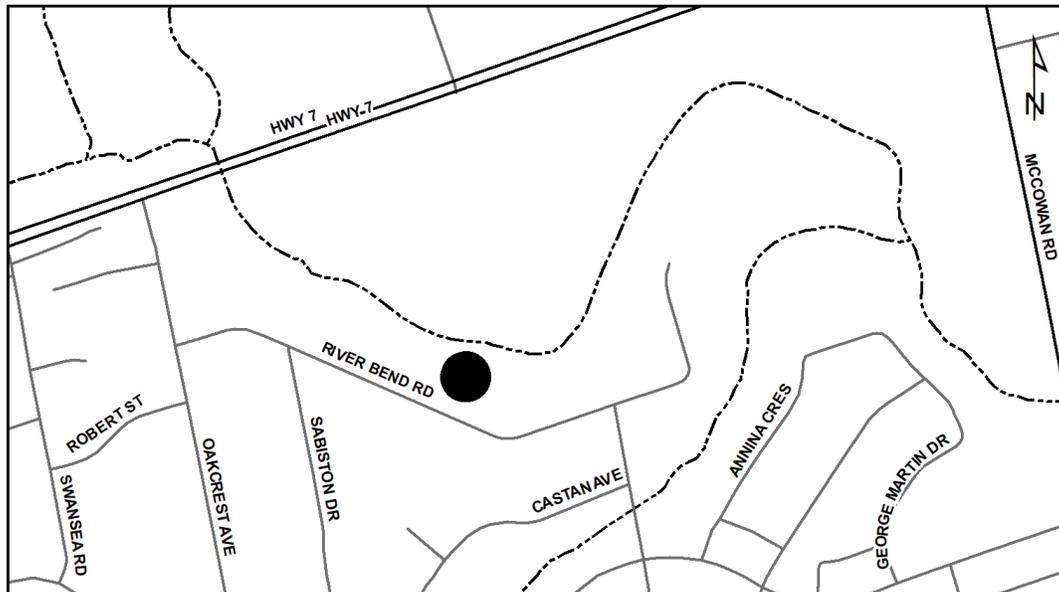


CITY OF MARKHAM

11.2 22 RIVER BEND ROAD

To site grade on (22 River Bend Road), in the City of Markham, Rouge River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the site alteration and restoration of the slope located at the rear of 22 River Bend Road, Markham. The works also consist of the demolition/removal of an existing dwelling and several ancillary structures (i.e. stairs, retaining walls and deck etc.) on the subject lands.

MAP LOCATION: 22 River Bend Road, Markham



The permit will be issued for the period of November 9, 2018 to November 8, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. HS-1, House Siting Plan, prepared by Candevcon Limited, dated September 6, 2018, received by TRCA on October 3, 2018;**
- **Drawing No. ESC-1, Erosion & Sediment Control Plan, prepared by Candevcon Limited, dated September 27, 2017, received by TRCA on October 3, 2018;**
- **Drawing No. L-TP1, Tree Preservation Plan, prepared by Henry Kortekaas & Associates Inc., revised on August 22, 2018, received by TRCA on October 3, 2018;**
- **Drawing No. L-BP1, Boulevard Planting Plan, prepared by Henry Kortekaas & Associates Inc., revised on August 22, 2018, received by TRCA on October 3, 2018;**
- **Drawing No. L-RS1, Restoration Planting Plan, prepared by Henry Kortekaas & Associates Inc., revised on August 22, 2018, received by TRCA on October 3, 2018;**
- **Drawing No. L-RS2, Restoration Planting Plan, prepared by Henry Kortekaas & Associates Inc., revised on August 22, 2018, received by TRCA on October 3, 2018;**
- **Drawing No. L-D1, Details, prepared by Henry Kortekaas & Associates Inc., revised on August 22, 2018, received by TRCA on October 3, 2018.**

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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 Rouge River Watershed to facilitate the site alteration and restoration of the slope located at the rear of 22 River Bend Road, Markham. The proposed works also include the demolition/removal of an existing dwelling and several ancillary structures (i.e. stairs, retaining walls and deck etc.) on the subject lands.

The property is located partially within TRCA's Regulated Area, as it is traversed by a valley corridor associated with the Rouge River Watershed. In conjunction with this permit application, TRCA staff reviewed the related Zoning Amendment (City File No. ZA 15 244809), Site Plan Control (City File No. SC 15 244809), Consent (City File No. B/31/17) applications circulated by the City of Markham. The Planning Act applications facilitated the severance the subject property to develop a single family dwelling on each lot. Through our concurrent review of the associated applications, the proponent submitted several reports to ensure that the proposed works would not negatively impact the vegetation contiguous with the valley corridor or result in an increase in erosion and/or slope stability risk. TRCA's Geotechnical Engineering staff have reviewed the geotechnical report prepared by Canada Engineering Services Inc. and are satisfied with the content and methodologies used to complete the slope stability assessment, and concur with the proposed recommendations. Additionally, the applicant has retained a geotechnical engineer to supervise the clearance of all encumbrances and the restoration/enhancement of the slope.

In addition to the above, the proposed development will require the removal of a few mature trees and result some site alterations within the Regional Storm Floodplain (172.50 masl). These works will facilitate the removal of the existing dwelling and ancillary structures (i.e. retaining wall, stairs and deck) currently on the property. TRCA Water Resources Engineering staff reviewed the materials associated with the application and are satisfied that it will not have any adverse impacts to the conveyance or storage of flood waters. Moreover, TRCA's Ecology staff reviewed an Environmental Impact Study, prepared by Sage Earth Environmental/Restoration Services and a Restoration Planting Plan prepared by Henry Kortekaas & Associates. It is the opinion of staff that the restoration and enhancement of the amended slope and its associated buffer would result in establishing a net ecological gain for the subject property. Additionally, the full extent of the valley and its associated hazards is zoned for environmental protection and will be gratuitously dedicated into public ownership once it is cleared of all encumbrances, restored, enhanced and stabilized. As such, there are no geotechnical, flood or ecology-related concerns anticipated with this application.

Control of Flooding:

A portion of the proposed works is located within the Regional Storm Floodplain to facilitate the proposed works located at the rear of the subject lands. However, TRCA Water Resources Engineering staff confirmed that the proposed works will not impact the conveyance or storage of flood waters.

Pollution:

Appropriate sediment and erosion controls (i.e. silt fencing etc.) are proposed with this application and will be maintained throughout all phases of construction.

Item 11.2

Dynamic Beaches:

Not applicable

Erosion:

The rear portion of the site is traversed by a valley corridor feature associated with the Rouge River Watershed. To improve slope stability and reduce the potential for soil erosion, the existing dwelling and ancillary structures (retaining wall) sited adjacent to and along the valley wall are being demolished and removed. Additionally, the slope will be restored to a more gentle, stable slope. A geotechnical report identifying the long-term top of slope associated with the feature has been reviewed by TRCA Geotechnical Engineering staff, who concur with the recommendations by Canada Engineering Services Inc. Furthermore, a restoration planting plan has been submitted to improve slope stability. As such, no geotechnical and/or slope stability concerns are anticipated with this application.

Conservation of Land:

The proposed development will require the removal of a few trees which are contiguous with the valley corridor. However, to compensate for the proposed removals the applicant has submitted a Restoration Planting Plan prepared by Henry Kortekaas & Associates Inc. The planting plan consists of native, non-invasive species of trees and shrubs with deep root systems and will enhance the overall ecological condition of the valley corridor (36 trees and 100 shrubs).

Plantings

All plantings proposed are deep rooting, native, non-invasive species in accordance with TRCA's guidelines.

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.

CFN: 60398 - Application #: 0940/18/MARK

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