

ADDED MAJOR PERMIT APPLICATIONS 11.4 - 11.5 – REGULAR – FOR APPROVAL

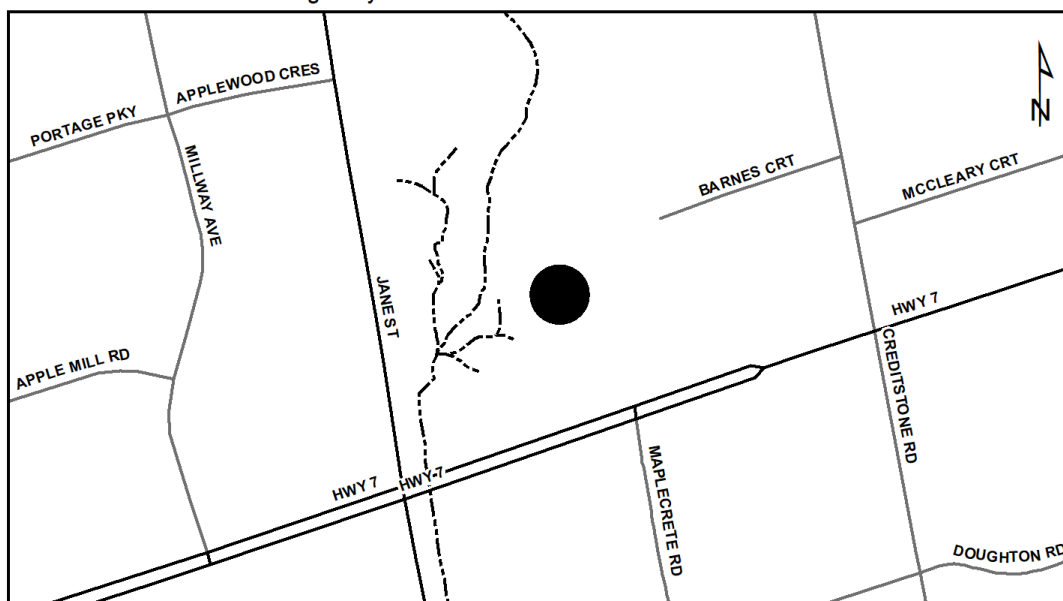
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring specific conditions and permissions that extend beyond two years.

CITY OF VAUGHAN

11.4 ROYAL 7 DEVELOPMENTS

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 Lot 6, Concession 4 Plan 65M-4490, (2926 Highway 7 West), in the City of Vaughan, Humber River Watershed as located on the property owned by Royal 7 Developments. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the excavation and construction of foundations associated with an underground parking facility on lands known municipally as 2926 Highway 7 and identified as Block 4, 5, 8, 9 & 10 on Registered Plan 65M-4490.

MAP LOCATION: 2926 Highway 7



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:

- **Letter of Undertaking, prepared by Royal 7 Developments, committing to provide revised plans to the satisfaction of TRCA, dated October 2, 2018, received by TRCA on October 2, 2018.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the excavation and construction of foundations associated with an underground parking facility on lands known municipally as 2926 Highway 7 and identified as Block 4, 5, 8, 9 & 10 on Registered Plan 65M-4490. The subject works are associated with a larger residential development project known as Expo City which includes the construction of five (5) residential towers and a public park in the Vaughan Metropolitan Centre (VMC) at the north east corner of Highway 7 and Jane Street.

The subject property is located adjacent to an existing municipal stormwater management facility (Edgeley Pond) which is within a valley corridor associated with Black Creek. The western portion of the property is adjacent to the Regulatory Storm flood plain associated with Black Creek. The limits of development have been established and refined through a number of planning processes including; Draft Plan of Subdivision 19T-00V21, Official Plan Amendment OP.06.019, Zoning By-law Amendment Z.06.051, Site Plan Control Application DA.11.058 and Edgeley Pond and Park Environmental Assessment and detailed design process. Furthermore, TRCA staff are currently reviewing a Site Plan Application (DA.18.050) for the 5th Phase of the Expo City project which includes the final detailed design of the future public park which will be constructed on top of the underground parking facility.

The proposed works consists only of the excavation and construction of the foundations for the proposed four (4) storey underground parking facility. Dewatering discharge is to be treated and released to Edgely Pond, which is immediately west of the subject property.

Control of Flooding:

The subject property is not located within the Regulatory Storm flood plain associated with Black Creek, as such the proposed works will not result in impacts to the storage or conveyance of flood waters.

Pollution:

All erosion and sedimentation will be mitigated through a phased erosion and sediment control plan. Standard erosion and sediment control measures, including silt/sediment fencing, will be implemented prior to construction and maintained for the duration of works, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering the adjacent valley corridor.

Dynamic Beaches:

Not applicable.

Erosion:

No Impacts to slope stability and erosion are anticipated as a result of the proposed works.

Conservation of Land:

The subject property is void of any significant vegetation. As such, no additional plantings are required as a part of these works.

Item 11.4

Plantings

Not applicable.

Policy Guidelines:

The proposal is consistent 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.

CFN: 60364 - Application #: 0910/18/VAUG

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