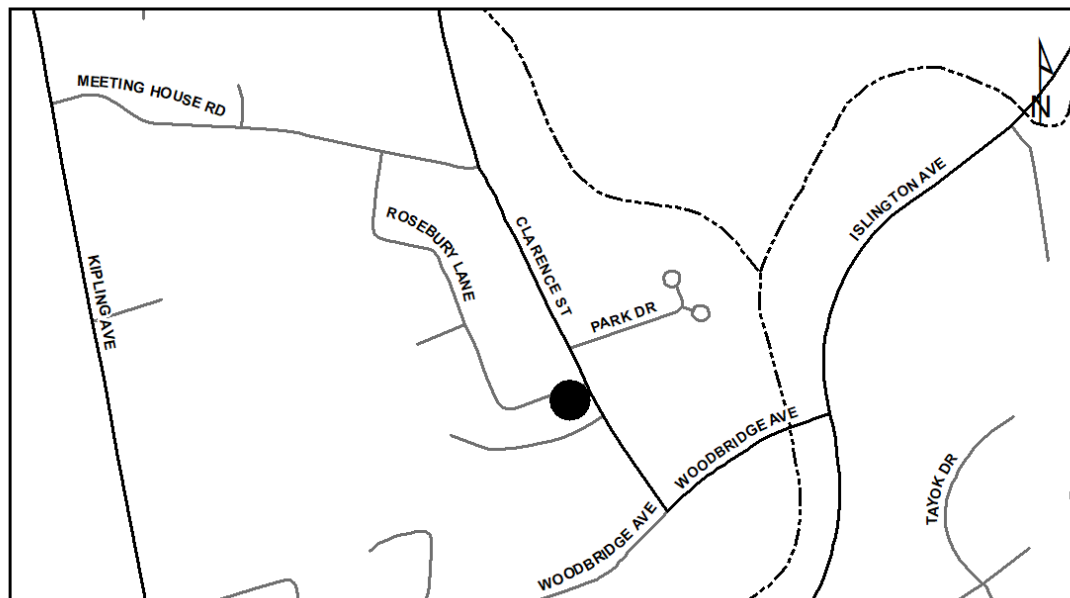


CITY OF VAUGHAN

11.8 50 CLARENCE STREET

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 7, Concession 7, (50 Clarence Street), in the City of Vaughan, Humber River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed subject to the Woodbridge Special Policy Area (SPA) in order to facilitate the construction of a new 40.75 sq.m. (438.63 sq.ft.) detached garage on the property municipally known as 50 Clarence Street in the City of Vaughan, associated with a municipal building permit.

MAP LOCATION: 50 Clarence Street, City of 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:

- **Structural Engineer's letter, prepared by R. Kurkjian, dated August 15, 2018, received by TRCA August 15, 2018;**
- **Grading Plan, prepared by RN Design Ltd., Revision No 3 dated July 11, 2018, received by TRCA July 19, 2018;**
- **Drawing No. A1, Foundation Plan and Ground Floor Elevations, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 11, 2018, received by TRCA July 18, 2018;**
- **Drawing No. A2, Front and Rear Elevations, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 19, 2018, received by TRCA July 19, 2018;**
- **Drawing No. A3, Right and Left Side Elevations, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 19, 2018, received by TRCA July 19, 2018;**
- **Drawing No. D1, Details, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 11, 2018, received by TRCA July 18, 2018;**
- **Drawing No. D2, Details, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 11, 2018, received by TRCA July 18, 2018;**

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- **Drawing No. D3, Details, Revision No 6 dated July 11, 2018, stamped by Ray Kurkjian July 11, 2018, received by TRCA July 18, 2018.**

RATIONALE

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

Proposal:

The purpose of the application is to undertake works within TRCA's Regulated Area of the Humber River Watershed, subject to the Woodbridge Special Policy Area (SPA), in order to facilitate the construction of a new 40.75 sq.m. (438.63 sq.ft.) detached garage on the property municipally known as 50 Clarence Street in the City of Vaughan, associated with a municipal building permit. The subject property is located at the southwest corner of Clarence Street and Rosebury Lane. The property is entirely within the Regulatory Flood Plain associated with the Main Humber River, which is located approximately 200 metres (656 feet) to the east.

This area of historical downtown Woodbridge has been designated as a SPA by the Province of Ontario, which allows for some development and redevelopment to occur within floodprone areas, subject to satisfying a number of technical requirements, including floodproofing. Under the SPA criteria in the Woodbridge Centre Secondary Plan, certain development may be permitted within the flood plain provided adequate floodproofing measures can be incorporated into the design and construction of all proposed structures. The SPA policies require that a level of flood protection between the Regulatory Storm flood level and the 1:350 year flood level is achieved, plus freeboard, as determined by TRCA.

The Regulatory Storm elevation in this location is 145.99 metres above sea level (masl), and the 1:350 year flood level elevation is 142.43 masl. The applicant provided drawings stamped by a structural engineer showing that the openings to the garage are located above the 1:350 year flood level. Given the function of the proposed garage as a non-habitable accessory structure, a lower level of floodproofing can be accepted by TRCA staff. The applicant has also provided a letter from a structural engineer confirming that the structure will be able to withstand the flood depth and velocity associated with the Regulatory Storm in this location. As such, TRCA staff are satisfied that the proposal will not have any impacts with respect to the control of flooding.

Control of Flooding:

The proposed works are located within the Woodbridge Special Policy Area. The applicant provided drawings stamped by a structural engineer showing that the openings to the garage are located above the 1:350 year flood level, as well as a letter from a structural engineer confirming the works will withstand the depth and velocity associated with a Regulatory Storm event. As such, no flood related concerns are anticipated with this proposal.

Pollution:

Erosion and sediment controls are not required, as the subject property is located 200 metres (656 feet) from the Humber River, with several developed lots separating the subject property and the river.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/ or slope stability concerns with this project.

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Conservation of Land:

The location of the works is void of any significant vegetation.

Plantings

Given that no significant vegetation is to be removed during the construction of the works, no plantings are required.

Policy Guidelines:

This proposal is consistent with Section 8.4 - General Regulation Policies, and Section 8.5.3 - Development Within Special Policy Areas of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59991 - Application #: 0586/18/VAUG

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Date: August 27, 2018