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PERMIT APPLICATION EX11.8 MAJOR APPLICATION - ERRATA

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works, resolution of violations/after the fact permits, trail construction.

Errata applications are awaiting submission of finalized drawings or a letter of undertaking prior to final consideration by the Executive Committee.

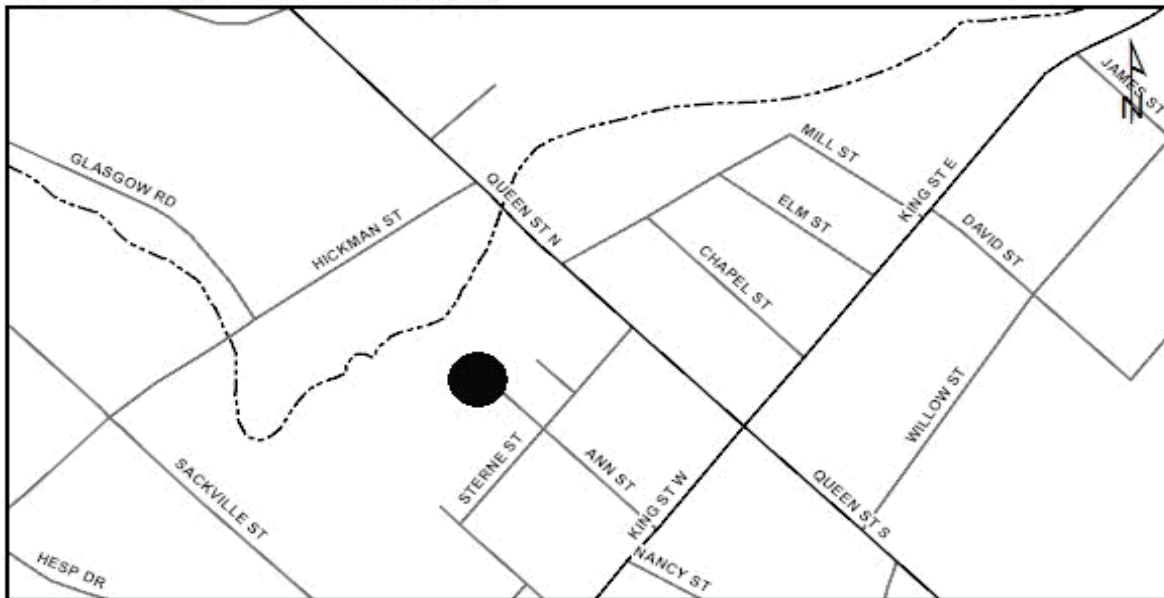
TOWN OF CALEDON

BROOKFIELD RESIDENTIAL (ONTARIO) BOLTON LIMITED

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 62, PARTS OF 52, 53, 61, 63, Plan BOL-7, (50 Ann Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Brookfield Residential (Ontario) Bolton Limited.

The purpose is to permit the construction of a new five storey residential condominium building at 50 Ann Street, Caledon, within the Bolton Special Policy Area.

MAP LOCATION: 50 Ann Street, Bolton, Caledon



The permit will be issued for the period of May 3, 2019 to May 2, 2021.

The documents and plans which form part of this permit will be listed in a separate report

Application-Specific Permit Conditions

In addition to the standard TRCA permit conditions, the following additional site-specific conditions are applicable to this permit application:

That the applicant provide documentation, to the satisfaction of TRCA staff, with respect to how

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the on-going and permanent implementation of the flood emergency response plan for the subject property will be achieved;

That the applicant provide documentation identifying how the condominium corporation, and all future owners shall be bound to the implementation of the operational components of the flood emergency response plan, in perpetuity.

RATIONALE

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

Proposal:

This permit application is to facilitate the construction of a new 73 unit, five storey residential building, located at 50 Ann Street, within the Bolton Special Policy Area in Caledon. The subject property is located north of King Street West, west of Queen Street within the Humber River valley in the historic community of the Village of Bolton.

This portion of the Village of Bolton (historic community) is located within the valley of the Humber River, and is flood vulnerable in a Regional Storm event. The property is however, located within the Bolton Special Policy Area (SPA). Within SPAs (including the Bolton SPA), limited development and redevelopment is permitted, in accordance with the Provincially approved Special Policy Area policies. The Town of Caledon Official Plan has policies with regard to development in the Bolton SPA, which specify both the type and density of development that is permitted, and the required level of flood protection for new structures. The form of development, and density proposed are consistent with these policies, and an Official Plan Amendment is not required to facilitate the development.

The Bolton SPA policies, as identified in the Town of Caledon Official Plan identify that the minimum level of flood protection for all new structures shall be the 1:500 year storm event; a lower level of flood protection than the Regional/Regulatory Storm event. The related SPA Policies also require 'Safe Access' to the site, pursuant to Provincial guidelines, as well as structural floodproofing requirements, and other criteria that are to be applied. The engineering consultants for the applicant have confirmed that the proposed design meets and exceeds these requirements; building openings are to be at a minimum the Regional Storm flood elevation. The applicant's engineers have also identified that the building is structurally designed to meet the floodproofing requirements. Safe pedestrian access and egress is to be achieved through a pedestrian connection to the Temperance Street right-of-way, with a permanent easement to the south along the Temperance Street right-of-way to Stearne Street.

As part of this development, a portion of the subject lands (west side of the property) will be rezoned to Environmental Policy Area (EPA) to reflect the adjacent natural heritage system. An edge management and enhancement plan has been produced as a component of this application, and will be implemented through this development.

Control of Flooding:

The proposed development is to be floodproofed in accordance with the Bolton SPA policies, and TRCA's related Living City Policies, to meet or exceed the floodproofing requirements.

Pollution:

Adequate erosion and sediment control measures are proposed, and are to be maintained through construction.

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Dynamic Beaches:

Not applicable.

Erosion:

The subject property is located in close proximity to the toe of a valley slope, within the Humber River corridor. The applicant has provided an adequate geotechnical analysis of the slope, and has proposed additional plantings at the toe of the slope to reduce erosion and future maintenance within this area.

Conservation of Land:

The proposed development is located within an area that has been designated for high density residential development in the Town of Caledon Official Plan. As the site is adjacent to a natural heritage (valley slope) feature to the west, setbacks to the natural heritage system have been considered, and implemented to the extent feasible, and these areas are being rezoned as "EPA", through the planning applications submitted by the applicant.

Plantings

Although the majority of the site will be covered by the proposed building, an extensive planting and edge management plan has been created for the west side of the property, utilizing native and non-invasive species.

Policy Guidelines:

The proposal is consistent with Section 8.5 (Policies for the Administration of TRCA's Development, and Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation - Valley and Stream Corridors) of TRCA's Living City Policies.

CFN: 60907 - Application #: 0002/19/CAL

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Date: April 23, 2019