018;**
- **Drawing No. 217116-2, Servicing Plan, prepared by EMC Group Limited, revision no. 7 dated August 24, 2018, received by TRCA on August 24, 2018;**
- **Drawing No. 217116-3, Erosion and Sediment Control Plan, prepared by EMC Group Limited, revision no. 6 dated August 1, 2018, received by TRCA on August 23, 2018;**
- **Drawing No. L-1, Landscape Plan, prepared by Landscape Planning Limited, revision no. 7 dated July 31, 2018, received by TRCA on August 23, 2018.**

RATIONALE

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

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Proposal:

The purpose of this permit application is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate the construction of a 3,529 sq. m. (37,985.84 sq. ft.) commercial building and associated parking lot. The subject property is located on lands known municipally as 12370 Keele Street in the City of Vaughan.

The subject property is located entirely within TRCA's Regulated Area due to the presence of two provincially significant wetland features (King-Vaughan Wetland Complex) that are located on adjacent lands to the east and west as well as an estimated Regulatory Storm flood plain associated with the East Humber River which impacts the northwestern corner of the property.

The estimated Regulatory Storm flood plain reaches an elevation of 291.46 metres above sea level (masl) on the subject property. Based on a review of available topographic information for the site, the northwestern corner of the property would be subject to flooding during a Regulatory Storm event. Due to the relatively minor nature of the flood plain condition on the property, in terms of area, depth and associated water velocity, the applicant proposed a cut/fill balance in order to provide for a minor alteration of the flood plain area to facilitate the proposed parking lot. The proposed quantity of fill is approximately 12.5 cubic metres (441 cubic feet) with an equal corresponding volume to be cut directly adjacent to the parking area. As a part of TRCA's review of an associated Site Plan Control application (Municipal File No. DA.16.096) for the subject works, staff reviewed the supporting analysis and plans and were satisfied that the applicant demonstrated that the conveyance and storage of flood waters would not be negatively impacted by the proposal.

Furthermore, the location of the proposed works is relatively flat and is void of any significant vegetation. That being said, the works are within the 120 metre area of influence of two provincially significant wetland (PSW) features and as such a Natural Heritage Evaluation was completed by the proponent as a part of their Site Plan Control application. TRCA staff reviewed the noted report and were satisfied with the analysis and recommendations. The proposed development is located over 30 meters from the edge of the PSW features. Based on the distance between the proposed development and the wetland features and the fact that there is a road (Keele Street) and railway corridor between the property and the wetlands, no significant impacts are anticipated to the features.

Based on the above, TRCA staff are satisfied that no ecological, geotechnical or flood related impacts will result from the proposed works.

Control of Flooding:

The northwestern corner of the property is located within the Regulatory Storm flood plain. TRCA staff are satisfied that the cut/ fill exercise required to facilitate an alteration of the flood plain is minor in nature and will not result in any impacts to the storage and/or conveyance of flood waters during a Regulatory Storm event.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with the proposed works.

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Conservation of Land:

The proposed works are generally located within an existing disturbed area that is currently void of any significant vegetation. Furthermore, the works are over 30 metres from the adjacent wetland features and are separated from the features by a road (Keele Street) and a railway corridor.

Plantings

No plantings were required by TRCA for the subject works. That being said, the applicant has prepared a landscape plan as a part of the project and TRCA staff are satisfied with the proposed species.

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 (TRCA).

CFN: 60205 - Application #: 0789/18/VAUG

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Date: August 27, 2018