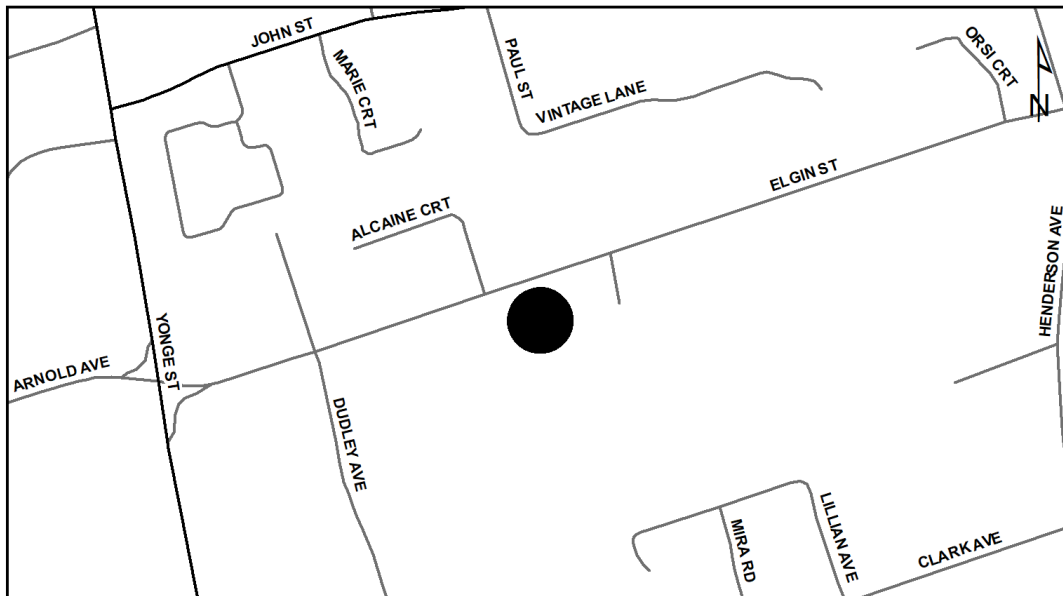


CITY OF MARKHAM

11.4 59 ELGIN STREET

To construct, reconstruct, erect or place a building or structure on 59 Elgin Street, in the City of Markham, Don River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate the construction of a new two-storey single-family dwelling and swimming pool at 59 Elgin Street, Markham (Thornhill). The existing dwelling and garage at the front of the property is to be demolished and the replacement structure is to be located at the rear of the site. A 3.96 metre wide replacement bridge over the watercourse traversing the midsection of the site is proposed to facilitate access to the rear.

MAP LOCATION: 59 Elgin Street, Markham



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Arcica Inc., revised on October 24, 2017, received by TRCA on May 8, 2018;**
- **Drawing No. SWM-1, Grading and Servicing Plan, prepared by Husson Engineering + Management, revised on April 11, 2018, received by TRCA on May 8, 2018;**
- **Drawing No. SWM-2, ESC Plan, prepared by Husson Engineering + Management, revised on April 11, 2018, received by TRCA on May 8, 2018;**
- **Drawing No. L-1, Landscape Restoration Plan, prepared by Beacon Environmental, revised on January 25, 2018, received by TRCA on May 8, 2018;**
- **Drawing No. L-2, Landscape Restoration Plan, prepared by Beacon Environmental, revised on January 25, 2018, received by TRCA on May 8, 2018.**

RATIONALE

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

Item 11.4

Proposal:

The purpose of this application is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate the construction of a new two-storey single-family dwelling and swimming pool at 59 Elgin Street, Markham (Thornhill). The existing dwelling and garage at the front of the property is to be demolished and the replacement structure is to be located at the rear of the site. A 3.96 metre wide replacement bridge over the watercourse traversing the midsection of the site is proposed to facilitate access to the new dwelling.

The subject property is partially located within TRCA's Regulated Area, as it is bisected by the valley corridor of the Don River. Based on our floodplain modelling and topographic information, the existing dwelling and garage are within the Regulatory Floodplain [166.53 masl (metres above sea level)] and as such, it is anticipated that during a Regional Storm event, a significant portion of the subject property would be inundated with flood waters. The proposal is to remove the existing structure and construct the replacement dwelling and swimming pool at the rear of the property, sufficiently setback from the flood hazard. Additionally, through TRCA staff's review of the associated Concept Development Application (CFN 50277.12) and Site Plan Control application circulated by the City of Markham (SC 18 153775) it was established that the existing level of risk associated with safe ingress/egress to the site for pedestrians and emergency vehicles during a Regional Storm flood event would not negatively alter flood storage and conveyance. Furthermore, the construction of the 3.96 metre wide bridge would allow for emergency vehicle(s) to access the site during a Regional Storm event; as such, the works would achieve an overall reduction in flood risk.

Through our concurrent review of the associated applications, the proponent submitted several reports to ensure that the proposed development 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 reviewed and were satisfied with the content and methodologies used to complete the Slope Stability Assessment Report prepared by Soil Engineers Ltd. The report identified the long-term stable top of bank (LTSTOB) line coincided with the existing "top of bank" and as such, the proposed two-storey dwelling and swimming pool would be appropriately setback from the erosion hazard. Additionally, an Environmental Impact Statement (EIS) prepared by Beacon Environmental in support of this application was reviewed by TRCA, in which Ecology staff agreed with the results of the dripline staking based on the results of a previous site visit (January 8, 2015) and orthographic imagery. While the proposed development will require the removal of mature trees contiguous with the valley corridor and result in development and site alteration within the feature and its associated buffer to facilitate access to the rear of the property, it is the opinion of staff that the overall level of risk would be reduced. Furthermore, to compensate for the proposed removals and encroachment, the applicant has submitted a Landscape Restoration Plan prepared by Beacon Environmental to establish a net ecological gain on the subject property. As such, no geotechnical or ecology related concerns are anticipated with this application.

Control of Flooding:

A portion of the proposed works is located within the Regional Storm Floodplain to facilitate access to the rear of the property, however, TRCA 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 11.4

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

The proposed development will require the removal of mature trees contiguous with the valley corridor and would result in development and site alteration within the feature and its associated buffer, however the works will reduce the overall flood risk. To compensate for the proposed removals and encroachment, the applicant has submitted a Landscape Restoration Plan prepared by Beacon Environmental. 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.

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: 59759 - Application #: 0418/18/MARK

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