

Item 11.1.

Section IV – Ontario Regulation 166/06, As Amended

TO: Chair and Members of the Executive Committee
Meeting #3/19, April 5, 2019

FROM: Sameer Dhalla, Interim Director, Development and Engineering Services

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:

MAJOR PERMIT APPLICATION 11.1 – 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 site specific conditions and permissions that extend beyond two years.

CITY OF VAUGHAN

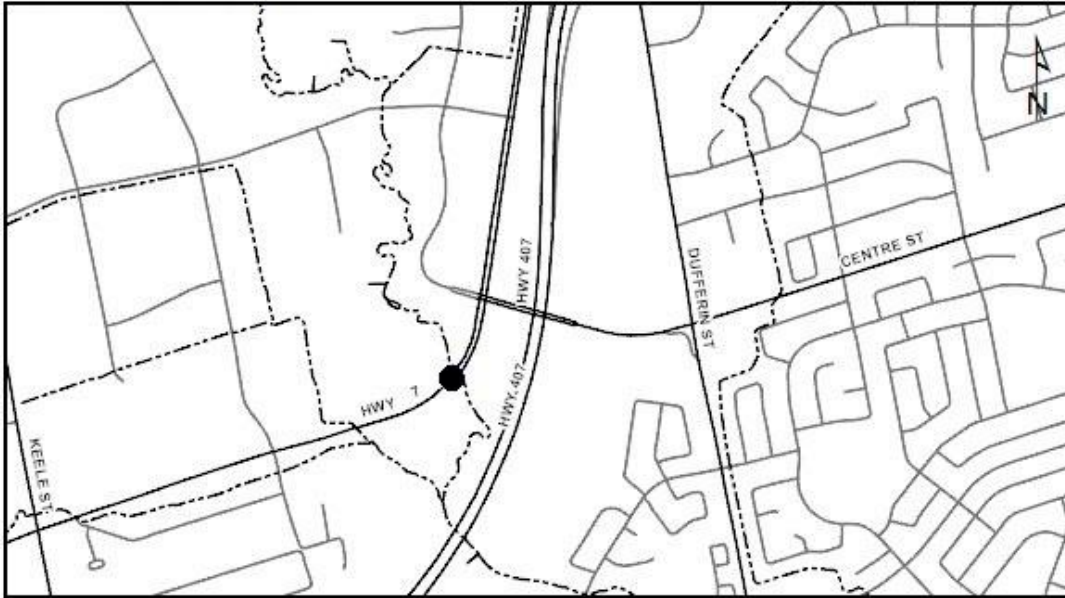
11.1. 1834375 ONTARIO INC. C/O LIBERTY DEVELOPMENT CORPORATION

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Part Lot 6, 7, Concession 3, (1890 Highway 7), in the City of Vaughan, Don River Watershed as located on the property owned by 1834375 Ontario Inc. c/o Liberty Development Corporation.

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The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a landform structure and bridge upgrades for flood mitigation purposes and to implement sediment and erosion control measures at 1890 Highway 7, City of Vaughan.

MAP LOCATION: 1890 Hwy 7



The permit will be issued for the period of April 5, 2019 to April 4, 2021 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by 1834375 Ontario Inc., dated March 22, 2019, committing to satisfying TRCA's outstanding comments for all applicable reports and permit drawings prior to final issuance of the permit, received by TRCA March 25, 2019.**

RATIONALE

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

Proposal:

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a landform structure and bridge upgrades for flood mitigation purposes and to implement sediment and erosion control measures at 1890 Highway 7, City of Vaughan.

The site is located within the Concord Go Centre Secondary Plan, east of Baldwin Avenue, west of Centre Street and north of Highway 407 and Highway 7. The West Don River flows through the eastern portion of the site. In current conditions, Highway 7 at the West Don River is flooded during a Regulatory event to a depth of 0.50 metres above grade and exceeds safe access. A landform structure and bridge parapet wall extensions are proposed to be constructed at Highway 7 and the West Don River. The proposed landform structure is approximately 28 metres in length by 5 metres in width and is proposed on the north west corner of Highway 7

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and the West Don River. The bridge upgrades consist of an extension of a parapet wall 28 meters in length to the west of the existing bridge, to connect with the proposed landform structure, and 74 metres to the east of the existing bridge. Cumulatively the work would remove this area of Highway 7 from being inundated during a Regulatory flood event, resulting in the provision of safe access to the 1890 Highway 7 lands which are subject to draft approved plan of subdivision 19T-16V009 and zoning file Z.16.049.

Control of Flooding:

Based on the functional servicing report prepared by Schaeffer & Associates Limited, dated June 2018, TRCA is satisfied that the proposed landform structure and parapet walls will have negligible impact on the storage and conveyance of floodwaters. The landform structure and bridge upgrades will remove the Regulatory flood event from this area of Highway 7 and provide safe access to the 1890 Highway 7 lands. The flood plain will be contained within the valley corridor of the West Don River.

Pollution:

Erosion and sediment controls (ESCs) have been proposed with this application and are to remain in place for the duration of the proposed works and until the site has been stabilized.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical / slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:

The location of the proposed works is within the buffer of the valley system. Based on the multi-disciplinary review of the proposed landform and the bridge parapet walls, no negative impacts to the valley system are expected as a result of this development.

Plantings

Minor intrusions into the valley system are proposed and historical tree removal has occurred on-site. A compensation planting plan will be provided as per a condition of draft plan approval of subdivision 19T-16V009.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies, Section 8.5 - Valley and Stream Corridors, Section 8.8 - Interference with a Watercourse and Section 8.12 - Fill Placement, Excavation and/or Grade Modification Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60714 - Application #: 1185/18/VAUG

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