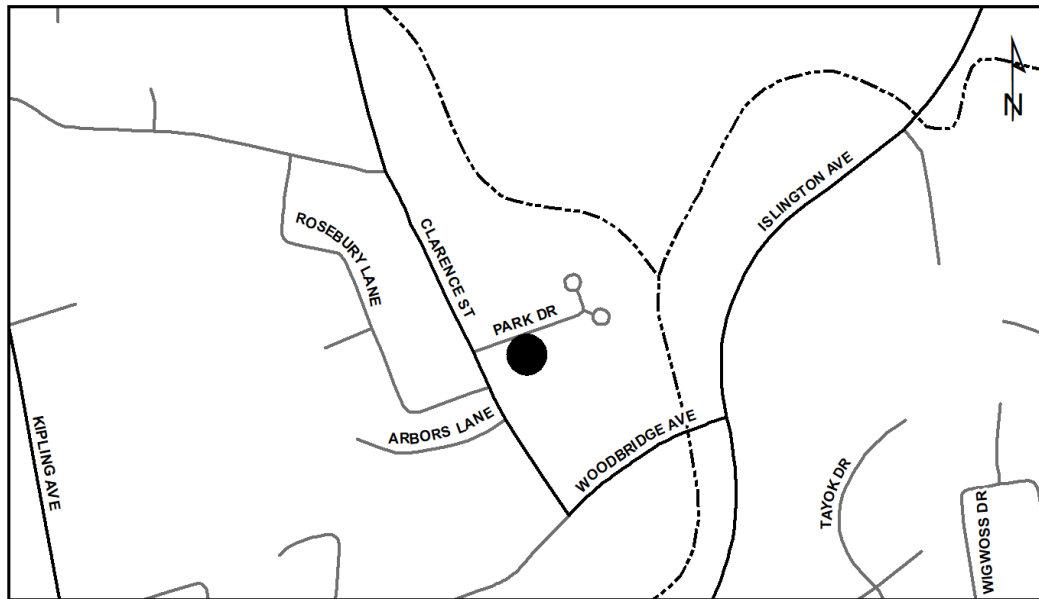


CITY OF VAUGHAN

11.2 15 PARK DRIVE

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 Part Lot 7, Concession 7, (15 Park Drive), 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 construct a new two-storey single family dwelling with a basement at the property municipally known as 15 Park Drive, associated with a municipal building permit.

MAP LOCATION: 15 Park Drive



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:

- **Structural Engineer's Letter**, prepared by Tahami engineering and construction Inc., dated July 2, 2018, received by TRCA August 23, 2018;
- **Drawing No. A, Site Plan**, prepared by Rubinoff Design Group, dated June 20, 2018, received by TRCA August 23, 2018;
- **Drawing No. A1, Proposed New Basement and Main Floor Plan**, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 23, 2018;
- **Drawing No. A2, Proposed 2nd Floor and Roof Framing Plans**, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 23, 2018;
- **Drawing No. A3, Proposed New Front Elevation**, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 24, 2018;
- **Drawing No. A4, Proposed Right and Left Side Elevations**, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 24, 2018;

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- Drawing No. A5, Proposed New Rear Elevation, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 23, 2018;
- Drawing No. A6, Proposed New Building Sections, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 24, 2018;
- Drawing No. A7, Proposed New Building Sections, prepared by Rubinoff Design Group, Revision 2 dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 24, 2018;
- Drawing No. S1, Structural Notes and Details, prepared by Rubinoff Design Group, dated August 10, 2018, stamped by S. Tahami on August 17, 2018, received by TRCA on August 23, 2018;
- Drawing No. A, Construction Notes, prepared by Rubinoff Design Group, dated June 2017, received by TRCA on August 23, 2018;
- Drawing No. M-1, Sanitary Drain, prepared by Monaro Engineering, dated August 17, 2018, stamped by M. Hagshenas on August 17, 2018, received by TRCA on August 23, 2018;
- Lot Grading Plan and Erosion and Sediment Control Plan, prepared by Guido Papa Surveying, Revision No. 1 dated July 23, 2018, stamped by Valerio R Papa (OLS), received by TRCA August 23, 2018.

Application-Specific Permit Conditions

1. The Owner shall, upon completion of the foundation, provide a certificate to TRCA from an Ontario land surveyor or a professional engineer, verifying that the openings to all habitable floor space are located above the 350-year Storm Flood level plus freeboard (142.5 masl plus 0.3 metres = 142.8 masl) to the satisfaction of TRCA.
2. The Owner shall, upon completion of the building, provide a letter of compliance along with as-built plans prepared by a professional engineer, verifying that the floodproofing measures have been implemented pursuant to the approved permit plans to the satisfaction of TRCA.
3. The Owner shall enter into a Release and Hold Harmless Agreement / Indemnification Agreement with TRCA to the satisfaction of TRCA which acknowledges the flood risk on the property and releases TRCA from claims arising from any flooding impact from the location of the single family dwelling on the property.

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 Humber River Watershed, subject to the Woodbridge Special Policy Area (SPA), in order to construct a new two-storey single family dwelling with a basement at the property municipally known as 15 Park Drive, in the City of Vaughan. The proposed works are located northeast of the intersection of Clarence Street and Woodbridge Avenue. The property is currently developed with a non-habitable garage structure which will be demolished. The works are being proposed approximately 160 metres (525 feet) to the west of the Main Humber River and within the Regulatory floodplain. The property is separated from the Humber River by several existing single family homes. 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.

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Control of Flooding:

Through coordination with TRCA staff, it was determined it was technically impractical to floodproof to the Regulatory Flood Level of 146.01 masl, and that floodproofing to the 1:350 year flood level (142.50 masl), plus freeboard (142.80 masl) would be permitted. The applicant has provided signed and stamped drawings showing all proposed openings to be above the 1:350 year flood level plus freeboard.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

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

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: 60164 - Application #: 0777/18/VAUG

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For information contact: Coreena Smith 5269 csmith@trca.on.ca

Date: September 18, 2018