

Appendix	E
SRPRS	B.046
File(s)	D01-14003 D02-14014



Toronto and Region
Conservation
Authority

October 31, 2018

CFN: 50358.04

BY EMAIL: alison.long@richmondhill.ca

Ms. Alison Long
Town of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON
L4B 3P4

Dear Ms. Long,

RE: D01-14003 (Official Plan Amendment)
D02-14014 (Zoning Bylaw Amendment)
11488 Yonge Street & 49 Gamble Road
Town of Richmond Hill
The Emerald Developments Inc.

Further to our correspondence dated November 25, 2014, it is our understanding that the Town of Richmond Hill has deemed the above-noted Official Plan and Zoning Bylaw Amendment applications complete after receiving a submission package from the applicant in February 2018 with follow up materials received in July 2018. The consolidated package was received by the Toronto and Region Conservation Authority (TRCA) on July 24, 2018 and staff have reviewed this application and wish to provide the comments found below.

Please note, TRCA still consider the applications **premature** and **incomplete** as a number comments we previous provided to the applicant and copied to Town staff through multiple e-mails and a meeting on September 17, 2015 held at Town of Richmond Hill offices remain outstanding. Furthermore, the applicant has failed to demonstrate a development limit consistent with applicable policies and acceptable to the TRCA even after multiple requests by this agency for the applicant to re-assess this fundamental matter integral to determining the feasibility of the proposed Official Plan and Zoning By-law Amendments.

It is our understanding that the applications have been appealed to the Local Planning Appeal Tribunal (LPAT) on the basis that the Town has failed to adopt the proposed Official Plan Amendment and has not made a decision on the proposed Zoning By-law Amendment. TRCA staff are of the opinion that the appeal is **premature** until the development limits of the property have been established.

APPLICABLE TRCA REGULATIONS AND POLICIES

Ontario Regulation 166/06 (as amended):

The majority of subject properties are located within TRCA's Regulated Area, as the valley corridor of a branch of the Rouge River bisects the two properties and the properties are partially within the Regional Storm Flood Plain. In accordance with Ontario Regulation 166/06, as amended

(Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place on the subject lands.

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

A permit under Ontario Regulation 166/06, as amended, is required from the TRCA prior to any works commencing on the site.

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

The LCP describes a "Natural System" of water resources, natural features and areas, natural hazards, potential natural cover and/or buffers. TRCA's LCP policies generally require that natural features within the "Natural System" be protected from development, site alteration and infrastructure. Notwithstanding additional setbacks prescribed by federal, provincial or municipal requirements, TRCA defines the limit of the "Natural System" as the greater of, but not limited to the following:

- Valley and Stream Corridors: 10m buffer from the **greater of** the long-term stable top of slope (LTSTOS), top of slope (TOS), Regulatory Floodplain, meander belt, and any contiguous natural features or areas;
- Woodlands: 10m buffer from the dripline and any contiguous natural features or areas;
- Wetlands: 30m buffer from provincially significant wetlands (PSWs) and a 10m buffer from all other wetlands and any contiguous natural features or areas.

CTC Source Protection Plan:

The Source Protection Plan (SPP) under the *Clean Water Act, 2006*, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015. We note the application was deemed complete by the municipality in 2018; as such, the policies of the SPP are applicable to this application. The CTC SPP contains policies to ensure that existing activities occurring when the Plan takes effect cease to be significant drinking water threats and to prevent future activities from becoming significant threats to drinking water.

Vulnerable Areas referred to as Wellhead Protection Area – Q2 (WHPA-Q2) have been delineated by the CTC SPP in accordance with *Technical Rules* developed by the Ministry of the Environment under O.Reg.287/07. This WHPA-Q2 area was identified to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the *Clean Water Act, 2006*). Based on our review of this application, it appears that the subject properties are located within a WHPA- Q2 area. Certain types of applications within the WHPA-Q2 area are subject to CTC SPP Policy REC-1 parts 2 a) and b) and require the submission of a site-specific water balance assessment to mitigate development related impacts to recharge reduction.

As a technical service provider to the municipality for the REC- 1 part 2 a) and b) policies of the CTC SPP, TRCA's role is to review water balance assessments to ensure they comply with standard practices outlined in guidance to proponents and make recommendations to the Planning Approval Authority as to whether pre-development recharge will be maintained. However, as municipalities are the Planning Approval Authority responsible for implementing the REC-1 Policy, the Town of Richmond Hill is required to ensure this application confirms to the CTC SPP.

Oak Ridges Moraine Conservation Plan (ORMCP)

The subject property is within the 'Settlement Area' land use designation of the ORMCP. Based on our review, the subject property contains a Significant Valleyland and Permanent Stream. Under the ORMCP, these features are designated as Key Natural Heritage Features (KNHFs). Development

on the ORM within 30 metres (m) of a KNHF generally prohibited. Furthermore, a Natural Heritage Evaluation (NHE) is typically required if development is within the 120m Area of Influence (AOI) of KNHFs to assess features and potential impacts from development.

As the works qualify as "Major Development" within the ORMCP, the application must conform to the appropriate watershed plan (in this case, the Humber River Watershed Plan).

Rouge River Watershed Plan, 2007

Under the *Rouge River Watershed Plan, 2007*, Water Balance needs to be maintained to pre-development volumes of infiltration, evapotranspiration and surface runoff.

GENERAL COMMENTS

Development Limits

TRCA previously requested that the development limits of the property be established in a manner consistent with applicable policies in place and to our satisfaction in our letters dated October 15, 2014 and November 25, 2014 with additional information and detail provided to the applicant through e-mail correspondence on October 17, 2014, January 20, 2015 and September 17, 2015. Please see Appendix A for a copy of the previous correspondence.

To date, TRCA staff have not yet received the requested materials to help define the development limits of the subject properties. These materials include:

- Accurate delineation of Regulatory Flood Plain using our HEC-RAS model, requested in November 25, 2014 correspondence and reiterated in the September 17, 2015 e-mail;
- TRCA Staked top-of-bank, continually discussed in all correspondence and most e-mails from October 15, 2014 to September 17, 2015.

Buffer Requirements – Regulatory Flood Plain

As noted in our previous 2014 letters, a standard 10m buffer is applied from the **greater** of the long-term-stable top-of-slope (LTSTOS), TRCA staked top-of-slope (TOS), Regulatory Flood Plain, and any contiguous natural features or areas.

To date, TRCA staff have not received materials from the applicant that demonstrate that the Regulatory Flood Plain has been plotted on the drawings to the required regulatory standard. The applicant was advised in our November 25, 2014 letter that they should obtain our digital HEC-RAS model for the flood plain and plot the flood plain using a detailed topographical survey.

1. We note that our HEC-RAS model for this area requires a minor extension to include the entire site boundary (up to the culvert location on Gamble Road). Please ensure that the HEC-RAS model is using the latest flow information from the Rouge hydrology update. Please provide a Topographical Survey prepared by an Ontario Land Surveyor with an updated HEC-RAS model and floodplain mapping with the additional cross-section(s) to the limit of the subject property. Please ensure that the Regulatory floodplain limits are clearly shown on the topographic information in order to accurately determine the flood lines and the associated 10 m buffer.

Buffer Requirements – Long-term-stable top-of-slope

While the applicant has shown the TRCA staked top-of-slope on the west of side of the tributary, the east side remains unresolved and the applicant has not shown our staked limit. TRCA staff recognize that the east side of the valley is in a highly altered state and has been for quite some time. In an effort to continue advancing the project, TRCA staff would like to meet with the applicant and Town staff onsite to re-examine the condition of the slope and potentially reach an agreement between all parties as to an appropriate top-of-slope / feature limit.

2. An onsite meeting should be conducted between TRCA staff, Town of Richmond Hill staff and the applicant / applicant's consultants to further discuss and finalize the feature limit on the east side of the tributary.

TRCA note that the applicant has successfully demonstrated that the existing slope on both sides of the watercourse are stable with a factor of safety of 1.5; however, the concept plans to date fail to show an adequate buffer. The 5 metre buffer as shown on all review materials is not consistent with requirements under Living City Policies (and its predecessor Valley and Stream Corridor Management Program in effect at the time of application in 2014), the ORMCP for Significant Valleylands, or the MNR's Technical Guide River & Stream Systems: Erosion Hazard Limit. It is also our understanding (subject to confirmation by Town staff) that these buffers are also not consistent with Town of Richmond Hill Official Plan requirements (specifically under OPA 118 and setback requirements under "Ecosystem A" lands).

3. Please provide the requisite buffers (10 metres) to the long-term-stable top-of-slope. Buffers are to remain clear of any form of development or encroachment including at grade patios or underground parking structures and are to be restored with native vegetation and conveyed along with the valley corridor into public ownership.

Technical Review Comments

It is our understanding that the proposed densities in the Official Plan and Zoning By-law amendment applications may necessitate the need to construct below grade parking. We note that the applicant has indicated they wish to construct 1 level of underground parking to support the proposed Townhome development and 3 levels of underground parking to support the proposed 10 storey residential development.

TRCA technical staff agree with the recommendation made in the geotechnical report (Geotechnical Investigation, prepared by SPL Consultants Limited, dated October 11, 2013) provided in support of the application that a hydrogeologic investigation is required. To date, TRCA staff have not received a Hydrogeological Assessment to determine the feasibility of the proposed underground parking.

4. In order to determine if the depth of excavation to construct the underground parking can be supported, a Hydrogeological Assessment is required to demonstrate that the associated required parking is feasible without the need for active, permanent dewatering, which TRCA does not support. The Hydrogeological Assessment should include the following:
 - an assessment of impacts from temporary groundwater control (dewatering or depressurizing) during construction and from permanent drainage.
 - hydrogeologic cross-sections that show the stratigraphy as well as groundwater levels (water table and/or piezometric heads) and buildings foundations.
 - seasonally high groundwater levels.
 - an environmental management plan with dewatering discharge location(s) as well as monitoring, mitigation and contingency plan to prevent adverse impacts to the watercourse through the dewatering process.

RECOMMENDATION

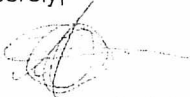
In light of the above, prior to supporting the proposed Zoning By-law and Official Plan Amendment applications, TRCA staff request that our comments above (1 through 4) be addressed to our satisfaction. As noted earlier in this letter, TRCA staff consider the application **premature** and **incomplete** as a development limit acceptable to the TRCA has not yet been established.

Please note that TRCA staff reserve the right to provide further comments once the fundamental issue of development limits has been established. TRCA staff have additional comments based upon the materials submitted but given the outstanding matter and potential impacts on the

development footprint through its refinement, it is TRCA's opinion that such detailed comments are premature to provide at this time.

I trust these comments are of assistance. Should you have any questions, please do not hesitate to contact me at the undersigned.

Sincerely,



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

cc: Michael S. Manett Planning Services Ltd. (e-mail: mplanning@rogers.com)
Michelle Dobbie, Town of Richmond Hill (e-mail: michelle.dobbie@richmondhill.ca)
Patricia Young, Town of Richmond Hill (e-mail: patricia.young@richmondhill.ca)

APPENDIX A: Previously Sent TRCA Correspondence

October 15, 2014

CFN: 50358 04

BY EMAIL AND MAIL

Mr. Ferdi Toniolo
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Mr. Toniolo:

Re: D01-14003 (Official Plan Amendment) & D02-14014 (Zoning By-law Amendment)
11488 Yonge Street & 49 Gamble Road
Part of Block A, Plan 4667
The Emerald Developments Inc.

This letter will acknowledge receipt of the above-noted application on July 22, 2014. Further to our e-mail correspondence dated August 5, 2014, Toronto and Region Conservation Authority (TRCA) staff reiterate that the application appears to be premature as the development limit has not yet been established. We wish to provide you with the following formal comments

PURPOSE OF THE APPLICATION

It is our understanding that the purpose of this application is to construct two high-density residential buildings (8 storeys and 5 storeys) with underground parking garages on both the east and west sides of the Rouge River.

PRELIMINARY COMMENTS

The subject properties are located within the Rouge River watershed and the majority of the two properties are located within the valley corridor of the Rouge River. As such, the properties are almost entirely within an area regulated under Ontario Regulation 166/06 (Development Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended

TRCA staff had previously walked and staked the existing top-of-slope of the valley in September 2012. However, the applicant failed to provide the required survey prepared by an Ontario Land Surveyor within 6 months of the date of staking for our review and verification. As such, TRCA staff cannot verify the staked limit as shown on the drawings provided as part of this application. In order to ascertain the validity of the staked line as shown, a new staking should be conducted with TRCA staff or the staked line should be shown onsite for TRCA staff to verify in the field.

Regardless of the validity of the staked existing top-of-slope, the purpose of a feature / top-of-bank staking exercise is only one factor which may assist in determining the ultimate development limits of the property. The defining limit of a valley corridor is 10 metres inland from the greatest of the following:

1. Long-term-stable top-of-slope;
2. Dripline / Edge of Significant Area associated with the valley;
3. The limit of the Regional Storm Flood Plain;

We note that the submission did not include a Geotechnical Report which speaks to the location of the long-term-stable top-of-slope and the drawings provided does not indicate the location of the Regional Storm Flood Plain.

Notwithstanding the issues relating to the limits of development and recognition of the staking exercise, the Environmental Impact Study does not provide an acceptable rationale to justify the proposed significant encroachment beyond the assumed TRCA staked limit.

Furthermore, no discussions were held with the applicant to discuss reductions in the requisite 10 metre buffer. Without justification, TRCA staff are not prepared to accept reduced buffers along the west side of the watercourse and a negative buffer on the east side from our assumed staked feature limit. As noted above, the staked limit only represents one factor in determining the limit of development.

CONCLUSIONS & RECOMMENDATIONS

As a development limit acceptable to the TRCA has not yet been established, we consider Official Plan Amendment Application D01-14003 and Zoning By-law Amendment Application D02-14014 to be **premature** at this time. TRCA recommend the following course of action in order to help finalize the development limits and advance the application:

1. A new feature limit staking be conducted to verify the exact limit of the existing valley top-of-slope or significant area. This exercise can help refine the previous staking, in particular, the east side of the valley system;
2. The new staking survey, prepared by an Ontario Land Surveyor, is submitted to the TRCA for our review and acceptance within 6 months of the staking exercise;
3. A discussion is held between TRCA, Town of Richmond Hill staff, the applicant and the applicant's consultants to discuss development limits and buffer requirements; and
4. Review materials and drawings are revised accordingly and resubmitted for Town and agency review.

Please note that as discussions progress, additional information / reports may be required including a detailed Hydrogeological Report to address possible groundwater impacts from the proposed underground parking garages and or a Geotechnical Report to address slope stability and determine the location of the long-term-stable top-of-slope.

Notwithstanding the above, TRCA staff also recommend the applicant contact the Ministry of Natural Resources and Forestry with regard to any development restrictions due to the location of the property in relation to the Rouge River, an identified Redside Dace screening area under the Endangered Species Act.

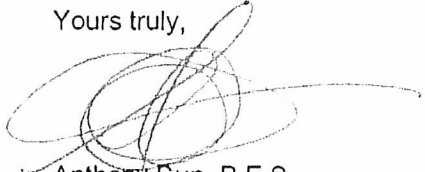
FEES

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a combined Official Plan Amendment and Zoning By-law Amendment Application (Major) review fee of \$10,920.

The applicant is responsible for this fee and should forward payment directly to our office as soon as possible.

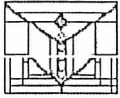
We trust this is of assistance. Should you have any further questions or comments, please do not hesitate to contact the undersigned.


Yours truly,

A handwritten signature in black ink, appearing to be 'Anthony Sun', written over a horizontal line.

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

cc: Michael S. Manett Planning Services Ltd. (e-mail: mplanning@rogers.com)



{In Archive} Re: 11488 Yonge street and 49 Gamble Rd. 

Anthony Sun to Mike

10/17/2014 08:43 AM

Re: "Ferdì Toniolo"

This message is being viewed in an archive.

Michael,

It is standard practice that a staking survey be provided to us for us to verify within a timely manner (6 months). This requirement can be found in our Procedural Manual. Here is a direct link to the site staking procedures established in 2007: <http://www.trca.on.ca/dotAsset/40077.pdf>

At this time, the planner who staked the feature is no longer at the Authority and we are unable to verify the staked line as shown.

There are three options to resolve this issue: 1) ensure that the stakes are still in the ground that correspond to the staked line on your drawings; 2) have your surveyor go out and place the stakes in the ground in accordance with their survey; 3) conduct a new site staking. With options 1 & 2, we can simply go out and check the limit ourselves.

The fee schedule is available online at: <http://www.trca.on.ca/dotAsset/189188.pdf>

The application qualifies as Major due to the size of the project and the number of technical disciplines (and staff) required for review: ecology, water resources engineering, hydrogeology, and possibly geotechnical. It is also anticipated that a number of meetings may be required to help get this application through the planning process.

Please note we cannot continue our review until the fee has been collected. Thank you.

Anthony Sun, B.E.S. | Planner II, Planning and Development | Toronto and Region Conservation Authority | 5 Shoreham Drive | Toronto, ON | M3N 1S4 | ph: 416.661.6600 ext. 5724 | fx: 416.661.6898 | eml: asun@trca.on.ca

"Mike"

Hi Anthony,

10/17/2014 12:09:06 AM

From: "Mike" <mplanning@rogers.com>
To: <asun@trca.on.ca>,
Cc: "Ferdì Toniolo" <ferdi.toniolo@richmondhill.ca>
Date: 10/17/2014 12:09 AM
Subject: 11488 Yonge street and 49 Gamble Rd.

Hi Anthony,

Further to you email and letter to Ferdì Toniolo at the Town of Richmond Hill of October 15, 2014 can you please provide me with the document or letter wherein you requested that a survey be provided to the TRCA within 6 months of the staking of the site following the on-site meeting of September 2012. Also, please provide the fee schedule and basis for the requested review fee of \$10,920. Thank you.

Regards,

Mike Manett

MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4
(905) 889-1564
fax: (905) 889-6309
cell: (416) 706-9460
email: mplanning@rogers.com

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November 25, 2014

CFN: 50358.04

BY EMAIL AND MAIL

Mr. Ferdi Toniolo
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Mr. Toniolo:

Re: D01-14003 (Official Plan Amendment) & D02-14014 (Zoning By-law Amendment)
11488 Yonge Street & 49 Gamble Road
Part of Block A, Plan 4667
The Emerald Developments Inc.

Further to our correspondence dated October 15, 2014, Toronto and Region Conservation Authority (TRCA) staff have now had the opportunity to revisit the subject property to review the previous staked line. TRCA staff have now verified that the "Top of Bank as Staked by TRCA" as shown on the Site Plan accurately depicts the previous staking limit.

PRELIMINARY COMMENTS

As noted in our previous correspondence TRCA staff have concerns regarding the development limits as currently proposed.

In order to help advance the application, TRCA staff recommend that the applicant arrange a meeting between themselves, their consultants and TRCA and Town of Richmond Hill staff to discuss requirements for determining an acceptable development limit including appropriate buffers.

As previously noted, in order to help establish the development limits, the following materials / reports will be required as a minimum: a revised Environmental Impact Study, a Geotechnical Report, the accurate depiction of the Regulatory Flood Line (using TRCA's HEC-RAS model on a detailed topographical survey) and possibly a Hydrogeological Report. Please refer to our previous correspondence from October 15, 2014 for further details regarding these requested materials. Please note that further discussion may aid in scoping these reports.

CONCLUSIONS & RECOMMENDATIONS

As a development limit acceptable to the TRCA has not yet been established, we consider Official Plan Amendment Application D01-14003 and Zoning By-law Amendment Application D02-14014 to be premature at this time. TRCA recommend the following course of action in order to help finalize the development limits and advance the application:

1. A discussion is held between TRCA, Town of Richmond Hill staff, the applicant and the applicant's consultants to discuss development limits and buffer requirements; and
2. Review materials and drawings are revised accordingly and resubmitted for Town and agency review.

Notwithstanding the above, TRCA staff continue to recommend that the applicant contact the Ministry of Natural Resources and Forestry with regard to any development restrictions due to the location of the property in relation to the Rouge River, an identified Redside Dace screening area under the Endangered Species Act. We request that all correspondence from the MNRF be provided to us for our records.

Please note that the limit of development will need to take into consideration the requirements of this provincial agency prior to its finalization.

FEES

As noted in our previous correspondence, TRCA has implemented a fee schedule for our planning application review services. This application is subject to a combined Official Plan Amendment and Zoning By-law Amendment Application (Major) review fee of \$10,920 which at this time remains outstanding. The applicant is responsible for this fee and should forward payment directly to our office as soon as possible. Until this fee is collected, TRCA staff are unable to continue our review of this application and any subsequent submission of reports or revised materials.

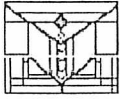
We trust this is of assistance. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



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

cc: Michael S. Manett Planning Services Ltd. (e-mail: mplanning@rogers.com)



{In Archive} Re: D01-14003 / D02-14014 - 11488 Yonge & 49 Gamble

Anthony Sun to Melissa Fuller

01/20/2015 04:20 PM

cc: Mike, "Mark Zwicker", "Ferdie Toniolo", "Tracey Steele"

This message is being viewed in an archive.

Hello Melissa,

Sorry for the delayed response.

On a similar site in Mississauga, the proponent provided a rationale for the delineation of the an average width for the open space corridor along a creek. This was a desktop exercise where measurements were taken within and adjacent to the proposed development site. The corridor width was established through a comparative analysis of cross-section widths of the naturalized corridor associated with the creek upstream and downstream of the site. As one would expect, the width of the naturalized corridor varied significantly throughout the study reach. Quite a large study reach was used for this analysis (approximately 8 kms). Given the significant increase in natural heritage system width a fair distance up and downstream of the site, The study reach should avoid those features. It appears a reasonable reach for study would stretch from behind 11592 Yonge St (4 properties north of the subject site) downstream to the pedestrian bridge linking Loyal Blue Cres to Summitcrest Dr.

Simple desktop measurements can be used to carry out this task. A rationale supporting a proposed corridor width through the subject site should be accompanied by a map showing where the cross sectional widths were measured.

Please let us know if you have any questions or wish to discuss further. Any input from the Town would be welcomed.

Regards,

Anthony Sun, B.E.S. | Planner II, Planning and Development | Toronto and Region Conservation Authority | 5 Shoreham Drive | Toronto, ON | M3N 1S4 | ph: 416.661.6600 ext. 5724 | fx: 416.661.6898 | eml: asun@trca.on.ca

Melissa Fuller

Anthony, I believe the TRCA was going to forwa...

01/13/2015 02:40:39 PM

From: Melissa Fuller <MFuller@Azimuthenvironmental.Com>
To: Mike <mplanning@rogers.com>, "Anthony Sun" <ASun@TRCA.on.ca>,
Cc: "Mark Zwicker" <zwicker@unfolded.ca>
Date: 01/13/2015 02:40 PM
Subject: Follow up to Gamble Road project meeting

Anthony,

I believe the TRCA was going to forward us some examples of the valley averaging exercises that have been completed in other areas of the watershed, which would help us develop a terms of reference specific to this property.

Could you please determine what the status of this is? Thank you.

Melissa Fuller H. B.Sc.

Terrestrial Ecologist

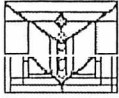
Azimuth Environmental Consulting, Inc.
25 Bayfield Street, Suite 400
Barrie, ON L4M 3A7
office: (705) 721-8451
fax: (705) 721-8926
cell: 705-795-8451
mfuller@azimuthenvironmental.com

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Archive

{In Archive} 49 Gamble Rd. & 11488 Yonge St.

Anthony Sun to mplanning

cc "Ferdini Toniolo", Quentin Hanchard

This message is being viewed in an archive.

09/17/2015 04:20 PM

Hello Michael,

As discussed at today's meeting, I'd just like to provide a brief summary and confirmation of the next steps.

It is our understanding that Azimuth's corridor reach study produced an approximate corridor width of 73 metres for this reach of the watercourse which would restrict the available developable area of the site, similar to the level of our staked limit with a 10 metre buffer (which coincidentally is approximately 74.5 metres).

It is also our understanding that York Region has requested that access to 11488 Yonge Street be pushed as far away from the intersection of Gamble and Yonge to the extent possible.

At this time, as discussed, the following information is required for our continued reviewed:

1. The exact location of the Regional Storm Flood Plain. As discussed, please have your engineering consultant contact us in order to obtain the Hec/Ras model for the area to plot the flood line;
2. Please create a unified drawing which shows the following: a) flood line, b) TRCA staked lines, c) 10 metre buffer to flood line, d) appropriate 10 metre buffer to our staked line, e) corridor reach study line, and f) revised proposal;
3. Please provide a preliminary Water Balance analysis which demonstrates how post to pre water balance will be achieved onsite in accordance with the ORMCP.

Based upon the above materials, we can gain a better understanding of the actual development limits of the site.

Please note that as there will likely be some significant design changes to the proposed footprint / siting of the proposed building(s), additional information may be requested such as an update to the Hydrogeological / Geotechnical Study to ensure the location of the underground parking garage and foundations are feasible.

Please also note that the review fee payable to the TRCA is still outstanding at this time and is required in order for us to review any further submissions.

Regards,

Anthony Sun, B.E.S. | Planner II, Planning and Development | Toronto and Region Conservation Authority | 101 Exchange Ave | Vaughan, ON | L4K 5R6 | ph: 416.661.6600 ext. 5724 | fx: 416.661.6898 | eml: asun@trca.on.ca

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