

Appendix	D
SRPRS	18.128
File(s)	D01-15001; D02-15006



Toronto and Region
Conservation
for The Living City

February 17, 2017

CFN: 55132.04

BY EMAIL ONLY

Ms. Mary Filippetto
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Ms. Filippetto:

Re: D01-15001 (Official Plan Amendment)
D02-15006 (Zoning By-law Amendment)
D06-15014 (Site Plan Approval)
13042 Yonge Street, Richmond Hill
Vitmont Holding (Oak Ridges) Inc.

This letter will acknowledge receipt of the above-noted applications. The application was received August 17, 2016. Toronto and Region Conservation Authority (TRCA) staff have reviewed the submission and offer the following comments. For a list of materials reviewed, please see Appendix A.

PURPOSE OF THE APPLICATION

It is our understanding that the purpose of these applications is to facilitate the development of a 6 storey, 51 unit residential development on the subject property.

APPLICABLE TRCA REGULATIONS AND POLICIES

Ontario Regulation 166/06

The subject property is adjacent to the valley and stream corridor of a tributary of the Humber River and a portion of the subject property is located within an area regulated by the TRCA under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended.

In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended, a permit is required from the TRCA prior to any of the following works taking place:

- 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.

Development is defined as:

- i. The construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;

- iii. Site grading, or;
- iv. The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

As a portion of the proposed works is located within the TRCA Regulation Limit, a permit under Ontario Regulation 166/06 is required for some of the grading works associated the proposed development.

Living City Policies for Planning and Development in the Watersheds of the TRCA (LCP)

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a "Natural System" made up of water resources, natural features and areas, natural hazards, potential natural cover and/or buffers. The LCP recommends that development, infrastructure and site alteration not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement.

Source Protection Plan: CTC Source Protection Region

The Source Protection Plan, established under the *Clean Water Act, 2006*, was developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region and took effect on December 31, 2015. This application is subject to Source Water Protection policies listed in the CTC Source Protection Plan. The purpose of a Source Protection Plan is to outline how water quality and quantity for municipal drinking water systems will be protected.

This subject application is located in a Source Water Protection vulnerable area referred to as Wellhead Protection Area-Q2 (WHPA-Q2). This area was delineated to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the *Clean Water Act, 2006*).

Under the CTC Source Protection Plan a site specific water balance assessment for review by TRCA staff (on behalf of York Region) is required and should demonstrate mitigation of development related impacts to infiltration.

Oak Ridges Moraine Conservation Plan (ORMCP)

The subject properties are designated as Settlement Area under the Oak Ridges Moraine Conservation Plan (ORMCP). Under the ORMCP, Minimum Vegetative Protection Zones (MVPZ), typically of 30 metres and Minimum Areas of Influence (120 metres) are applied to Key Natural Heritage Features and Hydrologically Sensitive Features on or in close proximity to the subject property. The valley corridor along the eastern edge of the subject lands and the watercourse located therein qualify as a Key Natural Heritage Feature and Hydrologically Sensitive Feature respectively.

Given that municipalities are the designated approval authority under the Oak Ridges Moraine Conservation Act, we recommend that the Town of Richmond Hill ensure that this application conforms with the provisions of the ORMCP. Should the Town proceed with approvals, the applicant must demonstrate that the ecological integrity of the ORCMP plan is not adversely affected.

APPLICATION-SPECIFIC COMMENTS

Water Resources Engineering – Stormwater Quantity Control

TRCA Water Resources Engineering staff have reviewed the application. Given, the size of the site (well under 5 ha.) and that the proposed stormwater management system will connect with existing municipal servicing, we wish to defer Stormwater Management Quantity Control to Town of Richmond Hill Engineering staff.

Water Resources Engineering – Stormwater Quality Control

1. Please note that TRCA has taken a position parallel to the City of Toronto where by OGS units, regardless of manufacturer, as a stand-alone measure can achieve up to a 50% TSS removal. As TRCA requires 80% TSS removal, additional measures must be considered. Please investigate additional options with the understanding that measures required as part of the

erosion/water balance can also be considered as quality treatment, and would constitute a treatment train.

Water Balance

2. It is our understanding that the applications were deemed complete as of August 9, 2016. As such, the policies of the *Source Protection Plan: CTC Source Protection Region* under the *Clean Water Act, 2006* are applicable. A Water Balance Assessment is required in order to determine how pre to post Water Balance can be maintained for the subject property. Please explore all opportunities to provide measures for mitigation of infiltration (recharge), evapotranspiration and runoff impacted by the development and provide the location, details and supporting calculations demonstrating the pre-development conditions will be met during post-development conditions. Please note that any infiltration measures required to meet the water balance requirements can also be used to meet the erosion (see comment below) and water quality targets, especially for those used as part of a treatment train approach.

For additional information on water balance assessments please refer to "Stormwater Management Criteria (v. 1.0)" prepared by Toronto and Region Conservation Authority (August 2012) and Source Protection Plan Water Balance Requirements (March 2016).

3. Based on review of the provide plans, it would appear as though the imperviousness value would be greater than the 78% used. As such, please provide calculations for the imperviousness of the site and revise any quantity/quality calculations as necessary

Erosion Control

4. Please note that TRCA's minimum requirement for erosion control requires the retention of the first 5mm of every storm event for the subject site by promoting infiltration and evapotranspiration as well as reuse techniques. Please provide the volumetric requirement and sizing of mitigation measures for the site to meet this criterion. Please note that any infiltration measures required to meet the water balance can also be used to meet these erosion targets.

Ecology

5. Please provide a species list for the proposed landscape plants. Please ensure that no invasive non-native species are proposed. For additional information please see http://www.ontarioinvasiveplants.ca/files/GMI_Booklet_spreads_2011_Final_web.pdf

Grading & Erosion and Sediment Control:

6. Please add additional information to the current Erosion Plan including, but not limited to, the standard notes and the detailed construction sequencing including when the ESC measures will be erected, and how they will be maintained and when they will be removed from the site. Please refer to the 2006 ESC Guideline, which can be downloaded from TRCA's STEP website: <http://www.sustainabletechnologies.ca/wp/>.
7. TRCA strongly recommends additional measures to provide a multi-barrier approach, especially considering the close proximity to the watercourse.
8. Please provide an explanation how the runoff will be treated during construction to ensure the sediment laden water will not enter the watercourse, or municipal system. Further, please indicate on the drawings the location of the outlet during construction.
9. Please clarify what the water in the swale is being directed towards. Please ensure the swale is vegetated to reduce sediment laden water transportation offsite.

FEES

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. In accordance with our 2016 TRCA Planning Services Fee Schedule, this application is subject to a **\$8,200** combined Official Plan Amendment (Standard), Zoning

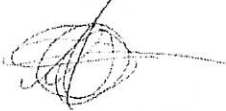
By-law Amendment (Standard) and Site Plan review fee payable to the TRCA, which at this time remains outstanding. We request that the applicant submit this fee to our office at their earliest convenience.

RECOMMENDATION

In light of the above, TRCA staff have **no objections** to Official Plan Amendment D01-15001 and Zoning By-law Amendment D02-15006. However, prior to supporting Site Plan Application D06-15014, TRCA Staff request that our comments above (1 through 9) be addressed to our satisfaction.

We trust this is of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly,



Anthony Sun, B.E.S.
Planner II
Planning and Development
Tel: (416) 661-6600, Ext. 5724

J:\DSS\York Region\Richmond Hill\55132.04 PL1 13042 Yonge St Feb 17 2017.doc

Appendix A: Materials Reviewed

- Site Plan, Statistics & OBC Data Matrix, drawing A100, prepared by SRN Architects Inc., dated July 30, 2013;
- Erosion Control Plan, drawing EC-01; prepared by Cole Engineering, revised March 5, 2014;
- Site Grading Plan, drawing SG-01; prepared by Cole Engineering, revised March 5, 2014;
- Site Servicing Plan, drawing SS-01; prepared by Cole Engineering, revised March 5, 2014;
- Landscape Plan, drawing L-1, prepared by Landscape Planning Limited, dated Feb 2014;
- Scoped Natural Heritage Evaluation, prepared by Beacon Environmental, dated October 27, 2015;
- Functional Servicing & Stormwater Management Report, prepared by Cole Engineering, dated March 2014;
- Hydrogeological Investigation, prepared by Cole Engineering, dated August 2016.