

Magnifico, Rose

From: Clerks@vaughan.ca
Subject: COW Report #30, Item # 5 (June 17, 2014 COW) - - Portside Developments (Kipling) Inc. 7476 Kipling Avenue Vaughan
Attachments: 7476 Kipling Planning Addendum Report May 29 2014.pdf; 7476 Kipling_Revised Plans.pdf; VAWood Attachments.pdf

c 1
Communication
CW: June 17/14
Item: 5

From: Jeffrey Streisfield Land Law [mailto:jeffrey@landplanlaw.com]

Sent: Wednesday, June 11, 2014 6:08 PM

To: Clerks@vaughan.ca

Cc: MacKenzie, John; Michael Manett

Subject: Fw: COW Report #30, Item # 5 (June 17, 2014 COW) - - Portside Developments (Kipling) Inc. 7476 Kipling Avenue Vaughan

Dear Mayor and Members of Council:

I represent the Applicant.

This communication with attachments is intended to respond to the Staff Report and recommendation.

Following our meeting with Staff and the TRCA, the Applicant revised its concept plan as set out in the attached submission of May 30.

Staff's report to Committee does not acknowledge the attached submission. Staff's report to Committee does not respond to the revised submission nor the Planning Report Update by Michael Manett MCIP. Regrettably the Committee has not been provided with the correct information.

On September 17, 2013, Council directed further community consultation. That was the Applicant's expectation based on the attached revised concept.

In light of the above, the Applicant requests:

1. That this communication with attachments be received by Committee; and
2. That Committee direct staff to continue discussions/consultations with the Applicant and the community, based on the attached drawings and the Council resolution of September 17, 2013.

I will be in attendance at the meeting and wish to speak to the matter.

Kindly acknowledge receipt of this communication and please circulate same to the public and to Committee.

Thank you.

Jeffrey E Streisfield, BA LLB MES
Land Lawyer & Land Development Manager

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Planning & Development Approvals
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----- Forwarded Message -----

From: Jeffrey Streisfield Land Law <jeffrey@landplanlaw.com>
To: Bruce Engell <bengell@weirfoulds.com>; Dawne Jubb <Dawne.Jubb@vaughan.ca>
Cc: Michael Manett <mplanning@rogers.com>; Jeffrey <jeffrey@landplanlaw.com>; Gabe Szobel <gabe.szobel@york.ca>; Anthony Sun <ASun@TRCA.on.ca>
Sent: Friday, May 30, 2014 5:16:23 PM
Subject: Portside Developments (Kipling) Inc. 7476 Kipling Avenue Vaughan OPA and ZBA - OMB File PL 130802

Further to the March 2014 OMB Pre-Hearing Conference, and the May 8, 2014 meeting with Staff and the TRCA (for which we thank you), attached please find a supplementary planning opinion in connection with the above noted applications, together with a revised concept plan and related drawings dated May 29, 2014.

Kindly forward same to Staff, City Council and the community. The Applicant's planner, Mr. Manett is available for any community meeting, and we are both available to respond to any further questions you may have.

We understand that Staff will bring forward a recommendation report to Council on Tuesday, September 9, 2014. We look forward to a favourable report based on the revised concept plan.

We have copied both the Region and TRCA.

Thank you.

Jeffrey E Streisfield, BA LLB MES
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PLANNING ADDENDUM REPORT RE 7476 KIPLING AVENUE, CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT FILE OP.13.003, ZONING BY-LAW AMENDMENT FILE Z.13.005

PORTSIDE DEVELOPMENTS (KIPLING) INC.

Further to our meeting with representatives from City of Vaughan Planning and Urban Design and the TRCA of May 8, 2014, with respect to the above noted applications, we have undertaken an exercise to revise the proposed plan to incorporate requested changes and recommendations from City staff and external agencies. As a result we are submitting a revised plan that is an acceptable option for the site, although it is still my opinion that the application as filed is also an acceptable plan.

The revisions to the plan, as attached, maintain the proposed use as a mid-rise residential apartment on the site, the footprint of which is informed by the stable long term slope established by the Geotechnical report prepared by VA Woods which is now clearly labelled on the plans. Also attached at this submission is the VA Woods response to comments from the TRCA.

Although it was established through the Azimuth Report submitted with the application that there was no adverse impact on the existing woodlot at the south end of the property from the proposed application, the encroachment into the wooded area has been reduced by approximately 630 sq.m. through a scaling back of the building footprint. The result is now a minor incursion into the wooded area of approximately 6m.

In addressing urban design issues the revised building now follows the line of the street along Kipling Avenue with a constant 5m setback from the street and on the valley side follows the contour shape of the valley with a 5m setback from the stable long term slope and a 10m setback from the established top of bank. The building height has been reduced to 7 storeys with the 6th. And 7th. Floor having reduced floorplate sizes.

The number of units has been reduced from 162 to 128 and the number of parking spaces resulting is reduced from 208 to 177.

In summary, as a result of the proposed changes to the plan there is less building footprint, less units, less height, less cars and potential traffic generated and significantly less incursion into the wooded area of the site.

It was my opinion that there was no impact on the existing residential neighbourhood to the north or to the valley and associated tableland from the original application submission and that opinion remains with respect to the revised plan, as proposed.

As noted in my original Planning Justification Report of February 2013, the proposed development conformed to the Provincial Policy Statement 2005 and my opinion remains the same with respect to the new Provincial Policy Statement 2014.

Below I have also responded to comments received from the Region of York and addressed the relevant policies of the new City of Vaughan Official Plan,

RESPONSE TO REGION OF YORK COMMENTS ON PROPOSED DEVELOPMENT OF 7476 KIPLING AVE.

I have reviewed the comments provided by the Region of York Planning Department dated November 17, 2013. There are a number of statements that are not correct, as noted below.

(1) In paragraph 4 of the letter it is stated that the "subject lands were removed from the Parkway Belt West Planning Area and have since been incorporated into the Woodbridge Community Plan (Vaughan OPA 240). The subject property was released from the PBWPA in 1988 but the property has not yet been incorporated into the Woodbridge Community Plan (Vaughan OPA 240). OPA 240 does provide for the inclusion of released land. The submitted application seeks to provide for an Official Plan Amendment to OPA 240 to permit a High Density Residential designation and Open Space designation since the subject site must have an appropriate designation on Schedule 'A' in order to be "incorporated into Neighbourhood 1" of OPA 240. It is anticipated that the site specific OPA will eventually be incorporated into the City's new Official Plan currently under appeal to the Board.

(2) Policy 3.2 (h) of OPA 240 indicates that lands fronting onto Kipling Avenue may be used for residential purposes only, compatible with adjacent residential uses. Policy 2 (b) does not limit development to low rise, low density residential uses for the entire Woodbridge area, it indicates that the predominant uses are intended to be low rise, low density uses. It should be noted that on page 9 of the new City of Vaughan Official Plan there is a reference to the Region of York Official Plan direction for greater intensification within the already built up areas. The subject area is an existing built up area in the City of Vaughan with this portion of at the south end of Kipling Avenue having potential for modest intensification based on existing municipal services that exist (water) or are nearby and can be easily extended to the site (sanitary).

(3) The comment in paragraph 5 of the letter indicates that the proposed 8 storey residential building is "not consistent with" the adjacent residential community". There is no requirement for a proposal to be "consistent with" the adjacent residential community since the policy clearly indicates that the test is to be "compatible" which is clearly a different test. It should also be noted that the subject site is approximately 130m south of the residential community (Neighbourhood 1 in OPA 240) and any development on the subject site will have no direct impact on the low density community which not immediately adjacent to the site. In addition, OPA 240 was passed in 1987 and approved by the OMB in 1988. The Provincial, Regional and local planning regime has changed significantly since that time....

(4) The comment on the top of page 2 of the letter would seem to suggest that services must be extended south along Kipling Avenue to service the site. The FSR filed with the application indicates that the site is currently serviced for water (potable and fire) and would require an upgrade and a sanitary

connection north (approximately 130 m) to the south limit of Neighbourhood 1. This would be the case for any new development in the area since low density residential or any other form of urban use would require a sanitary service. In fact a higher form of density, such as a mid-rise development, makes more efficient use of the proposed sanitary service connection. It should be noted that the area to the east and south of the subject site include the Veneto Centre and the Ciociara Cultural Centre, which are both on full municipal services.(5) The Regional comments in the first full paragraph on page 2 indicate that the proposed development is not within an "Intensification Area" as outlined in the 2010 Official Plan. However, as they also indicate in this same paragraph, mid-rise residential development **should generally be located** within "Intensification Areas" which therefore does not limit such use to only "Intensification Areas". Once again the test is that the proposed use must be compatible with adjacent areas.

(6) It is important to note that the Regions comments, in the 4th full paragraph on page 2 that the boundaries of the "Regional Greenlands System" are permitted under Policy 5.1.5 of the Regional Official Plan, to have their boundaries further defined through local Official Plans (which, in my opinion, includes site specific Official Plan Amendments) integrating the system into the community design. A portion of the site will remain in its natural state with an 'Open Space' designation which complies with this policy. This policy provides for the balancing of the various policies of the Regional and Local Official Plans, which promote intensification and support the Regional Greenlands System through the development process. The development process, through the requirement for site specific environmental analysis, provides for adjustments to the natural system, including removal of and replacement of trees, conveyance of valleylands to a public authority and enhancements to the natural areas being maintained through a site development and related conditions approval.

We note that the Region has not indicated that an amendment to the Region's Official Plan is required.

FURTHER COMMENTS RE CITY OF VAUGHAN NEW OFFICIAL PLAN AS MODIFIED/PARTIALLY APPROVED BY THE ONTARIO MUNICIPAL BOARD UP TO AND INCLUDING February 3, 2014.

The new Official Plan provides for site specific approvals for developments such as that being proposed through accommodation under Section 12 in Volume 2. It would therefore be appropriate to incorporate the Site Specific OPA under Section 12.

This area of the City has potential for minor, modest intensification based on availability of municipal services that can be upgraded and or extended to the site. This potential for modest intensification in this area was not specifically evaluated as part of the preparation of the new Official Plan since no active applications had been filed for lands in this area of the City. Since there are existing institutional/recreation uses and a few large residential estate lots in the area there is the potential for site specific redevelopment that would support the intent of the Official Plan for intensification, although this is not a designated intensification area. The modest intensification would provide for a more economical use of land through compact urban form, add to the diversity of housing types in this

part of the community, take advantage of existing services and provide the opportunity urbanize this part of the defined built boundary of the City.

I have reviewed the updated Official Plan (February 3, 2014) and in my opinion the following parts of the plan are applicable to the subject application:

Policy 2.1.3.2 Subsection b. indicates that intensification is to be within the built boundary (of the City) and subsection c. identifies Intensification Areas as the primary locations for accommodating intensification. Subsection e. provides for ensuring the character of established communities are maintained and subsection j. provides for a diversity of housing opportunities in terms of tenure, affordability, size and form.

In my opinion the proposed development is consistent with these policies. The proposed development is 130 metres south of Neighbourhood 1 and the character of Neighbourhood 1 will not be affected by the development and will be maintained. Intensification is not limited only to designated intensification areas and this modest intensification provides for diversity of housing within this area of the City and provides for a more efficient use of land.

Policy 2.2.1.2 Refers to Intensification Areas as the “primary locations” for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan.

This policy contains no restriction related to intensification of lands not within designated intensification areas and clearly does not preclude such use. It should also be noted that the subject lands are within the Urban Area as identified on Schedule 1-A, which is where urban development is to take place within the City.

Policy 2.2.2 It should be noted that this policy states that the Valleys of the Humber River and Don River systems and their tablelands created the places where humans first settled in this area and remain well established today. The proposed development continues this settlement pattern by providing for development on the tablelands associated with the Rainbow Creek which is part of the Humber River system. It is only intended that the tableland area be developed with modest intensification to provide an additional form of housing to the area in more compact form.

Policy 2.2.3 This policy speaks to Vaughan’s Community Areas being predominantly Low-Rise Residential housing stock which are to remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful, the existing character of the area as a result of its distance from the existing community.

In my opinion the proposed development is consistent with this policy intent. This area of the City was formerly within the Parkway Belt West area but since its release from the Provincial jurisdiction has not been brought into the urban fabric of the City. The proposed development and accompanying

amendments provide for the urbanization of this property within the designated urban area of the City. The subject property, as noted earlier, is 130m south of the existing low-rise neighbourhood, will not impact on the character of the existing neighbourhood and will not have any adverse impact on the existing neighbourhood.

Policy 2.2.3.4 This policy provides the appropriate “test” for compatibility for the proposed development with the adjacent community. It indicates that development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use and shall mitigate adverse noise and traffic impacts while fulfilling the intensification objectives for Intensification Areas, where applicable.

As we have outlined through our application and its supporting technical documents these matters have all been addressed and as noted earlier the proposed development is separated from the adjacent Community Area by significant distance which reduces any potential adverse impact on the Community.

Policy 7.5.1 This policy identifies the need for providing for a wider range of housing options in the City. It is specifically stated that:

“Increasing housing choices means more options in three areas” (one of which is) -

Housing Type: adding a greater range of housing types and sizes, including more townhouses, stacked townhouses and multi-unit buildings, to the existing housing stock which primarily consists of single-detached and semi-detached houses.

The proposed development will provide a multi-unit building in an area where few currently exist, which supports the policy.

Policy 9.1.1.8 This policy clearly identifies that Vaughan’s Natural Areas are to be protected and enhanced through the development process. This is to occur through a. securing wherever possible, through the development process such lands for public purposes; b. actively seeking, through the development process to connect Natural Areas with existing parks, open spaces, pedestrian trails, greenways and bicycle routes; and d. requiring new development adjacent to Natural Areas to provide sufficient buffering to protect and conserve the ecological functions of such Natural Areas.

The proposed development supports these policies by providing the opportunity for securing valley lands through conveyance of part of the subject site for public purposes if the development is approved, by connecting such lands to the adjacent public park system, and providing sufficient buffering of the development from the Natural Area to protect and conserve the ecological function of the Natural Area and in fact, enhancing the Natural Area through the proposed tree replacement program which will provide for additional tree planting and stabilization of the valley slope.

Policy 9.1.2 This policy indicates that “developments in Vaughan will need to be both functional for the users of the building and contextually fit within their surroundings.”

The proposed development has been designed to be functional for its users and to fit into its local context which clearly lends itself to a multi-unit built form as opposed to a lower density form. The site is the redevelopment of an older ranch style single detached dwelling on private sanitary services with municipal water connection, to a development designed to fit onto its site and take advantage of its setting between Kipling Avenue and the Rainbow Creek Valley, while maintaining the valley system and providing for the conveyance of the actual valleylands to a public agency for the benefit of the community. The proposed development will have a greater setback from the valley slope than the existing development.

Policy 9.1.2.1 This policy indicates that new development will respect and reinforce the existing and planned context within which it is situated including under sub a. respecting and reinforcing the physical character of the established neighbourhood within which it is located or where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings.

The subject site is located 130m south of the older established single-detached residential community. The proposed development is far enough away from the existing neighbourhood to the north to have no impact on it from any physical compatibility context (such as shadowing, overview, loss of privacy which are the general tests for compatibility between residential densities). Therefore the low density context of the existing neighbourhood is respected and reinforced. Given the mid-rise built form and proposed density of the subject development the building will create its own physical character that is compatible with its surroundings and also create its own community for its residents. It should also be noted that the technical reports filed as part of the development application clearly indicate that there is no adverse impact on the existing community to the north from the subject development, including any traffic related matters.

It is important to recognize that the area to the east and south of the subject site includes the Veneto Centre and the Ciociara Cultural Centre, which are recreational/institutional type uses on municipal services, with large parking lots. These uses also form part of the character of the neighbourhood in the immediate area of the subject site. The proposed development is compatible with these nearby uses.

Policy 9.2.2.3 It is intended that the subject lands be redesignated to Mid-Rise Residential under the new Official Plan in order to permit the proposed mid-rise residential project.

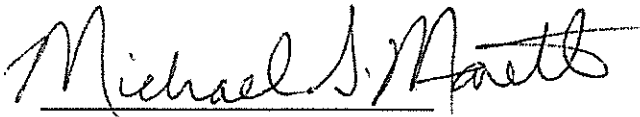
The proposed use, height and density are appropriate for this designation. As noted earlier the subject property is 130 m from the Low-Rise Residential community to the north, which is greater than 70m which is the distance identified under Policy 9.2.2.3 d. requiring appropriate transition to the lower density building type.

Policy 9.2.3.5 This policy outlines the development criteria for Mid-Rise Buildings. It is intended that through the development approval process, the requirements of this section will generally be met taking into account the specific characteristics of the site and its location.

In conclusion, it is my opinion that the proposed development meets the overall intent of the policies of the Official Plan. The site specific Official Plan Amendment will address specific policies and requirements through the incorporation of the development approval under Section 12.0 of the Plan.

Respectfully submitted,

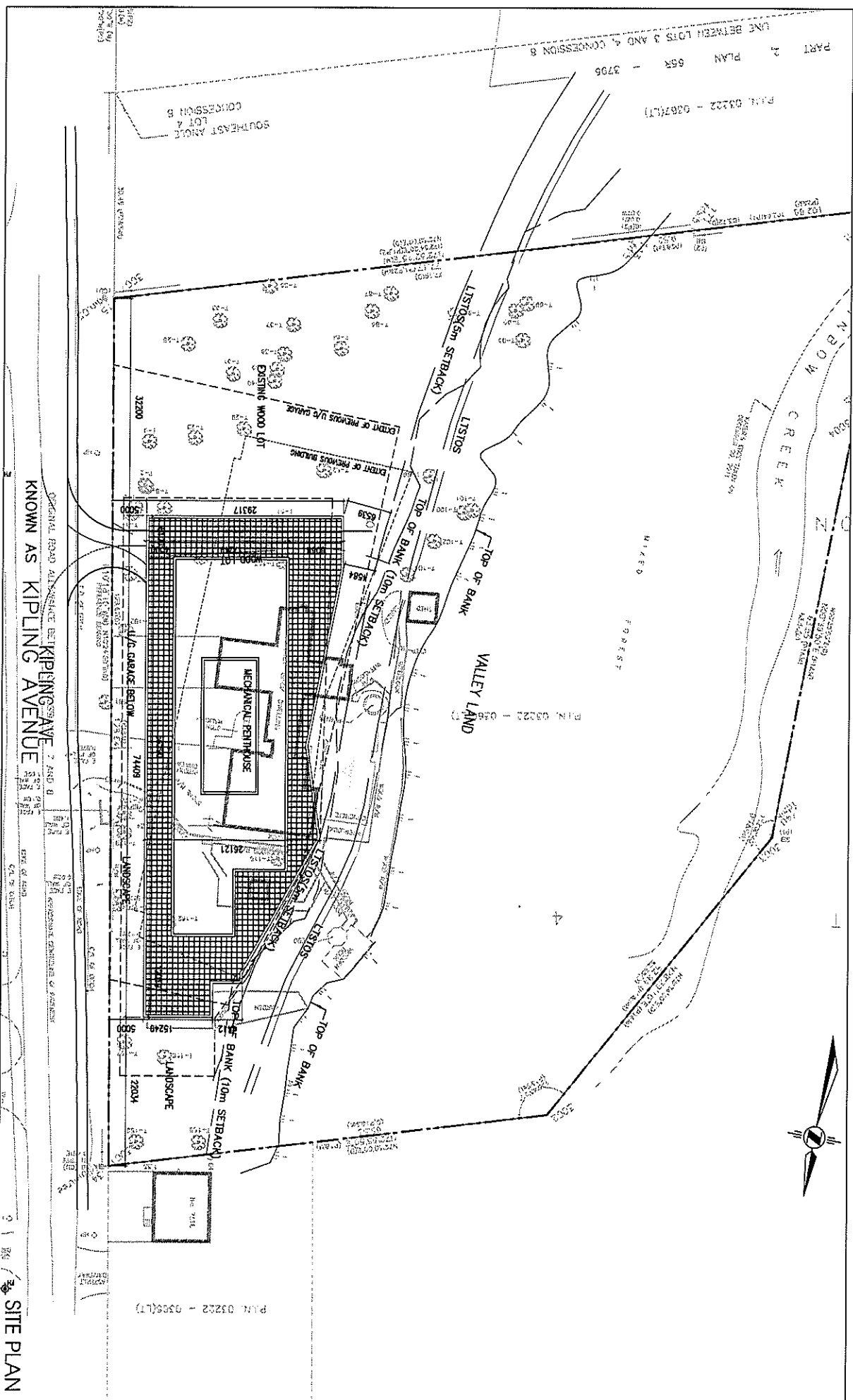
MICHAEL S. MANETT PLANNING SERVICES LTD.

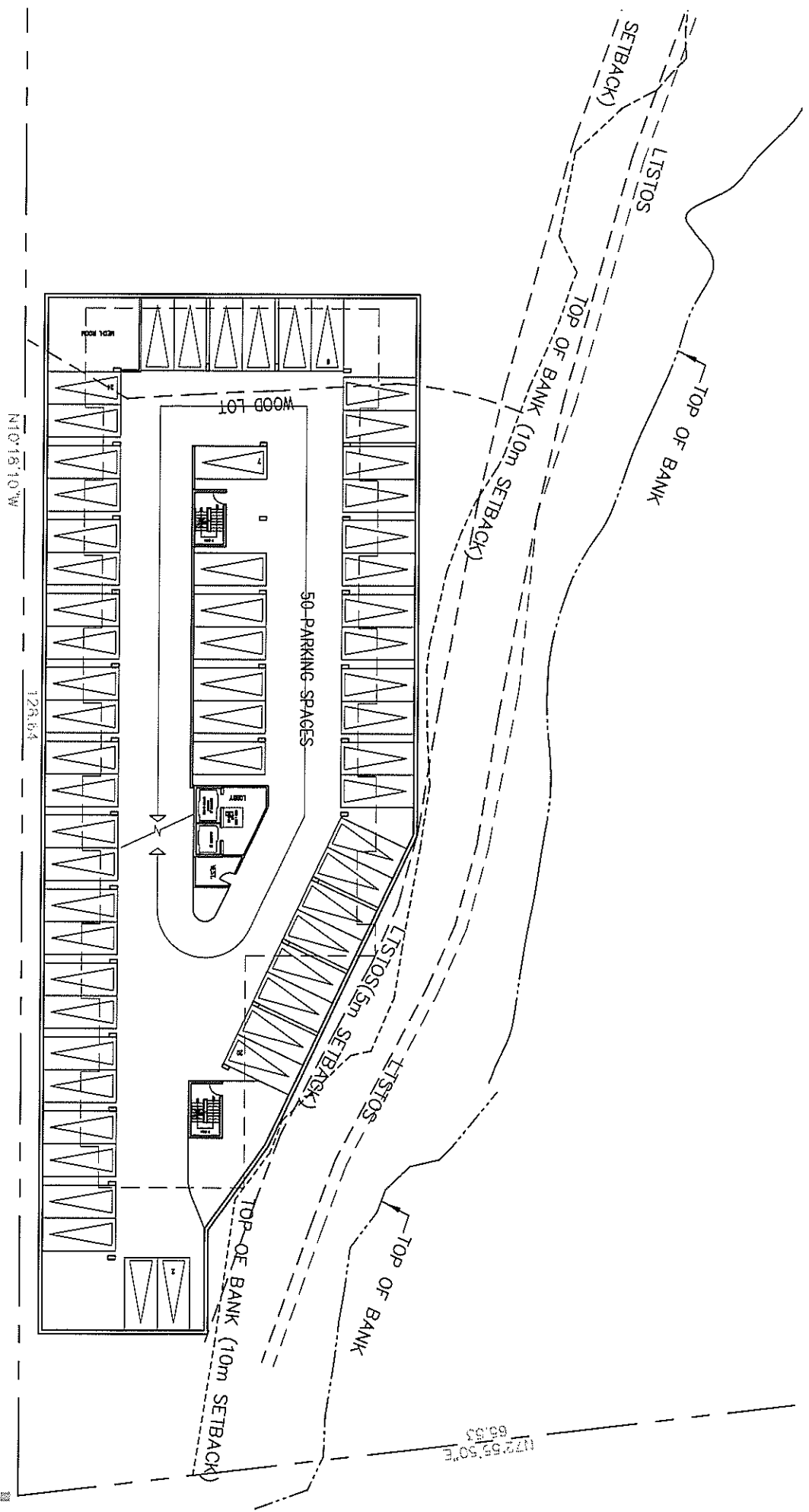
A handwritten signature in black ink, reading "Michael S. Manett". The signature is written in a cursive, flowing style. The first name "Michael" is written in a larger, more prominent script, followed by "S." and "Manett". The signature is positioned above a horizontal line.

Michael S. Manett, MCIP, RPP.

May 29, 2014

encl.







V. A. WOOD ASSOCIATES LIMITED

CONSULTING GEOTECHNICAL ENGINEERS

1080 TAPSCOTT ROAD, UNIT 24, SCARBOROUGH, ONTARIO M1X 1E7

TELEPHONE: (416) 292-2868 • FAX No: (416) 292-5375

June 14, 2013

Michael S. Manett Planning Services Ltd.
23 Foxwood Road
Thornhill, Ontario
L4J 9C4

Re: Ref. No. 6109-12-7
Slope Assessment
7476 Kipling Avenue
Vaughan, Ontario

Dear Sirs:

We refer to the comments made by Mr. Anthony Sun of the TRCA in his letter dated June 10, 2013 in particular Appendix E: Geotechnical Report Comments.

1. Toe Erosion Allowance

As discussed in the report, the 2 m toe erosion allowance was based on Table 2 of the MNR Technical Guide for River and Stream Systems: Technical Guide. This is the same as the Minimum Toe Erosion Allowance table shown in Section 7.2 of the MNR document "Understanding Natural Hazards", and Table 2 of the Natural Hazards Training Manual (Policy 3.1 of the PPS). Relevant pages of these documents are attached.

In accordance with these tables, the erosion allowance was determined based on an ocular inspection of the creek bank and the findings of the borehole investigation. The inspection was carried out on July 25, 2012 at the time of the borehole investigation. No active erosion was observed on the creek bank below the subject slope which was densely grassed. The dense trees extended close to the edge of the creek in some areas. The creek is generally 5 to 8 m wide and cobbles and rock fragments exist on the creek bed. Based on the borehole logs the native soil and the toe of the slope (18 m depth) would likely be comprised of very stiff to hard silty clay till.

Based on the toe erosion allowance tables, the toe erosion allowance would be 2 m.

2. Long Term Stable Top of Slope

The Long Term Stable Top of Slope (LTSTOS) or Erosion Hazard Limit was determined based on the assessed stable top of slope using geotechnical principles plus the 2 m erosion allowance. This is shown in the cross section in Enclosures 10 to 14, and the resulting Erosion Hazard Limit

Michael S. Manett Planning Services Ltd.
7476 Kipling Avenue
June 14, 2013
Ref. No. 6109-12-7
Page 2

Line is shown on plan in Enclosures 15 and 16 of the geotechnical report. The TRCA requires that the Erosion Hazard Limit Line be shown on Drawing A102 (Site Plan) plus the required setback/buffer.

It is noted that the slope assessment was carried out based on the general guidelines of the TRCA "Geotechnical Engineering Design and Submission Requirements (November 2007)" and the specific requirements shown on the attached e-mail.

3. Setback/Buffer from Erosion Hazard Limit

We have determined in the assessment report that a minimum 5 m erosion access exists between the erosion hazard limit and the proposed structure. Section 7.2 of the MNR document has suggested a minimum erosion allowance of 6 m. As discussed in our report, we consider the available 5 m erosion access allowance to be sufficient for the purpose of erosion access.

It appears from the TRCA's comments, however, that a wider buffer is required based on planning and environmental concerns.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact this office.

Yours very truly,

V.A. WOOD ASSOCIATES LIMITED

Prepared by:



Rene Quiambao, P. Eng.

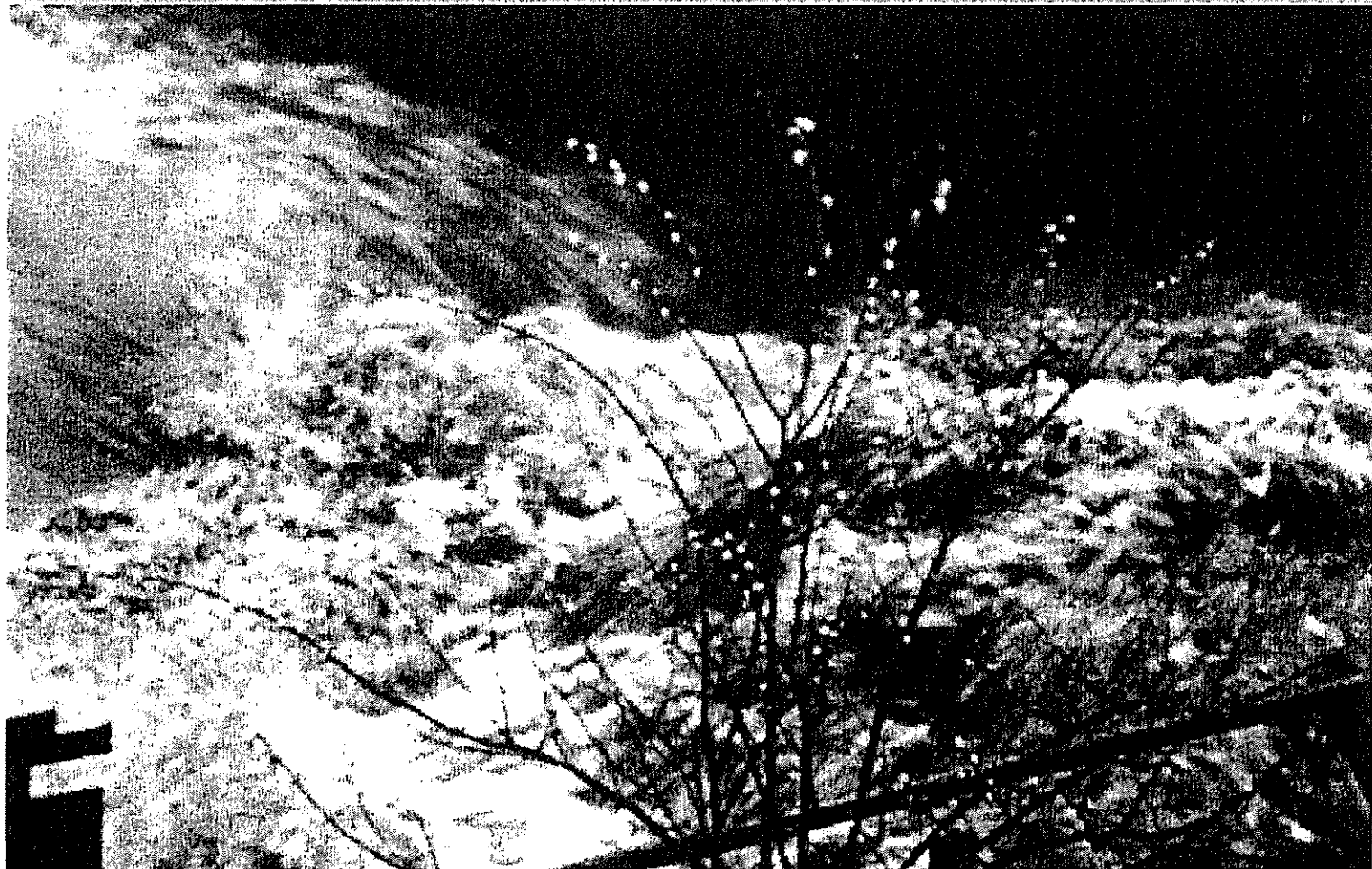
Reviewed by:



V. A. Wood, M.Eng, P.Eng.
Encl.

Understanding

Natural Hazards



Great Lakes – St. Lawrence River System and large inland lakes, river and stream systems and hazardous sites

An introductory guide for public health and safety policies 3.1, provincial policy statement

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100/100

To determine the appropriate erosion setback for river and stream systems, engineers consider the following components:

1) Toe erosion allowance, or the setback that ensures safety if the toe of the slope adjacent to the river or stream erodes and weakens the bank, increasing the risk of slumping. Includes:

- average annual recession rate, based on 25 years of data to determine the toe erosion allowance over a 100-year planning horizon.
- 15-metre toe erosion allowance measured inland horizontally and perpendicular to the toe of the watercourse slope where the distance between the watercourse and the base of the valley wall is 15 metres or less
- toe erosion allowance based on a valid study, which is based on 25 years of erosion data.
- toe erosion allowance based on soil types and hydraulic processes (flow rates, volume, etc.), based on observations or analytical studies, and where the watercourse is 15 metres or less from the base of the valley wall. (Table) detailed information on this table, its use and other toe erosion concepts are included in the River and stream Systems Technical Guide for Erosion Hazard Limit.

Table: Minimum toe erosion allowance – where river is within 15 m of slope toe

Type of material Native Soil Structure	Evidence of active erosion* or where the bankfull flow velocity is greater than competent flow velocity	No evidence of active erosion bankfull width		
		< 5 m	5-30 m	> 30 m
Hard rock (e.g. granite)	0 – 2 m	0 m	0 m	1 m
Soft rock (shale, limestone), cobbles, boulders	2 - 5 m	0 m	1 m	2 m
Clays, clay-silt, gravels	5 – 8 m	1 m	2 m	4 m
Sand, silt	8 – 15 m	1 – 2m	5 m	7 m

2) Stable slope allowance, or the setback that ensures safety if the slumping or slope failure occur. The stability of slopes can be affected by everything from increases in loading, such as the placement of buildings, and changes in drainage patterns to erosion of the toe of a slope and loss of stabilizing vegetation on the slope face.

- The stable slope allowance is determined by using a horizontal allowance measured landward from the toe erosion allowance equivalent to three times the height of the slope (3:1) OR through a valid study. The 3:1 is considered a minimum allowance.

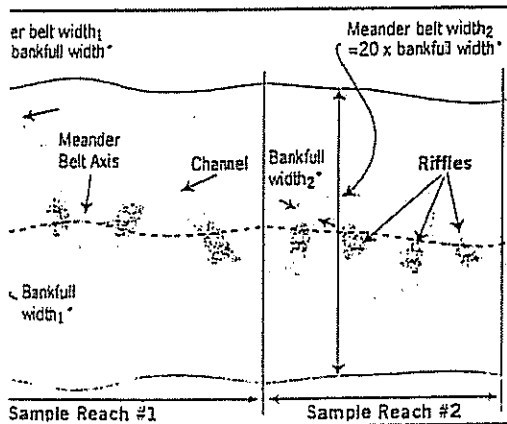


*Erosion access allowance
is a route for machinery
to take periodic repairs as
well as emergency vehicles*

The Technical Guide, River and Streams Erosion Hazard Limit provides additional details concerning appropriate slope stability allowances.

3) Meander belt allowance, or the setback that keeps development from being affected by river and stream meandering.

- The meander belt allowance is normally used when planning authorities are considering development along unconfined river and stream systems flowing. The allowance is determined to ensure that development is not placed in harm's way, but also to ensure that the flow of water and its associated natural processes, including erosion, are maintained.
- Meander belt allowance: The term meander belt allowance is the maximum extent that a water channel migrates. Other terms associated with meander belts are amplitude, wavelength, bend radius, bankfull width, point bars, pools, riffles and concave and convex banks. A meandering channel is a series of interconnected reaches. A reach is a length of channel over which the channel characteristics are stable or similar. For each reach, the meander belt should be centred on a line of axis drawn through the middle of the meanders or riffle zones, a line that essentially divides each of the meanders in half.
- The width of a meander belt can be determined by analyzing the bankfull channel width of the largest amplitude meander. The meander belt allowance is defined as 20 times the bankfull channel width of the reach and centred on the meander belt axis. When determining the meander belt for these relatively straight reaches, the meander belt should be centred on the mid-line of the channel (see figure 8).



|| channel width of largest amplitude
the reach to determine the
belt width.

4) Erosion access allowance, or the setback needed to ensure there's a big enough safety zone for people and vehicles to enter and exit an area during an emergency, such as a slope failure or flooding.

This is the final component used to determine the landward limit of the erosion hazards and should be applied within confined, and unconfined systems. The erosion access allowance is always applied in addition to the flooding hazard limit on river and stream systems.

Planning authorities should provide erosion access allowance for: 1) access during emergencies, 2) regular maintenance or repair failed structures and 3) protection from external events that affect an erosion prone area (for example, a low-level earthquake in Ontario's quake zone along the St. Lawrence or Ottawa rivers). The suggested minimum erosion allowance for river and stream systems should be six metres.

2 PAGES IN TOTALAttn. Mr. Vic A. Woods

Vic,

These are the policies that TRCA is using for determination of riverbank toe erosion allowance. Thank you for the extracts!

NATURAL HAZARDS TRAINING MANUAL

Regards,
Tudor

PROVINCIAL POLICY STATEMENT

PUBLIC HEALTH AND SAFETY POLICIES 3.1

- **Great Lakes - St. Lawrence River System**
- **Large Inland Lakes**
- **River and Stream Systems**
- **Hazardous Sites**

Version 1.0

Ontario Ministry of Natural Resources
January 1997

site visit or previously generated information (e.g., borehole, auger hole or test pits).
 Select one of four general material types (i.e., hard rock; soft rock, cobbles and boulders; stiff/hard cohesive soils, coarse granular and/or tills; or soft/firm cohesive soil and/or fine granular) from Table 2.

Table 2: Determination of Toe Erosion Allowance

MINIMUM TOE EROSION ALLOWANCE - River Within 15 m of Slope Toe*				
Type of Material Native Soil Structure	Evidence of Active Erosion** OR Bankfull Flow Velocity > Competent Flow Velocity***	No evidence of Active Erosion** OR Bankfull Flow Velocity < Competent Flow Velocity***		
		Bankfull Width		
		< 5m	5-30m	> 30m
1. Hard Rock (granite) *	0 - 2 m	0 m	0 m	1 m
2. Soft Rock (shale, limestone) Cobbles, Boulders *	2 - 5 m	0 m	1 m	2 m
3. Stiff/Hard Cohesive Soil (clays, clayey silt) Coarse Granular (gravels) Tills *	5 - 8 m	1 m	2 m	4 m
4. Soft/Firm Cohesive Soil, loose granular, (sand, silt) Fill *	8 - 15 m	1-2 m	5 m	7 m

* Where a combination of different native soil structures occurs, the greater or largest range of applicable toe erosion allowances for the materials found at the site should be applied

** Active Erosion is defined as: bank material is exposed directly to stream flow under normal or flood flow conditions where undercutting, oversteepening, slumping of a bank or down stream sediment loading is occurring. An area may have erosion but there may not be evidence of active erosion either as a result of well rooted vegetation or as a result of a condition of net sediment deposition. The area may still suffer erosion at some point in the future as a result of shifting of the channel. The toe erosion allowances presented in the right half of Table 2 are suggested for sites with this condition.

*** Competent Flow Velocity is the flow velocity that the bed material in the stream can support without resulting in erosion or scour. For bankfull width and bankfull flow velocity, see Step 2 and Figure 20.

NOTE: for additional information related to the use and application of this Table the MNR Technical Guide for River and Stream Systems (1997) should be consulted.

Main Identity

From: "Michael Manett" <mplanning@rogers.com>
To: <vawood@bellnet.ca>
Cc: "Mark Zwicker" <zwicker@unfolded.ca>; <daniel@portsidedevelopments.ca>
Sent: Thursday, June 21, 2012 01:44 PM
Subject: FW: 7476 Kipling Ave.
Attn: V. Wood

Further to your proposal submitted to Mark Zwicker of architecture unfolded (dated June 11, 2012) for the subject Hi Rise Development, please review the attached memo from the TRCA outlining their more specific requirements for a Geotechnical Report. Please revise your proposal to specifically address the TRCA requirements and provide the revised proposal to me as soon as possible with an indication of when you will be able to start and complete the project if you are retained.. Thank you. Please call if you have any questions.

Regards,

Mike Manett

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From: Anthony Sun [mailto:ASun@TRCA.on.ca]
Sent: Thursday, June 21, 2012 11:04 AM
To: mplanning@rogers.com
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Subject: 7476 Islington Ave.

Hi Michael,

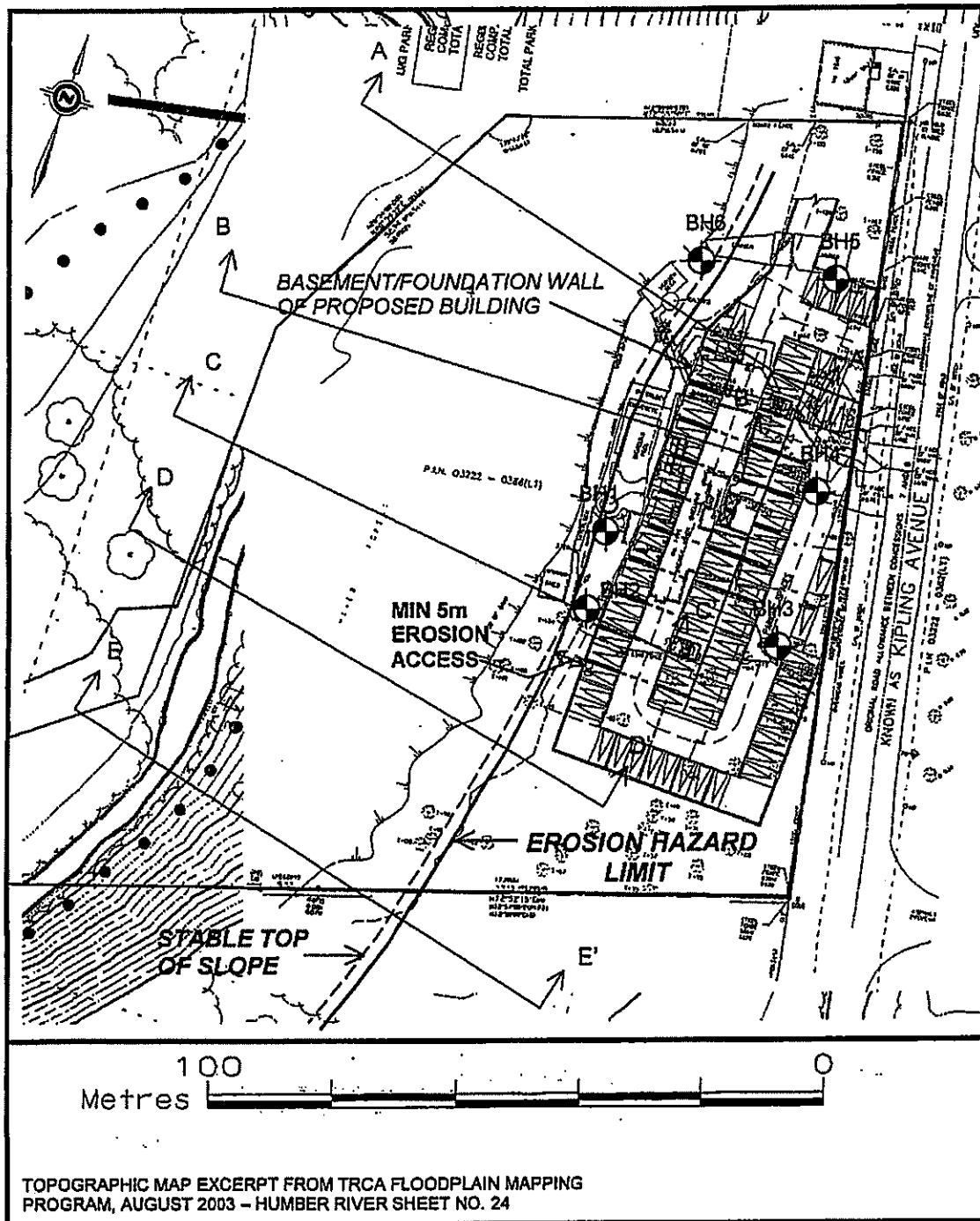
As discussed onsite, a Geotechnical Report is required to help determine a portion of the development limits of the subject property.

The Geotechnical Report (using methodology stipulated in MNR's "Technical Guide for River & Stream Systems: Erosion Hazard Limit" (2002)) will need to address the following:

- A geotechnical subsurface investigation along the north-most 75-metre-long top of slope line, north of the Shed. Three (3) boreholes, minimum 10 m deep, and about 30 to 40 m apart from each other, would suffice. [For the 50-metre-long forested sector along the southern valley slope, the same subsurface conditions will be assumed as the ones found in the borehole closest to the aforementioned Shed];
- An evaluation of the Toe Erosion Allowance, based on: (i) the distance between the slope's toe and edge of the river channel; (ii) the soil composition at the bottom of the valley; and (iii) evidence of active erosion along the channel and/or slope's toe;
- A slope stability analysis at five (5) cross-sections (about 30 m apart from each other) perpendicular to the top of slope line. Where the minimum Factor of Safety (FS) = 1.5 is not met, a long-term stable slope inclination should be determined, which would meet the TRCA's FS requirement of 1.5.
- The Erosion Hazard Limit should then be plotted on a Site Plan.

Thanks,

06/21/2012



EROSION HAZARD LIMIT ON PROPOSED SITE PLAN