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March 19, 2018

Delivered by email

Committee of the Whole
Town of Richmond Hill
225 East Beaver Creek Road
Town of Richmond Hill, ON

Dear Chairman and Committee Members:

Re: Item 11.16 - SRPRS.18.080 - Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc.

We are the lawyers for Yvonne Worden and the Estate of William H. Worden ("Worden"). Worden owns lands at 1393 Bethesda Sideroad, which is at the northeast corner of the West Gormley Secondary Plan area south west of the intersection at Bethesda Sideroad and Leslie Street.

Worden, among others, responded to a series of Ontario Municipal Board appeals advanced by Dickson 48 Property Inc., Sedgewick Property Inc., Long Body Homes Inc., and Centrefield Homes Inc. (the "Four Landowners").

Worden, the Four Landowners in addition to Sundance/Montanarro, Roeleveld (other landowners in the West Gormley Secondary Plan area) and the Town of Richmond Hill resolved the appeals by way of settlement that included agreeing to a series of conditions attached to the draft plans of subdivision for the lands respectively owned by each of the Four Landowners. The Town was involved at every step in the drafting of a set of revised conditions to the draft plans and agreed to the resolution of the appeals on the basis of those and other conditions.

The Ontario Municipal Board approved the settlement, finding the revised conditions represented good planning and were consistent or conformed to the Town's Official Plan, the West Gormley Secondary Plan ("WGSP"), the Oak Ridges Moraine Conservation Plan, and that they are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, 2005.

We have reviewed the March 8, 2018 staff report in respect of the above noted matter that is before you now.

We request the Committee defer its decision in respect of this item for the reasons outlined in the March 16, 2018 correspondence of Garry Hunter to Mr. Jeff Walters, Manager, Development Engineering and appended hereto.

We echo the views expressed by Mr. Hunter that it is premature to enter into servicing agreements with the Four Landowners until detailed engineering informing those agreements is accurate and meaningful, in particular, we share the following concerns raised in Mr. Hunter's correspondence as they concern finalizing any Servicing Agreements:

1. A document referred to in planning reports as the "West Gormley Master Environmental Servicing Plan, dated February 2016 – Final Consolidation Report", has never been provided to Worden. It is troubling that the Town of Richmond Hill Council approved the WGSP Master Environmental Servicing Plan on September 21, 2015, certifying same as "complete and approved", and that there are now subsequent versions of that plan circulating that have not been shared with some, but not all WGSP landowners. This contradicts the Town's expressed policy of planning MESP's on the basis of secondary plan areas.
2. The March 8, 2018 staff report provided to the Committee excludes participating WGSP landowners including Worden, Montanaro/Sundance and Roeleveld despite detailed engineering work being currently underway in respect of development applications filed by these landowners.

We would be obliged for the Committee Chairman to urge Town staff to co-operate with the requests contained in Mr. Hunter's correspondent so that all the landowners in the WGSP may benefit from timely and complete WGSP servicing plans.

It is requested that Mr. Michael Manett of MPlan Inc., the Worden planning consultants, be listed to provide his delegation to the Committee meeting today.

Yours very truly,

ERIC K. GILLESPIE
PROFESSIONAL CORPORATION

Per:



Ian Flett

March 19, 2018



Our File No.: 13-407

Mr. Jeff Walters
Manager, Development Engineering
TOWN OF RICHMOND HILL
P.O. Box 300
225 East Beaver Creek Road
Richmond Hill, ON L4C 4Y5

BY E-MAIL
Jeff.Walters@richmondhill.ca

Re: Worden Lands - West Gormley Secondary Plan (WGSP)
Schedule of Draft Plan Conditions - Sedgewick Property Inc.
Loss of Stormwater Access
Request for Access to Documents

Dear Mr. Walters:

As you are aware, we are consulting engineers to Yvonne Worden and the Estate of William Worden, owners of the "Worden Lands", situated at the southwest corner of Bethesda Sideroad and Leslie Street in the West Gormley Secondary Plan.

We wish to acknowledge receipt of the Draft Plan of Subdivision Schedule of Conditions for the Sedgewick Property Inc (19T-R03019) from the Town by email on March 7, 2018, for which I thank you. As further advised by email from the Town on March 16, 2018, these consolidated draft plan conditions were approved by the Ontario Municipal Board.

We also understand that Development Engineering is preparing Servicing Agreements for the Sedgewick Property Inc., Dickson 48 Property Inc. and Centerfield Properties Inc., which may be coming before Council's March 19 meeting of the Committee of the Whole for approval.

In addition to the receipt of a Draft Conditions Schedule for Sedgewick, an email from the Town on March 7, 2018 advised that:

"....due to elevation constraints storm drainage from Worden land cannot be accommodated in the north pond (WGSP)...."

I understand that this comment was made in relation to clearance of Sedgewick Draft Plan of Subdivision Condition #32a) stated below as:

"32. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:

- a) the selection of stormwater management source, conveyance, low impact development and end-of-pipe practices to be implemented within the external to the draft plan, and with sufficient capacity in the north storm water management pond to accommodate the upstream lands, including accommodation from the Worden lands to the proposed north SWMP, to address storm water quantity, quality, runoff volume and erosion control;"

Worden has not seen this detailed Stormwater Management Report unless it is contained in the 2014 WGSP MESP.

1.0 Gravity Storm Drainage

We thank you for the many engineering drawings and sewer design spreadsheets received over the past few months related to servicing the Sedgewick, Dickson 48, Roeleveld, Sundance Estates/ Montanaro and in part, the Worden properties in the West Gormley Secondary Plan. The most recent redlined sewer design sheets were received on March 13, 2018.

Based on this information, notwithstanding the Town advisement above, **we conclude that gravity storm drainage (5-Year Storm) is feasible from the Worden lands to the North Stormwater Management Pond (SWMP) in the West Gormley Secondary Plan as contemplated in Sedgewick Draft Plan Condition #32 as specified above.** The gravity storm sewer is proposed to extend from Worden Street A intersection southerly along the Leslie Street Right-of-Way widening south to the northerly limit of the proposed Roeleveld property (see Fig 1 enclosed).

This Worden storm sewer would connect into the Roeleveld/ Dickson 48 storm sewers at the intersection of Small Drive and Puisaya Street, which in turn further downstream discharge into the North WGSP Stormwater Management Pond located on the Dickson 48 / Sedgewick Properties.

Based on the redlined Storm Sewer Design Sheet received March 13, 2018, the Puisaya Street Sewer appears to have sufficient capacity to accommodate the Worden 5-Year storm flows without upsizing. However, please be advised we will not be able to complete our downstream review and provide design sheets until later this week.

2.0 March 2014 MESP - Council Approved - September 21, 2015

The March 2014 West Gormley Master Environmental Servicing Plan (MESP) Report was approved by Town Council on September 21, 2015; and both hard and electronic versions were "certified as



complete and approved” by the Acting Town Clerk as it related to the Worden lands on October 30, 2015 (attached). This MESP in the Stormwater Addendum indicated that there was significant excess storage volume (page 52, s3.9) available in the North SWMP Pond.

The March 2014 WGSP MESP also mischaracterized the Worden Settlement Area as Medium Density / Mixed Use (see MESP Fig 3.4 and Fig 3.5 Land Use Planning Addendum by KLM Partners Inc) whereas the correct designation is “Residential Mixed Use” in Schedule A - Land Use Plan, West Gormley Secondary Plan, dated October 12, 2005 (attached).

This same error propagated through the approved 2014 MESP Servicing proposals for the Worden lands. This “Medium Density” error on the Worden lands also appears on the Sundance / Montanaro Draft Plan by Malone Given Parsons Ltd dated August 26, 2016.

There is no density (or height) limit specified for the Worden or the immediately contiguous Sundance / Montanaro lands on Leslie Street. These lands should be included in the comprehensive servicing plan for the WGSP area before approvals for selective servicing are approved by Council.

3.0 Worden WGSP MESP Addendum - August 2015

To complement the September 1, 2015 Development Application submission on its lands, Worden also included with the Application an MESP Addendum to the WGSP for the northeast quadrant properties excluded from the 2014 MESP.

The Worden’s August 2015 MESP Addendum was based on disposal of contaminated (salt) runoff to the North WGSP SWMP on the Sedgewick Property and clean water (roof/landscape) flow to on-site exfiltration swales. Because the North WGSP SWMP includes a man-made permanent wet pond, it offers superior water quality treatment for street runoff than can be offered on the Worden site. It is not good environmental planning to discharge what may be contaminated runoff into headwater tributaries, wetlands and/or recharge to groundwater and doing so here would be counter to the Terms of Reference and guiding principle of the “Environment First” establishing the West Gormley Secondary Plan.

4.0 Town Engineering and Public Works Comments

The Town Engineering and Public Works Departments did not provide servicing comments on the Worden August 2015 MESP Addendum, despite the Worden development application being deemed complete effective September 1, 2015 (attached).

However, we understand that preliminary comments may have been prepared on the August 2015 MESP Addendum but not released to Worden. We would appreciate receiving these comments promptly as they may assist in determining the way forwards.

5.0 “Final” Consolidated MESP Report (February 2016)

The principle of comprehensive planning for the West Gormley Secondary Plan was promoted by the late James Kennedy, planner of the WGSP, in 2006 at the Ontario Municipal Board. This principle was the condition upon which the WGSP was granted approval.

We understand from materials received from the Town, that correspondence from the Municipal Infrastructure Group (TMIG) dated August 17, 2017 to KLM Planning Partners Inc. urban designer/planners for the Roeleveld properties revealed existence of a subsequent “Final Sedgewick, Dickson 48, Centerfield MESP” for the West Gormley Secondary Plan Area.

The Candevcon Limited Functional Servicing Study for CAL-LES Development Inc dated July 24, 2017 on page 1 appears to reference this same “Final Consolidation Report” as follows:

TMIG 2017, “*West Gormley Master Environmental Servicing Plan, dated February 2016 - Final Consolidation Report*”, prepared by The Municipal Infrastructure Group Ltd. (Project No. 12105).

The Candevcon Report on page 2 also states that the Final MESP document was approved by the Town of Richmond Hill and Toronto and Region Conservation Authority and with respect to Stormwater Management on page 3 states that the WGSP MESP:

- *Identify Stormwater Management Pond locations within the entire Secondary Plan area;*
- *Provision of “low impact development” (LID) measures to mitigate water balance impacts; and*
- *Provisions of “end-of-pipe” controls in the form of SWM ponds for water quality, erosion control, and flood (quantity) control.*

This “Final” or Consolidated Plan apparently dated February 2016 has never been made known to Worden. Neither Hunter and Associates or Worden were ever contacted for input into the MESP or allowed to review its contents. Apparently, this 2016 MESP version was also subsequently approved by the Town of Richmond Hill, York Region and the Toronto and Region Conservation Authority.

Worden would appreciate promptly receiving an electronic copy of this 'Final' 2016 MESP as well as comments from all signatory agencies approving its authorization.

6.0 TRCA Preliminary Comments - Addendum Modelling

Worden's development application has been connected to the approved WGSP MESP by the TRCA in its June 14, 2017 Preliminary Comments.

The TRCA Preliminary Comments Letter provided to 'Worden' to assist in future resubmissions of technical reports, objected to the inclusion of stormwater management infrastructure within the on-site ORMCP Natural Linkage Areas and Minimum Vegetative Protection Zones (page 2). However, subsequently on page 8, TRCA concurred with Hunter and Associates that additional boreholes were required to evaluate the proposed location of the Worden exfiltration swale within these ORMCP areas.

This TRCA June 14, 2017 letter also refers to modelling prepared as part of the MESP and an Addendum (page 5, para 6). The 2014 MESP did not include Worden lands in its modelling. **The existence of the "Addendum Modelling" has never been disclosed to Worden. We would appreciate promptly receiving access to this modelling.**

Consistent with Draft Plan Condition #30, the addendum model should have made provision to accommodate Worden stormwater flows.

7.0 Staff Report for Committee of the Whole Meeting - March 19, 2018

The Staff Report for the Committee of the Whole Meeting dated for March 19, 2018 for unknown reasons is inaccurate and misleading because it does not include Worden, Sundance / Montanaro, and Roeleveld as 'participating' West Gormley developed lands despite the fact that applications for these lands have been received by the Town and work is proceeding to incorporate services for these lands as evidenced, in part, in the recent Engineering Drawings and in Sewer Design Sheets.

7.1 Trunk Watermains

With respect to the Trunk Watermain proposal on the Street Right-of-Ways immediately adjacent to Worden, consideration could be given to this watermain being located on an

easement under proposed Worden Street 'A', see Fig 1 (update size from 200 mm to 300 mm). This would reduce the main length to be constructed and maintained.

The Trunk Watermain proposal shows two watermain tee connections to service the Worden lands but not at the locations requested as shown on Fig 1 enclosed.

7.2 Sanitary Sewer

Worden's sanitary sewer servicing interests appear to be accommodated in the February 2018 Sanitary Sewer Design Sheet which allocates 25 L/s flow to the Worden proposed development and as shown in the Trunk Sanitary Sewer Design Drawing of February 2018, with the exception of a one manhole northerly extension to Street A intersection as shown on our provided Fig 1.

7.3 Stormwater Management

As discussed above, there is no provision to include Worden in the West Gormley Secondary Plan Stormwater Management infrastructure.

7.4 West Berczy Creek Bypass Storm Sewer

The Worden August 2015 MESP Addendum proposed to protect the West Berczy Creek floodplain corridor within a revised Oak Ridges Moraine Conservation Plan Linkage Area.

The approved 2014 MESP proposed a 1,050 mm diameter bypass storm sewer through the Roeleveld property. The detailed construction drawings and design sheets now show a 300 m long 1,200 mm diameter West Berczy Creek bypass storm sewer.

No information has been provided in the 2014 MESP or later documents reviewed as to the pre- and post-development Regional and 100-Year Storm backwater on the upgradient Roeleveld, Sundance / Montanaro and Worden properties. **Worden objects to increased flooding above the existing pre-development Regional Storm estimated flood level of 293 m asl as a result of the downstream development.** Our previous flood analysis in 2016 showed an approximate 2 m post development flood increase. Additional information is available on request. Increased floodlines may adversely affect upstream development. The storm sewer bypass is also likely to change the upstream wetland hydroperiods.

Mr. Jeff Walters
Manager, Development Engineering
Town of Richmond Hill
March 19, 2018
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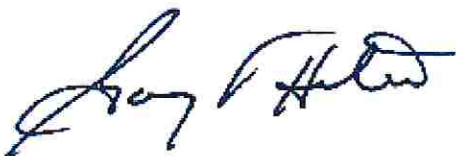
On behalf of Worden, we request an electronic copy of the Consolidated West Gormley MESP (February 2016) as approved by the Town and Agencies and any other subsequent related MESP correspondence and Addendum Reports. Additionally, we have not received even preliminary comments from Engineering and Public Works Department on the Worden August 2015 MESP Addendum Concept.

We acknowledge that the North WGSP Stormwater Pond and Leslie Street conveyance may or may not be the preferred ultimate Stormwater Management alternative, however Council approvals have long existed for this conveyance.

Subsequent to the receipt of the above requested documents, we are available to meet for further discussions in relation to stormwater management and servicing from the Worden lands at 1393 Bethesda Sideroad.

It is premature to approve the West Gormley Secondary Plan Servicing until Worden interests are efficiently accommodated in accordance with the approved Draft Plan Conditions for Sedgewick, Dickson 48 and Centerfield Properties or as may be agreed.

Yours truly,



Garry T. Hunter, M.A.Sc., P.Eng.
President
Hunter and Associates

GTH/jp/wp

Encls: 1) Fig 1: Proposed Worden Storm Sewer to MH4 (Roeleveld) - Conceptual Sketch Plan

- References:
- 1) Schedule of Conditions, Draft Plan of Subdivision for Sedgewick Property referencing August 21, 2015 Draft Plan of Subdivision prepared by KLM Planning Partners Inc.
 - 2) Town of Richmond Hill Letter of September 25, 2015 to Mike Manett deeming Worden Application Complete as of September 1, 2015
 - 3) Town Clerk 2014 MESP Hard Copy Certification, October 30, 2015
 - 4) WGSP Land Use Plan, October 12, 2005
 - 5) TRCA Correspondence to Worden, June 14, 2017
 - 6) TMIG letter to KLM Planning Partners, August 17, 2017

cc: Angelo Vincent (Town of Richmond Hill)
Mike Manett (MPlan)
Worden



LEGEND

- Existing Leslie Street 20m ROW
- 8m ROW Widening (Region / Town)
- Proposed Storm Sewer to MH4 (Roeeleveld)
- Proposed Sanitary Sewer (TMIG)
- Proposed Sanitary Sewer Extension to Worden
- Proposed Watermain 200 mm connections at Bethesda Sdrd and Leslie St. Locations to property line plus widening. Pipe size to be confirmed.
- Proposed water service connection to property line plus widening as per Town of Richmond Hill House Service Location Standard M-2A.

Data Source:

- TMIG Updated Fig SAN 1C, Sanitary Servicing Plan (Sewer on Leslie Street), West Gormley Secondary Plan Area.
- Worden and Montanaro Legal Surveys.

Notes:

- Estimated Sanitary Peak Flows for Worden (East) = 25 L/s.
- Sanitary sewer extension based on Division "A" Section A2 Design Criteria-Storm Sewers of the Town of Richmond Hill Standards and Specifications Manual, Dec. 2016.
- Maximum manhole spacing is 110 m.
- Storm sewer based on Division "A" Section A1 Design Criteria-Sanitary Sewers of the Town of Richmond Hill Standards and Specifications Manual, Dec. 2016.

NOT FOR CONSTRUCTION

STORM SEWER INFORMATION

STATION	INVERT	OUTLET	DIAMETER	LENGTH	MANHOLE
1+00.00	10.00	10.00	1200	10.00	MH1-156A
1+10.00	10.00	10.00	1200	10.00	MH1-56A
1+20.00	10.00	10.00	1200	10.00	MH1-60A
1+30.00	10.00	10.00	1200	10.00	MH3-10N
1+40.00	10.00	10.00	1200	10.00	MH3-09N
1+50.00	10.00	10.00	1200	10.00	MH3-08N
1+60.00	10.00	10.00	1200	10.00	MH3-07N
1+70.00	10.00	10.00	1200	10.00	MH3-06N
1+80.00	10.00	10.00	1200	10.00	MH3-05N
1+90.00	10.00	10.00	1200	10.00	MH3-04N
2+00.00	10.00	10.00	1200	10.00	MH3-03N
2+10.00	10.00	10.00	1200	10.00	MH2-01N
2+20.00	10.00	10.00	1200	10.00	MH2-02N
2+30.00	10.00	10.00	1200	10.00	MH2-03N
2+40.00	10.00	10.00	1200	10.00	MH2-04N
2+50.00	10.00	10.00	1200	10.00	MH2-05N
2+60.00	10.00	10.00	1200	10.00	MH2-06N
2+70.00	10.00	10.00	1200	10.00	MH2-07N
2+80.00	10.00	10.00	1200	10.00	MH2-08N
2+90.00	10.00	10.00	1200	10.00	MH2-09N
3+00.00	10.00	10.00	1200	10.00	MH2-10N
3+10.00	10.00	10.00	1200	10.00	MH2-11N
3+20.00	10.00	10.00	1200	10.00	MH2-12N
3+30.00	10.00	10.00	1200	10.00	MH2-13N
3+40.00	10.00	10.00	1200	10.00	MH2-14N
3+50.00	10.00	10.00	1200	10.00	MH2-15N
3+60.00	10.00	10.00	1200	10.00	MH2-16N
3+70.00	10.00	10.00	1200	10.00	MH2-17N
3+80.00	10.00	10.00	1200	10.00	MH2-18N
3+90.00	10.00	10.00	1200	10.00	MH2-19N
4+00.00	10.00	10.00	1200	10.00	MH2-20N
4+10.00	10.00	10.00	1200	10.00	MH2-21N
4+20.00	10.00	10.00	1200	10.00	MH2-22N
4+30.00	10.00	10.00	1200	10.00	MH2-23N
4+40.00	10.00	10.00	1200	10.00	MH2-24N
4+50.00	10.00	10.00	1200	10.00	MH2-25N
4+60.00	10.00	10.00	1200	10.00	MH2-26N
4+70.00	10.00	10.00	1200	10.00	MH2-27N
4+80.00	10.00	10.00	1200	10.00	MH2-28N
4+90.00	10.00	10.00	1200	10.00	MH2-29N
5+00.00	10.00	10.00	1200	10.00	MH2-30N
5+10.00	10.00	10.00	1200	10.00	MH2-31N
5+20.00	10.00	10.00	1200	10.00	MH2-32N
5+30.00	10.00	10.00	1200	10.00	MH2-33N
5+40.00	10.00	10.00	1200	10.00	MH2-34N
5+50.00	10.00	10.00	1200	10.00	MH2-35N
5+60.00	10.00				

Figure 1

THE CORPORATION OF THE TOWN OF RICHMOND HILL

SCHEDULE OF CONDITIONS

DRAFT PLAN OF SUBDIVISION

FILE NO. 19T(R)-03019

SEDGEWICK PROPERTY INC.
Part of Lot 3, Concession 2, EYS
Town of Richmond Hill

TOWN OF RICHMOND HILL

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by KLM Planning Partners Inc. having Project No. P-543, Drawing No. 15:9, dated August 21, 2015.
2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the Plan; and,
 - b) all lot frontages and lot areas within the Plan conform to the applicable zoning by-law.
4.
 - a) The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Corporate Services Department. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
 - b) The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the Plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

Development Engineering Division

5. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.

6. Any dead ends or open sides of road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.
7.
 - a) Prior to final approval of the draft plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermain, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town. For clarity, the requirement to construct municipal services external to the lands within the draft plan includes construction of municipal services to the Worden lands located at the northeast corner of the concession block (Leslie and Bethesda), as same are depicted on Attachment No. "1", "2" and "3" attached hereto (hereinafter together defined as the "Worden lands") or arrangements satisfactory to the Commissioner of Planning and Regulatory Services.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the Subdivision Agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
8. Prior to final approval of the draft plan or in any portion thereof, the Owner shall enter into an agreement with a distributor as that term is defined in the *Electricity Act, 1998*, respecting the provisions of electric service and streetlighting.
9. Such easements as may be required for utility, municipal servicing or drainage purposes (including provision of municipal servicing to the Worden lands) shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
10. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a

telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

11. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
12. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the subdivision agreement.
13. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
14. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Corporate Services Department.
15. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
16. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the Plan.
17. The owner shall agree in the Subdivision Agreement that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent owners. Retaining walls shall not be constructed upon lands to be transferred to the Town.

18. Prior to final approval, a soils report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval.
19. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The engineering drawings shall include detailed design drawings for the construction of municipal services to the Worden lands to the satisfaction of the Commissioner of Planning and Regulatory Services. Such drawings shall include the drawings referred to in conditions 65 and 70 including details of the waste water system from the connection point and beyond including adjacent to the Worden lands and within the Leslie Street Right-of-Way. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works (within and external to the draft plan lands including the Worden lands) as required.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- i) adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan;
- ii) adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan;
- iii) and the Owner has constructed or has made arrangements to construct to the satisfaction of the Commissioner of Planning and Regulatory Services municipal services to the Worden lands.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

20. The owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
21. The owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town. Notwithstanding, the Owner shall construct the water distribution system external to the draft plan and provide the Worden lands with two service

connections – one along Bethesda Sideroad and the other along/within Leslie Street and in front of the Worden lands.

22. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
23. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
24. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
25. The owner shall agree in the Subdivision Agreement:
 - a) to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - b) that all lot and block grading plans shall be prepared by the engineer for the owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - c) that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the owner shall comply with the Town policy with respect to usable yard criteria;
 - d) to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e) that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
26. The Owner(s) shall agree in the Subdivision Agreement to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner(s) shall agree in the subdivision agreement to provide 'as built' engineering drawings (including tributary areas drawings and drawings showing installed services to and immediately adjacent to the Worden lands and within the Leslie Street Right-of-Way as set out in Condition 70 below), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System. The Owner shall also provide Worden with a digital copy of the final 'as built' engineering drawings.

27. The owner(s) shall contribute towards the cost of supplying and installing horizontal and vertical control and certification by an Ontario Land Surveyor as part of the Town's survey monumentation program.
28. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Master Environmental Servicing Plan (MESP) for the West Gormley Secondary Plan Area:
 - a) Construction of one primary means public road access from the roads within the draft plan to Leslie Street, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - b) Construction of one secondary means of public road access or emergency access from the roads within the draft plan to Leslie Street, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - c) Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan and the Worden lands, all as outlined in the MESP and Attachment No. "1", "2" and "3" hereto attached;
 - d) Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, and the Worden lands, all as outlined in the MESP and Attachment No. "1", "2" and "3" hereto attached;
 - e) Construction of the stormwater system to service the draft plan, and with sufficient capacity in the north storm water management pond to accommodate the upstream lands including Storm Water Management (SWM) Facilities as shown in the MESP, together with required stormwater system outlet(s) external to the plan to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
 - f) Conveyance of all lands within and external to the draft plan required for municipal servicing purposes, all as outlined in the MESP.
29. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall enter into one or more agreements, satisfactory to the Town, pertaining to the provision of the community services referenced in Condition 28, which said agreement(s) shall address, among other things, credits under the *Development Charges Act* to the satisfaction of the Town.
30. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall provide evidence satisfactory to the Commissioner of Planning and Regulatory Services that the Owner has executed a cost sharing agreement or has made other financial arrangements with other

owners within the West Gormley Secondary Plan area for the provision of community services within or external to the plan, or for the sharing of the costs of constructing external services to the draft plan lands and to the Worden lands.

31. Prior to final approval of the Plan of Subdivision or any portion thereof, one or more by-laws enacted by the Town under the *Development Charges Act* providing for development charges for boundary road improvements shall have come into force as provided for under that Act and any appeals to the said by-laws shall have been disposed of by the OMB.
32. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
 - a) the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan, and with sufficient capacity in the north storm water management pond to accommodate the upstream lands/including accommodation from the Worden lands to the proposed north SWMP, to address storm water quantity, quality, runoff volume and erosion control;
 - b) the protection of groundwater quality and quantity;
 - c) the facility design, inspection, operation and maintenance procedures and associated costs;
 - d) monitoring plans, programs, equipment, procedures and associated costs required to address storm water management and facility performance in accordance with the requirements of the Master Environmental Servicing Plan (MESP);
 - e) erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, the Town of Richmond Hill Stormwater Management Design Criteria and the Master Environmental Servicing Plan. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services.

The Owner shall agree in the Subdivision Agreement:

- a) to implement the recommendations of the Stormwater Management Report;
- b) to undertake the stormwater management monitoring program specified in the Stormwater Management Report and to provide appropriate securities to carry out or cause to be carried out the monitoring program;
- c) to convey lands to the Town for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Regulatory Services.

33. The Owner shall agree in the Subdivision Agreement:
- a) to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Regulatory Services;
 - b) to satisfy the facility quality and quantity performance monitoring requirements during construction and for assumption specified in the Town of Richmond Hill Stormwater Management Design Criteria.
34. The Owner shall engage the services of a certified noise consultant to complete a noise study recommending noise control features satisfactory to the Town, the Regional Corporate Services Department and in accordance with Ministry of the Environment and Energy noise guidelines.
35. The owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 34, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Corporate Services Department.
36. Where the noise study has determined that a noise level of between 55 dBA to 60 dBA will remain, despite the implementation of the recommendations of that study, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern, occasionally interfering with some activities of the building occupants."
- Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.
37. Where the noise study has determined that noise attenuation fences will be constructed onto lots or blocks within the plan, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:
- "Purchasers are advised that where noise attenuation fences are shown on the plans attached to the Subdivision Agreement with the Town (Schedule B)", it is the requirement of the Town that such noise attenuation fences be constructed on private property and that they be maintained by the individual owner of the lot(s) or block(s) to the satisfaction of the Town."
- Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.
38. The Owner shall agree in the Subdivision Agreement that Blocks 361, 362, 363, 365, 366, and 386 to 406, all inclusive, shall be shown as blocks on the final plan and shall be developed only in

conjunction with abutting lands. If the Owner acquires the abutting lands prior to the release of this draft plan for registration, the abutting lands may be combined with the said blocks and shown as lots within the final plan. Further, with respect to this restriction, the owner shall provide and register restrictions under Section 118 and 119 of the *Land Titles Act*, satisfactory to the Town.

39. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Town that Lots 162 to 168 inclusive on Street '7', Block 332, Block 333, and Lots 320 to 331 inclusive on Street '16' shall not be developed or conveyed until road access and municipal services satisfactory to the Town are provided. Further, with respect to this restriction, the owner shall provide and register restrictions under Section 118 and 119 of the *Land Titles Act*, satisfactory to the Town.
40. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.
41. The Owner shall agree to include the following warning clause in the registered Subdivision Agreement with respect to Lots 168 to 174, 220, 221, 247 to 273, 301 to 316, 334 to 349, inclusive:

"Purchasers are advised that this lot or block fronts onto or abuts a public highway designated as a Collector Road. Purchasers may experience heavy traffic volumes at times which may occasionally interfere with driveway access and egress from the property."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

Policy Planning Division – Parks Planning and Natural Heritage Section

42. The Owner shall convey to the Town Blocks 410, 411, and 412 free and clear of all encumbrances and/or encroachments unless otherwise directed in writing by the Town.
43. The Owner shall convey to the Town Block 413 for open space purposes free and clear of all encumbrances and/or encroachments unless otherwise directed in writing by the Town.
44. Prior to registration of the Plan, the Owner shall submit a Phase 1 Environmental Site Assessment (ESA) for Blocks 410, 411, and 412 carried out consistent with the Canadian Standards Association Standard Z768-01. Additionally, the Owner shall agree in the Subdivision Agreement to implement the recommendations of the Phase 1 ESA including the undertaking of a phase II ESA and/or a remedial plan, if such work is recommended) and to pay for all costs associated with the implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the Town to rely upon it and/or the information contained therein.

45. The Owner shall not:
- a) construct any permanent or temporary stormwater management facilities and/or permit any storage of construction related debris or materials (including topsoil) in or on any park or open space blocks identified within the draft plan;
 - b) install or permit any subdivision services to be located within parkland other than those that are required to service the park itself; and,
 - c) construct or permit temporary or permanent emergency/construction access routes through any park or open space lands other than those required to build the park itself.
46. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
47. Prior to any grading, development, pre-servicing or site alteration the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree in the subdivision agreement to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.
48. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
- a) Landscaping of boulevards and traffic circles;
 - b) Pedestrian linkages through Block 418, from Street "1" to Street "8";
 - c) Planting, restoration and enhancement of all disturbed areas within the open space (Blocks 413);
 - d) Boulevard trees;
 - e) Entrance features;
 - f) Landscaping of the stormwater management blocks (Blocks 408 and 409);
 - g) Any landscaping indicated in the applicants IGMS/Sustainability Metrics proposal; and
 - h) Landscaping of the buffers (Block 414).

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

49. The Owner shall agree in the Subdivision Agreement to pay for all trees and planting within the road allowance in accordance with the policies of the Town. Note that the required Utility Coordination Plan must demonstrate that there is adequate space within the boulevard for planting street trees consistent with Town standards.
50. The Owner agrees that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil

is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.

51. Prior to any grading, stripping or pre-servicing of the lands, the Owner shall prepare and submit for approval by the Town, grading and servicing plans, which provide for:
 - a) Consistency with the recommendations of the approved Tree Inventory and Preservation Plan;
 - b) Grading within Park Blocks 410 and 411 to generally result in between two (2%) percent and five (5%) percent grade differential across the entire block;
 - c) Servicing of Park Block 411 in accordance with Town standards including 50 mm water service to the property line (with curb stop/valve box at street line), electrical connection to the property line, and a storm sewer manhole within 1 metre of the property line;
 - d) Servicing of Park Block 410 in accordance with Town standards including 50 mm water service to the property line (with curb stop/valve box at street line), electrical connection to the property line, a storm sewer manhole within 1 metre of the property line, and a sanitary manhole within 1 metre of the property line;
 - e) Engineered fill and all backfill material used to grade Park Blocks 410 and 411 shall be compacted to the Town's standards, and shall be selected material from excavation or other sources for the use intended, unfrozen and free of rocks larger than 75 mm, cinders, ashes, sods, refuse or other deleterious materials;
 - f) Finished elevations of Park Blocks 410 and 411 that include 20 cm topsoil depth and meet and match the proposed finished grade at all property lines for all abutting land uses;
 - g) Permanent chain link fencing consistent with Town standards, where parkland, valleylands, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands; and,
 - h) Temporary post and wire fencing along the perimeter of Park Blocks 410 and 411 where it abuts road allowances or other potential access points, to prohibit access to such lands until such time as parkland improvements proceed.
52. Following completion of the grading and servicing works referred to in Condition 50 above (and prior to application of the topsoil), the Owner shall provide the Town with post-grading geotechnical soil tests, and a topographic survey that meets Town requirements, confirming that the grading and servicing of Park Block 410 and 411 are consistent with approved plans.
53. The Owner shall agree in the subdivision agreement to provide topsoil on Park Blocks 410 and 411 to Town standards. Prior to application of the topsoil to Park Block 410 and 411 the Owner will provide the Town with the results of a topsoil fertility analysis confirming that the topsoil to be applied to the park meets Town standards. Following application of the topsoil to the Park Block the Owner will provide the Town with a finished grade topographical survey consistent with Town requirements.
54. The Owner shall agree in the Subdivision Agreement to sod/seed Park Blocks 410 and 411 if requested to do so by the Town.
55. The Owner shall agree in the Subdivision Agreement to install a sign on Park Blocks 410 and 411 notifying residents of the future park planned for the site and indicating that no dumping is permitted on the future park lands.

56. The Owner shall agree in the Subdivision Agreement to provide securities for all required works in the park including grading, servicing, topsoil, sodding/seeding, fencing, signage etc. The Owner understands that the Town will draw on the securities to undertake required works if the Owner fails to proceed with the park works at a reasonable speed.
57. The Owner shall agree in the Subdivision Agreement to maintain Blocks 410, 411, 412 and 413 in a manner and condition acceptable to the Town until such time as the above and below ground services associated with the subdivision are assumed by the Town or such earlier time as advised in writing by the Town. The Owner shall indemnify and save the municipality harmless with respect to any occurrence on or related to Blocks 410, 411, 412 and 413 until such time as the above and below ground services associated with the subdivision are assumed.
58. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a) that encroachments of any kind are not permitted in open space blocks, valleylands, valleyland buffers, stormwater management blocks, or park lands;
 - b) that community uses are intended for Park Blocks 410, 411, 412 and 413 and that park uses may result in increased traffic on the streets adjacent to or in the vicinity of the property. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from the park uses;
 - c) that Blocks 408 and 409 will be used for stormwater detention purposes and may have a pond retaining from time to time a level of water that may be dangerous to unattended children or to other persons not adequately supervised. Neither the Owner nor the Town shall be responsible to provide any supervision on the said land of any kind and purchasers agree to release, indemnify and save harmless the Owner and Town from any and all claims arising from the use or occupation of Blocks 408 and 409, by the purchasers, their family, friends or invitees;
 - d) that it is the intention of the Town that all or part of the stormwater management lands are to be naturalized and left in its natural state, provided the Purchasers acknowledge that nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town from undertaking any improvements to the said lands at any further date; and
 - e) that Blocks 410, 411, 412 and 413 are intended to include public walkways and trails and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses.

Policy Planning Division – Heritage and Urban Design Section

59. That owner agrees to reuse materials from the barn located at 12600 Leslie Street for integration into a commemorative feature of a public space to the satisfaction of the Commissioner.

REGION OF YORK

Corporate Services Department

60. Prior to draft plan approval for any residential units, the Owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-03R19, or any phase thereof, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.
61. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Richmond Hill and York Region.
62. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
63. The Owner shall enter into an agreement with the Region wherein the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action, as a result of water or sanitary sewer service not being available when anticipated.
64. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
65. The Owner shall agree that any direct connection (temporary or permanent) to a York Region water or wastewater system requires Regional approval prior to construction. Specifically, the proposed wastewater outlet to the Region's 19th Avenue sewer at Shaft 4, including the external drop structure shall be designed and built to the satisfaction of the Region. Engineering drawings showing details of the connection shall be submitted to the Infrastructure Asset Management Branch for review and approval.
66. Prior to final approval, the Owner shall agree to provide direct shared pedestrian/cycling connection from the proposed subdivision to Leslie Street to accommodate active transportation and public transit. A drawing is required to show the location of these facilities to the satisfaction of the Region.
67. Prior to final approval, the Owner shall agree to implement all applicable infrastructure improvements related to this draft plan of subdivision based on the recommendations outlined in the GHD's Traffic Appraisal and Response to Comments dated January 13, 2014 and Traffic Impact Study Update dated April, 2009, in support of the West Gormley MESP.
68. Prior to final approval, the Owner shall agree to provide a communication strategy to communicate and notify the Region and the Town of Richmond Hill to effectively deliver the Information

Packages and pre-loaded Presto Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded Presto Cards.

69. Prior to final approval, the Owner shall agree to implement all applicable Transportation Demand Management (TDM) programs and measures as recommended in the GHD (formerly Transtecla) Transportation Demand Management Plan dated March 13, 2012 to support active transportation and public transit to the satisfaction of the Region.
70. The Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the Leslie Street Right-of-Way, to the Planning and Economic Development Branch, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for Leslie Street and any intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Requirements of York Region Transit/Viva
71. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Planning and Economic Development Branch and illustrated on the Engineering Drawings.
72. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
73. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch that elevations along the ultimate streetline shall be 0.3 metres above the centreline elevations of Leslie Street, unless otherwise specified by Planning and Economic Development Branch,
74. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch, that the Owner will provide the installation of visual screening between Leslie Street and Street "11" (Block 414), consisting of a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located outside the Regional Right-of-Way of Leslie Street. The Owner shall submit to the Planning and Economic Development Branch for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
75. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the Leslie Street Right-of-Way,

- b) Tree protection measures to be implemented on and off the Leslie Street Right-of-Way to protect Right-of-Way vegetation to be preserved,
- c) Any woody vegetation within the Leslie Street Right-of-Way that is proposed to be removed or relocated. However, it is to be noted that tree removal within the Leslie Street Right-of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the Leslie Street Right-of-Way, is based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the subdivision agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

- 76. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Planning and Economic Development Branch recommending noise attenuation features.
- 77. The Owner shall satisfy the Planning and Economic Development Branch that it will implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Planning and Economic Development Branch.
- 78. The Owner shall satisfy the Planning and Economic Development Branch, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 79. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
- 80. Where noise attenuation features will abut the Leslie Street Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Planning and Economic Development Branch, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the Leslie Street Right-of-Way ;

- b) That noise fences adjacent to Leslie Street may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on the Leslie Street Right-of-Way shall not be the responsibility of York Region; and
 - d) That any landscaping provided on the Leslie Street Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Planning and Economic Development Branch and shall be maintained by the area municipality with the exception of the usual grass maintenance.
81. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Leslie Street of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Leslie Street, and
 - b) A 15.0 metre by 15.0 metre daylight triangle at the northwest and southwest corners of Leslie Street and Street "8", and
 - c) A 0.3 metre reserve across the full frontage of the site, where it abuts Leslie Street and adjacent to the above noted widening and daylighting triangles, and
 - d) An additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of a southbound right turn lane at the intersection of Street "8" and Leslie Street.
82. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
83. The Region requires the Owner to submit, in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and; (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the

reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

84. The Owner shall also provide the Region's Planning and Economic Development Branch with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the *Environmental Protection Act* 0. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

85. The Owner shall satisfy the Region that any unused wells have been or will be decommissioned according to Ontario Regulation 903 prior to any construction works occurring on the site, and shall enter into an agreement with the Region relating to these matters if such an agreement is required by the Region.
86. The Owner shall agree, prior to the development approval of Block 360, that direct vehicle access from Block 360 to Leslie Street will not be permitted. Access must be obtained through the internal road network.
87. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch that Street "8" shall be designed to intersect Leslie Street at a right angle.
88. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch, that the throat width of Street "8" shall be designed to accommodate one 5.0 metre inbound lane and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Leslie Street.
89. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch, that pedestrian access to Leslie Street shall be provided from Street "11".
90. Prior to final approval, the intersection of Street "8" and Leslie Street shall be designed to the satisfaction of the Planning and Economic Development Branch with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Planning and Economic Development Branch.
91. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Planning and Economic Development Branch, that all local underground services will be installed within the area

of the development lands and not within the Leslie Street road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Leslie Street Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the area municipality, at no cost to the Region.

92. The Owner shall satisfy the Planning and Economic Development Branch that the Owner will be responsible for determining the location of all utility plants within York Region Right-of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
93. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Planning and Economic Development Branch, outlining all requirements of the Planning and Economic Development Branch.
94. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

TORONTO AND REGION CONSERVATION AUTHORITY

95. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related master environmental servicing plan, and TRCA requirements. This report shall include:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as identified in the related hydrologic studies will be achieved during and post-development.
 - ii. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all headwater drainage features is to be maintained, consistent with TRCA's Guidelines;
 - iii. proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans

- and a report addressing phasing and staging, consistent with TRCA's guidelines must be included;
- iv. location and description of all outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations (on and off of the subject property), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, with all supporting technical information.
 - v. mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Identification and quantification of the specific measures that are being employed, and analysis that has been completed to ensure that there will be no predicted erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. The report must specifically identify, in detail, how the potential for downstream erosion associated with flows from stormwater management ponds is being managed during the construction phase while some or all of the LIDs are not in operation;
 - vii. the integration of low impact development measures and the employment of source and conveyance controls to mimic to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
 - viii. design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and, the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
 - ix. That pre-development drainage patterns are being preserved, post-development. Diversion of flow between sub-watersheds shall not be permitted beyond that which has been identified in the approved MESP. An impact mitigation report shall be provided to minimize the potential impacts of the flow diversion on the natural systems on the subject property, in addition to any broader impacts upon the watersheds.
 - x. Detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied.
 - xi. Detailed assessment of the lands to the east of Leslie Street, to which the stormwater from the subject lands is being directed. This assessment must include:
 - 1) an evaluation of existing conditions of the lands and the receiving watercourse (including but not limited to ecological, fluvial geomorphic, erosion and floodplain and water resource engineering parameters).
 - 2) Proposed conditions analysis, with a detailed, integrated assessment of proposed modifications to existing conditions, (including but not limited to ecological, fluvial geomorphic, erosion and floodplain and water resource engineering parameters). These reports must demonstrate that an ecological enhancement (terrestrial and aquatic) has been attained, that adequate measures have been proposed to mitigate the potential for downstream erosion, and, that there will be no adverse flooding impacts on adjacent properties.

- 3) Management objectives, a long-term monitoring program for (including but not limited to ecological, fluvial geomorphic, erosion and floodplain and water resource engineering parameters) and an adaptive management strategy.
- 4) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers.
- 5) Plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands outside of this plan of subdivision, including lands owned by the TRCA.
- 6) Detailed water balance and feature-based water balance reports that will identify measures that will be implemented during construction and post-construction to: mimic the pre-development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features - Including but not necessarily limited to wetlands, watercourses, woodlands; provide for on-site retention of stormwater management to the satisfaction of the TRCA; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain and not exceed target flows to downstream wetlands and watercourses, in addition to Lake Wilcox, to the satisfaction of TRCA staff. This study must provide detailed design of the system(s), and implementation information and measures, and should be included as an addendum to the MESP for the subject lands.
- 7) Adaptive management report and plan that must outline a comprehensive monitoring program associated with adjacent wetlands where the pre-development catchment area is being altered through this development, and watercourses to which stormwater from this property is being discharged. This report must compile all available pre-development/baseline monitoring information, provide for on-going pre-development monitoring where possible, and provide a plan with measures to be implemented for maintaining the pre-development water balance (in accordance with the requisite water balance reports) during construction, and post-construction to the greatest practicable extent. In the absence of sufficient pre-development monitoring, this report must also identify contingency measures and specific actions that may be taken within the development area to supplement and/or modify the quantity and quality of flows being directed to each wetland on an on-going basis, should the monitoring program identify that the pre-development conditions and/or pre-development wetland characteristics are being adversely impacted, to the satisfaction of the TRCA. The Adaptive Management Report must also include a specific section including an assessment of potential options for addressing unanticipated results of the monitoring — such as erosion downstream of the stormwater management outlet.

- 8) A comprehensive monitoring plan, including monitoring of low impact development measures, to the satisfaction of the TRCA and Town of Richmond Hill. This monitoring plan must include monitoring throughout construction and post-construction for a duration that is satisfactory to the TRCA and Town of Richmond Hill.
 - 9) Provide a water balance monitoring report, which details a monitoring program to assess the functioning and effectiveness of proposed stormwater LID, source and conveyance measures. And, to provide the requisite funding for the long-term monitoring of this system (3 years once the facility is operational) to the satisfaction of the TRCA. A commitment to financing for the monitoring should be provided through the subdivision agreement.
 - 10) A ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. The need for liners associated with the stormwater management system shall be assessed, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
 - 11) Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit and/or Fisheries Act-review is required.
 - 12) That an adequate hydrogeology report be completed for the proposed development to the satisfaction of the TRCA.
 - 13) For areas in which the pre-development catchments of adjacent wetland features are being affected by this development, an assessment of phasing opportunities relating to grading work to, where feasible, allow for additional pre-development monitoring of the wetlands to be completed.
96. That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property.
97. That permission be attained from the TRCA for all proposed grading, staging or construction intrusions into TRCA buffer lands, with all required 'Permission to Enter' letters. And, where the TRCA accepts any such temporary or permanent intrusions, that a restoration and enhancement

strategy be completed to the satisfaction of the TRCA, for all areas in which works associated with this subdivision may extend onto TRCA lands.

98. That where access is proposed through trail connections and/or other means into TRCA lands, that the applicant attain the concurrence of TRCA staff with these proposed locations of access. Should these locations not be acceptable to TRCA staff, red-line revisions may be required to this plan in order to meet the requirements of the TRCA.
99. That all stormwater outlets and outflow channels be naturalized, be designed to incorporate TRCA's design guidelines, and be designed to provide additional enhancements to water quality, quantity control, thermal impacts mitigation, and habitat. Off-line wetlands, riparian plantings, flow dispersal measures, micro-topography creation and similar measures shall be employed where feasible to achieve these objectives.
100. That an adequate Environmental Impact Study (EIS) be completed for the subject property to the satisfaction of the TRCA.
101. That the Owner agree in the Subdivision Agreement, in wording acceptable to the TRCA:
 - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions;
 - b) to implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c) to design and implement on-site erosion and sediment control in accordance with current TRCA standards;
 - d) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, and until assumption by the Town of Richmond Hill in a manner satisfactory to the TRCA;
 - e) to obtain all necessary permits pursuant to Ontario Regulation 166106 from the TRCA, in addition to all necessary permits and approvals from Fisheries and Oceans Canada, and the Ministry of Natural Resources;
 - f) to erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting TRCA lands, prior to occupancy of any homes within that lot or block.
 - g) to implement all water balance/Infiltration measures identified in the water balance study that is to be completed for the subject property.
 - h) to design a monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the water balance and Infiltration measures on this site to the satisfaction of the TRCA.
 - i) to provide for the warning clauses and information identified in TRCA's conditions.
 - j) that, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
 - k) that prior to a request for registration of any phase of this subdivision - should this not occur within 10 years of draft approval of this plan - that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.

102. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks adjacent to TRCA lands, which identifies the following:
 - a) that a buffer block is being provided between the rear lot line and the adjacent environmental protection lands, which is owned by the Toronto and Region Conservation Authority. This buffer block is considered to be part of the publically owned environmental protection area, which is intended to be renaturalized, and will not be actively maintained. A future trail may be located within all or a part of this area. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the adjacent TRCA lands through the subject property is not permitted. Private rear yard gates are prohibited.
103. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for private lots or blocks on which infiltration related rear yard swales and catch basins are located which identifies the following:
 - a) That stormwater management infrastructure is located on the subject property, which forms an integral part of the stormwater management infrastructure for the community. It is the owner's responsibility to clean this system and to ensure that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form.
104. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Richmond Hill. And to include appropriate clauses in all agreements of purchase and sale and/or condominium agreements, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
105. That the size and location of all proposed stormwater management blocks - to which the subject lands drain - be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
106. That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
107. That details be provided with respect to all proposed servicing crossings of natural features, associated buffers or adjacent areas for interim and permanent servicing, to the satisfaction of the TRCA.

108. That the Owner shall convey to the TRCA Blocks 415 and 416 free and clear of all encumbrances and/or encroachments.

YORK REGION DISTRICT SCHOOL BOARD

109. That prior to final approval, the Owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public elementary school site, as shown on Project No. P-543, Drawing 15:9 dated August 21, 2015. The partial public elementary school site, Block 407, shall contain not less than 1.024 hectares (2.530 acres).
110. That the Owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
- a) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - b) to remove any buildings on the school site;
 - c) to remove trees, as required to accommodate school layout;
 - d) to provide a Letter of Credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
 - e) to remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - f) to construct a black vinyl coated chain link fence, Type II 1 1/2" mesh, 1.8 metres high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
 - h) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - i) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
 - j) to provide the foregoing at no cost to the Board;
 - k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
111. That the Owner shall submit to the York Region District School Board, at no cost to the Board, a report from a qualified consultant concerning:
- a) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and

- b) the availability of natural gas, electrical, water, storm sewer and sanitary sewer services.
112. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board, that the services referred to in Condition 111 b) shall be installed to the mid-point to the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
113. That prior to final approval, the Owner shall submit to the York Region District School Board an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the Town of Richmond Hill which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
114. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
115. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
116. That the subdivision agreement include warning clauses advising the Town of Richmond Hill, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of a public school site.

MINISTRY OF CULTURE

117. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft plan of subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
118. The Owner shall agree in the subdivision agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 117, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

CLEARANCE CONDITIONS:

119. Final approval for registration may be issued in phases provided that:
- a) all government agencies agree to registration by phases and provide clearances as required in Conditions 120, 121, 122, 123 and 124; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

120. The Town of Richmond Hill shall advise that Conditions 1 to 59 inclusive and 119 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
121. The Regional Corporate Services Department - Planning and Economic Development Branch shall advise that Conditions 60 to 94 inclusive and 119 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
122. The Toronto and Region Conservation Authority shall advise that Conditions 95 to 108 inclusive and 119 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
123. The York Region District School Board shall advise that Conditions 109 to 116 inclusive and 119 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been satisfied or carried out.
124. The Ministry Culture shall advise that Conditions 117, 118 and 119 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

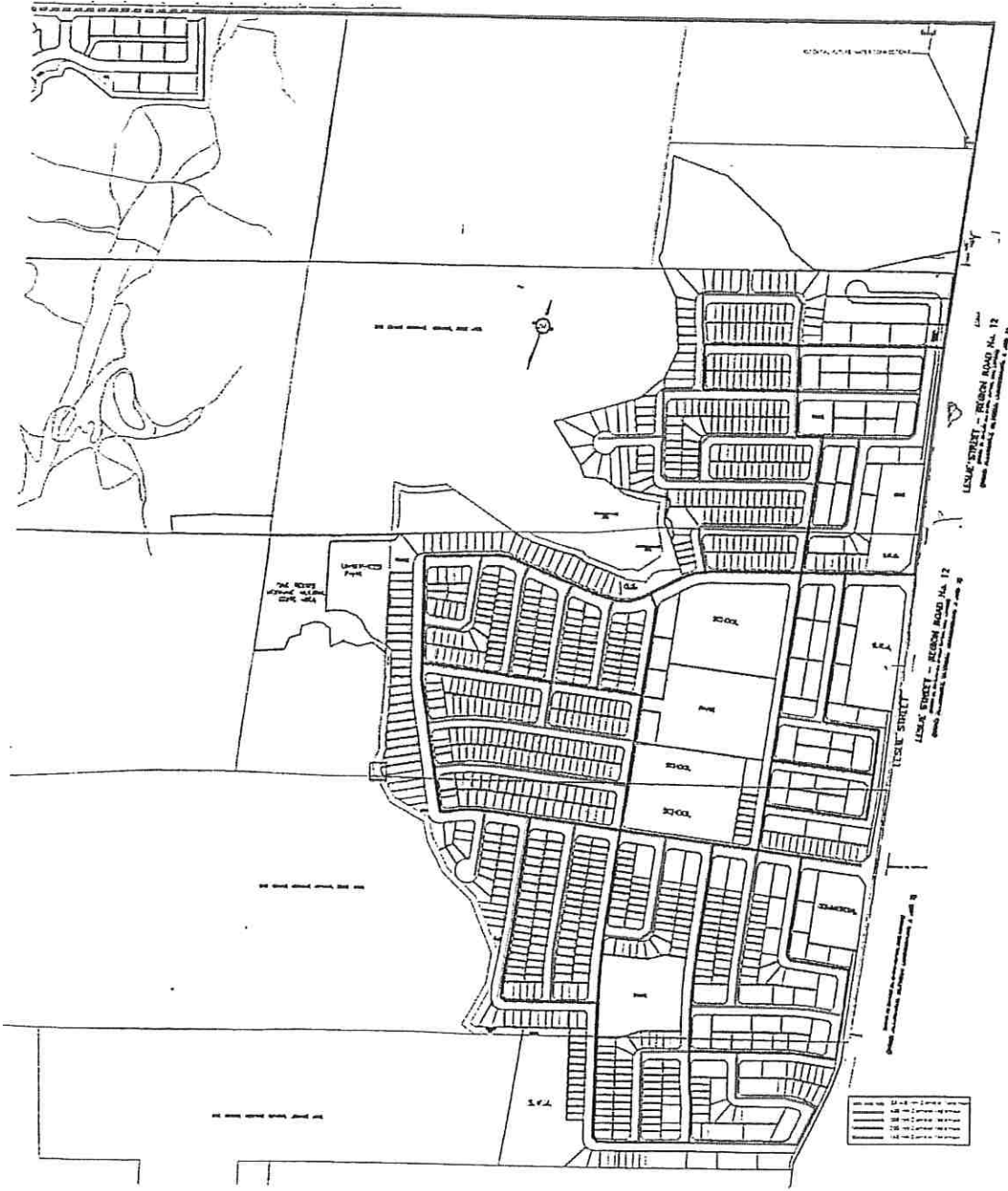
NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the *Planning Act*, R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to have been made on _____.

Ana Bassios
Commissioner of Planning and Regulatory Services
The Town of Richmond Hill

DATE:

PLANNING PARTNERS INC. TEL: (800) 680-4066 FAX: (903) 663-0797 design@planning.com



WEST GORMLEY MESP
WATERMAIN SYSTEM

SCALE	1" = 50'	PROJECT NO.	12105
DATE	APRIL 2015		
DESIGNED BY	DRAGON BY DAD	FIGURE NO.	WM1
DRAWN BY	DRAWN BY		

Information at this location is based on the information provided by the owner of the property. The information is not guaranteed by the engineer and is not to be used for any purpose other than the one intended.

This drawing is intended to be used as a guide only.

Standard Units

Modifications and Additions



ATTACHMENT NO. 2



WEST GORMLEY SECONDARY PLAN AREA - MESP
SANITARY SERVICING PLAN
(SEWER ON LESLIE STREET)



SCALE: 1"=200'	DATE: OCTOBER 2012	PROJECT: 12105
DESIGNED BY: J.A.	CHECKED BY: J.R.	APPROVED BY: J.R.
PROJECT NO. 12105	DATE: OCTOBER 2012	PROJECT: 12105



ATTACHMENT No. 3



WEST GORMLEY SECONDARY PLAN AREA - MESP
 SANITARY SERVICING PLAN
 (SEWER ON LESLIE STREET)

DATE	12/10/05
PROJECT	WEST GORMLEY SECONDARY PLAN AREA - MESP
DESIGNED BY	JAMES J. GORMLEY, P.E.
CHECKED BY	JAMES J. GORMLEY, P.E.
SCALE	AS SHOWN



Planning & Regulatory Services Department
Development Planning Division

Planning and Regulatory Services Department

September 25, 2015

Mike Manett
MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4

Dear Mr. Manett:

Re: Zoning By-law Amendment
Proposed Mixed Use Development
YVONNE W. WORDEN & WILLIAM H. WORDEN
Part of Lot 5, Concession 2, E.Y.S.
1393 Bethesda Sideroad
Town File No.: D02-15030

This letter shall confirm that the Town is in receipt of the above noted Zoning By-law Amendment Application, accompanying plans, supporting documentation and cheque in the amount of \$5,356.00 (see attached fee receipt). In accordance with the provisions of the *Planning Act* and the Town's application requirements, please be advised the Town considers the subject application to be **COMPLETE** as of September 1, 2015.

It should be noted that in accordance with the Town's Consolidated Development Application Form, an information sign(s) **MUST** be erected on the subject lands within seven (7) days of the receipt of this correspondence.

I trust that the preceding is to your satisfaction. Should you require any further information or assistance in this regard, please contact Phoebe Chow directly by calling 905-747-6452 or via e-mail at phoebe.chow@richmondhill.ca.

Sincerely

A handwritten signature in black ink, appearing to read "S. Aiello".

Salvatore Aiello, MCIP, RPP
Manager of Development - Subdivisions

Enclosure

c:



RichmondHill.ca
225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4

CASHIER'S RECEIPT
Retain this receipt for your record

OPERATOR: LSR
BATCH NO: 5761

RECEIPT#: 131583
DATE: Sep 25, 2015 10:42:56 am

ACCOUNT	DESCRIPTION OF PAYMENT	AMOUNT
210 109428	Advertising Recovery	1,044.26
511 109411	Zoning By-Law Amendment - Application Fe	4,176.00
021 201040	HST Payable 13%	135.74

PAYMENT METHOD: CHQ 434253 5,356.00 TOTAL 5,356.00

YVONNE AND WILLIAM WORDEN
D02-15030
PLANNER PHOEBE CHOW
1393 BETHESDA SIDEROAD

H.S.T. Registration Number
R106984834

Treasurer

THIS IS AN OFFICIAL RECEIPT OF THE TREASURER, TOWN OF RICHMOND HILL AND IS NOT VALID UNTIL THE CHEQUE HAS CLEARED THE BANK.



RichmondHill.ca
225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4

CASHIER'S RECEIPT
Retain this receipt for your record

OPERATOR: LSR
BATCH NO: 5761

RECEIPT#: 131583
DATE: Sep 25, 2015 10:42:56 am

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YVONNE AND WILLIAM WORDEN
D02-15030
PLANNER PHOEBE CHOW
1393 BETHESDA SIDEROAD

H.S.T. Registration Number
R106984834

Treasurer

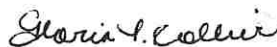
THIS IS AN OFFICIAL RECEIPT OF THE TREASURER, TOWN OF RICHMOND HILL AND IS NOT VALID UNTIL THE CHEQUE HAS CLEARED THE BANK.



October 30, 2015

I, Gloria T. Collier, Acting Clerk of The Corporation of the Town of Richmond Hill, do hereby certify:

THAT the attached is a true and correct copy of the West Gormley Master Environmental Servicing Plan for the lands located west of Leslie Street, north of Stouffville Road and south of Bethesda Sideroad as submitted by The Municipal Infrastructure Group Ltd. Dated March 2014 deemed by Planning and Regulatory Services Department to be completed and approved in accordance with the Terms of Reference and the requirements of the West Gormley Secondary Plan.

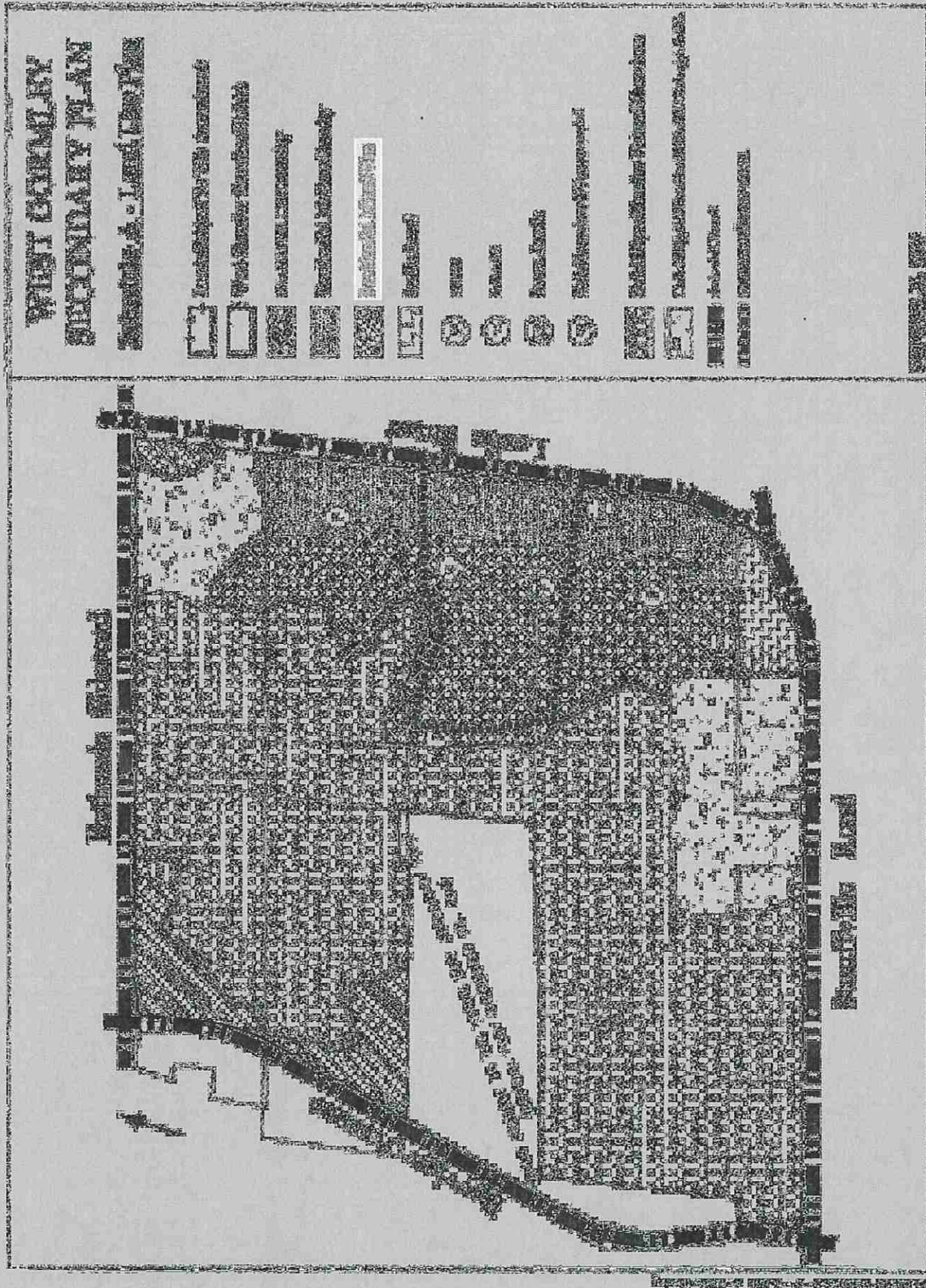


Gloria T. Collier

Gloria T. Collier
Acting Clerk



A	March 2014 MESP submission
B	✓
C	✓
D	✓
E	✓
F	✓
G	✓
H	✓
I	August 2014 response submissions
J	December 2014 response submission (TRECA)
K	April 2015 response submission (Town)
L	
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Source: Fig 1.1, Land Use Planning Addendum, West Gornley – Rouge MESP, Town of Richmond Hill, By KLM Planning Partners Inc, March 2014

June 14, 2017

CFN: 52392.10

Mary Filipetto, MCIP, RPP
Senior Planner
Planning and Regulatory Services
Town of Richmond Hill

By Email Only

Dear Ms. Filipetto

**Re: D02-15030 Zoning Bylaw Amendment
Worden, William H & Yvonne W. (OMB PL160078)
1393 Bethesda Sideroad, Town of Richmond Hill**

On October 4, 2016, TRCA staff provided our comments and position with respect to the above noted proposed Zoning Bylaw amendment. In our correspondence we identified that for the reasons note in the letter, that TRCA staff cannot support this application in its current configuration, and that we were not in a position to provide technical review comments on the supporting studies until such time as the fundamental planning feasibility issues have been addressed. We also noted in our letter, as further emphasized at the OMB prehearing conference held on October 13, 2016, that the revised concept drawing that was appended to the Notice of OMB Pre-Hearing Conference, sent by the appellant, was not a complete submission, and that a complete submission would be required, so that the concept could be fully reviewed. This continues to be the position of TRCA staff.

However, notwithstanding the above, as it appears that the requested re-submission of technical materials is not being provided by the applicant, TRCA staff are providing preliminary comments on the revised concept, and comments from our review of the previously submitted technical reports herein, for your consideration.

General Comments

It is our understanding that the proposed revised concept, provided in support of this Zoning by-law amendment application proposes to reduce the number of buildings proposed, from 7 to 4, while increasing the number of units and FSI associated with the proposed development, from 400 units and an FSI of 1.6 to 540 units and an FSI of 3.10. It is also our understanding that additional uses, including an "Outdoor Eco Area", "Eco School" and Daycare are also proposed, as identified on the Concept Site Plan provided with the information included in the August, 2016 Notice of OMB Pre-Hearing Conference.

As identified by TRCA staff in our correspondence of October 4, 2016, the subject property is located on the Oak Ridges Moraine, within an area that has been identified in the Oak Ridges Moraine Conservation Plan (ORMCP) as Settlement Area and Natural Linkage Area. At this

time the applicant has not provided confirmation of the precise limits of the ORMCP designations in relation to their proposed development. While the revised concept appears to have removed some of the proposed residential buildings from the Natural Linkage Area, it appears that structures, including the "Eco School". Daycare, and the "Eco Play Area" are still proposed within the Natural Linkage area, and it is unclear whether the proposed residential buildings are entirely within the Settlement Area. Additionally, much of the proposed road network, including the access off of Bethesda Road, as well as the proposed stormwater management infrastructure, and parking areas, appear to be located within the Natural Linkage areas. These uses, which are associated with proposed new development are not permitted uses within the Natural Linkage lands, in accordance with the ORMCP, and West Gormley Secondary Plan. Further, it is expected, that Natural Linkage lands are to be dedicated to a public agency through the planning process for such lands, as has been the case with other lands within the West Gormley Secondary Plan area.

In addition to the above, while the issue of appropriate form and densities for development on this site are within the purview of the Town of Richmond Hill and Region of York, TRCA has an interest in stormwater management on this site, potential hydrogeological impacts, impacts to adjacent natural features, and potential visual impacts from adjacent publically owned lands – all of which are influenced by the nature and extent of development proposed on the property.

As such, it remains the position of TRCA staff that:

1. the precise limits of the ORMCP Natural Linkage on the subject property need to be accurately delineated on the proposed concept. And, that the limits of all Key Natural Heritage Features, and Key Hydrological Features need to be appropriately delineated in the field and in all associated mapping, with applicable Minimum Vegetation Protection Zones (MVPZ) applied;
2. the proposed rezoning application and supporting materials must be revised to remove proposed development, infrastructure associated with this development, and non-permitted uses from within the Natural Linkage areas. And, should the MVPZ of any Key Natural Heritage Features on, or adjacent to this property extend beyond the lands of the Natural Linkage designation, all proposed development must also be removed from those areas;
3. the technical submission provided in support of the application must be revised to assess the impacts of all development proposed adjacent to Natural Linkage areas, based upon the land use concept being advanced;
4. the technical comments provided in Appendix 'A' of this letter are preliminary at this time, and are provided for reference purposes only, as they are based upon technical reports submitted in support of the previous land use concept. As aspects of these comments may also apply to the current concept, they are being provided at this time to ensure that they are considered in future resubmissions of technical reports in support of the revised concept.

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

Yours truly,

Quentin Hanchard, MES, MCIP, RPP
Associate Director, Development Planning and Regulation
Planning and Development
416-661-6600 x 5324

c.c. (By e-mail only) Jeffrey Streisfield, LandPlanLaw/ Ian Flett, EKG
Megan McDurmid, Counsel for Montenaro Estates/Sundance Estates Inc.
Augustine Ko, Region of York

Appendix A – Preliminary TRCA Technical Comments on Worden 'Folium' Master Concept Plan and MESP in support of an Amendment to the Zoning By-Law, West Gormley Secondary Plan. Prepared by Hunter and Associates, August 31, 2015.

In general, the technical information submitted is insufficient to support the proposed zoning by-law amendment. The reports submitted provide a high-level assessment of existing conditions of the site. A central focus of the reports completed by Hunter and Associates appears to be on highlighting the inadequacies of the MESP completed in support of the West Gormley subdivisions to the south, as well as providing justification for the amendments to the ORMCP designations being proposed by the applicant through an entirely separate process relating to the Province's Four Plan Review Process.

Planning Justification

1. The proposed ZBA does not clearly identify the existing zoning on the property in relation to the proposed amendments.
2. The ORM Conformity Assessment is not adequate. The assessment only provides a compilation of policies from the ORMCP that may relate to the subject property. The central purpose of an ORMCP conformity assessment is not just to identify the relevant policies in the ORMCP, but to provide a comprehensive assessment of the applicability of the policies to the site and the proposed application, and whether the proposed planning application conforms to the policies of the ORMCP, and the associated policies in the local and Regional official plans.

In addition to the above, a stand-alone Planning Justification report was provided by MPlan Inc. and was included with the technical report package. This report also does not address conformity with the ORMCP. A complete ORMCP Conformity Assessment is required in support of this application, to be completed by a qualified professional.

3. Please note that a visual impact assessment should be completed with respect to the proposed development to determine whether there is an anticipated visual impact at adjacent publically owned lands, including the Lake St. George Field Centre, and Swan Lake Outdoor Education Centre.
4. Planning for this parcel needs to be completed comprehensively. The current application only proposes to amend the zoning by-law for the western portion of the lands. The application does not address the remainder of the property. It is the expectation of TRCA staff, that lands within the Natural Linkage and Natural Core designations should be set aside for dedication to a public agency, and rezoned to an appropriate zoning category through this planning application.

Ecological Assessment

5. The subject application is being submitted for a portion (eastern half) of the Worden property at 1393 Bethesda Sideroad. However, the entirety of the property (east and west halves) is one parcel, and the natural features and systems, and potential impacts to these must be addressed for the full parcel with an assessment of potential off-site impacts. In the technical reports, the natural heritage features on the subject property (including the Provincially Significant Wetland located in the southern central portion of the site) have not been adequately delineated or assessed. Accordingly, the material submitted to date does not adequately characterize the features and systems on the property. Further characterization, including but not necessarily limited to the following is required;
 - TRCA needs to stake the natural heritage features on the site, with a survey submitted for our approval;
 - Required environmental buffers need to be provided for in accordance with the ORMCP and West Gormley Secondary Plan;
 - All wetlands need to be staked by the MNRF, with the approved survey delineating the edge of wetlands and required buffers.
 - A feature based water balance is required, in accordance with TRCA's Feature Based Water Balance Guidelines.
 - A Headwater Drainage Feature Assessment is required, in accordance with our Headwater Drainage Feature Assessment Guidelines.

The above is required as part of the "existing conditions" component of a natural heritage assessment. Accordingly, a revised comprehensive Natural Heritage Evaluation is required, including the above and a full assessment of the potential impacts of the current proposal.

Oak Ridges Moraine Hydrological Evaluation and Stormwater Management Report

6. The overall report makes frequent references to the 2014 MESP and the subsequent addendum, but it appears that none of the calculations related to quality, quantity, water balance or erosion were derived from the modeling prepared as part of the 2014 MESP and addendum. This information is required in order to conduct a comprehensive review and ensure that all criteria are satisfied. Therefore, please update the report, ensuring that the following information is presented in a clear manner:
 - a. Figures – Please provide a figure that clearly shows the proposed condition layout, drainage areas, drainage directions, and impervious values;
 - b. Design Criteria – Please clearly discuss the TRCA design criteria for the site;
 - c. Quality Treatment – Please provide discussion and calculations based on the 2014 MESP and addendum modeling showing that the SWM pond can provide treatment for the proposed Worden landuse plan. Please include a table showing the quality treatment facility size provided as part of the West Gormley MESP design (ie: forebay sizing and shape) compared to the requirements to treat the proposed Worden landuse plan, and any remediation that may be required.
 - d. Quantity Control – Please provide discussion and calculations based on the 2014 MESP and addendum modeling showing that the SWM pond can provide quantity storage to meet the proposed Worden landuse plan. Please include a table showing the West Gormley SWM plan (ie: pond sizing, etc) compared to

the requirements to retain the proposed Worden landuse plan.

- e. Erosion Control – The 2014 MESP and addendum prepared modeling based on the assumed landuse to assess the potential for erosion in the downstream systems. Please update this model to include the updated information found through these reports. Please provide tables showing the existing condition exceedance hours compared to the West Gormley modeling compared to the Worden property land use.
- f. Feature Based Water Balance – The report emphasizes the storage within features W15 and W9, but does not explore the hydroperiod of the features during a storm event, and how this will be maintained. Please prepare a continuous simulation model for the wetland calibrated using 3-years of monitoring data of the feature. The monitoring data should incorporate data loggers to track inflow rate(s) into the wetland, outflow rates, water level changes within the wetland during an event, and a precipitation gauge. This existing condition model will establish volume, peak flow, and discharge timing targets needed for proposed conditions design. Please show how the proposed conditions SWM plan will meet these targets through the continuous simulation modeling. Please discuss this in the report, providing tables showing how the volume, peak flow, and timing to the features is being maintained based on the modeling output, with an ecological assessment. The ecological assessment must characterise the features, identify the vulnerabilities, range of adaptability, hydro period sensitivity, water balance volume considerations, and appropriate methods of replication for the feature based water balance.
- g. Site Water Balance – Please provide discussion, tables, and all calculations clearly showing the water balance volumes in the pre-development and post development scenario on a monthly basis.

Further, for the next submission, please include digital copies of all modeling and calculations for review.

7. Section 2.3 – the report must full assess any potential impacts to adjacent and downstream areas. Calculations through hydrologic modeling, including routing will be required, to confirm that any modifications proposed with this development will not impact upon adjacent areas. Berms are not considered to be permanent measure to provide for any storage required.
8. Section 3.6 and 3.7 – The report states “For an assumed 50mm average annual...” and “Annual overflow is estimated at about 50mm...”. While staff understand that certain values are approximations based on industry standards, it is not clear where these values are derived from. Please provide justification for these values, and any other statements where justification was not provided.
9. Section 4 – The report attempts to establish the floodline for the development by considering the storage within the system where the storage is controlled by a man-made structure. Please note that, as per the 2002 MNR Technical Guide Rivers and Streams Systems, routed flows cannot be considered when calculated peak flow rates for the purposes of floodline mapping. Please re-establish the floodline using flows that are not routed, and please provide a table showing the comparison of the peak flow rates to the 2007 Rouge Watershed document.

10. Section 6.0 – For the Post Development Stormwater Management options, please ensure that any changes to the proposed site water balance is considered in concert with the West Gormley MESP design, and that changes to the proposed site water balance will not result in the entire block missing the pre-development water balance target. Please provide all calculations and modeling to support this. Further, please provide a typical detail related to the exfiltration swales, calculations showing the required length or area of swale required to meet the water balance, and a drawing showing where the swale will be located to meet the calculated need, and a table showing the target and how this is being achieved.
11. Section 6.4 – Please note that pavement imperviousness should be 100%, and that all calculations should be conducted based on the West Gormley MESP modeling, as discussed earlier.

Hydrogeological Assessment

12. Please note that there is insufficient hydrogeologic documentation to support the proposed development. This proposed high density development is located in a hydrologically sensitive area. It is likely that the combination of impervious cover and multiple levels of underground parking will have an unacceptable impact on the adjacent wetland that has been designated as a Key Natural Heritage Feature. Further subsurface data are needed to support the hydrogeologic interpretation provided.

In addition, TRCA staff provide the following specific comments:

13. The proposed development has three levels of underground parking. Although the geotechnical report by SPL Consultants was not provided, the cross-section on Figure H2.1.4 shows the underground parking extending into the Oak Ridges Aquifer. TRCA does not support the construction of foundations into this aquifer. Further documentation of the stratigraphy will confirm the depth of foundations that would be acceptable to TRCA. In addition, the SPL report must be provided to confirm the interpretations shown on the cross-sections.
14. The recharge estimate in Section 5.2 is based on limited data from the SPL report (believed to be two grain size analyses). The stated hydraulic conductivity values (10^{-9} to 10^{-10} m/s) are much lower than typical Halton Till. In addition, the report documents “very strong downward hydraulic gradients” (Section 3.6). Such strong gradients are associated with high volume recharge areas, and yet a value of only 50 mm/yr is suggested (although 150 mm/yr is used on page 14, with no further explanation). The report states “there is no precise way to validate this selection”. However, the table on page 12 provides “falling head permeability test” results with hydraulic conductivity values in the range of 10^{-6} to 10^{-7} m/s. Given the proximity of the wetland to the west of the development area, a comprehensive water budget is required for the site, based on multiple in-situ single well response tests.
15. The cross-sections provide interpolated water levels in the “Regional Lower ORAC Water Table” and the “Regional Thorncliffe (Confined) Aquifer” based on little to no data (historic water well records only). Deeper monitoring wells are required to confirm the local hydrogeologic interpretation.
16. The “exfiltration swale” as shown on Figure F7.3.5 appears to constitute a Rapid Infiltration Basin, which is prohibited by the Oak Ridges Moraine Conservation Plan (O. Reg. 140/02, s. 47 (1)).

17. Figures F7.3.5 and F7.3.6 note that the stratigraphy has been projected and that additional boreholes are required. TRCA staff concur.
18. There are limited data scientific rationale provided to explain the "Groundwater Recharge Window" shown on the *Groundwater Recharge Window Additional Exhibit Figure W3.1*. Further data and assessment are required. TRCA requirements for feature-based water balance are identified, in part, in our comments above, and can be found at: <http://sustainabletechnologies.ca/wp/wp-content/uploads/2013/04/Water-Balance-for-the-Protection-of-Natural-Features-Guideline-.pdf>



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August 17, 2017

PROJECT NUMBER 12105

COPY

Rob Lavecchia, B.U.R.P.I.
KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario L4K 3P3

Dear Rob

Re: **West Gormley Master Environmental Servicing Plan**
Consideration of Lands at 12826 and 12844 Leslie Street, Town of Richmond Hill

TMIG was responsible for the preparation of the Master Environmental Servicing Plan (MESP) for the West Gormley development in the Town of Richmond Hill. The Final, Consolidated MESP dated February 2016, was approved by the Town of Richmond Hill, York Region and Toronto and Region Conservation Authority.

This letter is to confirm that the lands at 12826 and 12844 Leslie Street, commonly referred to as the 'Roeleveld lands', were specifically considered in the MESP, and were assumed to be developed as 'Low/Medium Density Residential', in accordance with the West Gormley Secondary Plan.

Please contact the undersigned with any questions regarding the treatment of the above referenced lands in the West Gormley MESP.

Sincerely,

THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

Steve Hollingworth, P.Eng
Director of Stormwater Management
shollingworth@tmig.ca