



Toronto and Region
Conservation
Authority

Appendix	"A"
SRPRS	19,110
File(s)	D02-19002 D03-19002

May 27, 2019

CFN: 61459
X-Ref CFN: 56942.16

BY EMAIL ONLY (jeff.healey@richmondhill.ca)

Mr. Jeff Healey
City of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON
L4B 3P4

Dear Mr. Healey,

**Re: D02-19002 (Zoning By-law Amendment)
D03-19002 (Subdivision)
313 Harris Avenue
Afshin Parker**

This letter will acknowledge receipt of the above-noted applications. The applications were received April 15, 2019. Toronto and Region Conservation Authority (TRCA) staff have reviewed the submission and offer the following comments.

PURPOSE OF THE APPLICATION

It is our understanding that the purpose of the applications is to facilitate the development of eight single detached dwellings on the subject property.

BACKGROUND

TRCA staff conducted a site visit to the property on August 15, 2017 and staked the dripline of vegetation associated with the valley / open space lands near the rear of the property.

APPLICABLE TRCA REGULATIONS AND POLICIES

Ontario Regulation 166/06

The subject property is partially regulated under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as a small portion of the property is within the valley corridor of a tributary of the Rouge River. In accordance with Ontario Regulation 166/06, a permit is required from the TRCA prior to any of the following works taking place within a TRCA Regulated Area:

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

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind,

- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- iii. site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

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

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

Oak Ridges Moraine Conservation Plan & Buffer Requirements

The subject property is designated as Settlement Area under the Oak Ridges Moraine Conservation Plan (ORMCP). Under the ORMCP, Minimum Vegetative Protection Zones (MVPZ), typically of 30 metres, and Minimum Areas of Influence (120 metres) are applied to Key Natural Heritage Features and Hydrologically Sensitive Features on or in close proximity to the subject property

The TRCA has objectives related to the maintenance, restoration and enhancement of the ORMCP area. As technical advisors to the City of Richmond Hill, the TRCA must be satisfied that there will be no negative impacts on the natural features resulting from the approval of the subject application. However, given that municipalities are the designated approval authority under the Oak Ridges Moraine Conservation Act, we recommend that the City of Richmond Hill ensure that this application conforms to the provisions of the ORCMP.

HARRIS-BEECH INFILL STUDY & MASTER ENVIRONMENTAL SERVICING PLAN

Through the Master Environmental Servicing Plan and Harris Beech Infill Study, a 10 metre buffer was established from the significant woodlot located west of the subject lands. Most of this buffer area has been further refined and confirmed through the development applications along the west side of the infill study area. The subject property is located adjacent to an open space area which appears to contain vegetation not only contiguous with the overall valley system but also with the significant woodlot.

TRCA staff also note that specific Water Balance targets are also set in the Harris-Beech MESP for different development zones within the MESP area.

Please note that, Key Natural Heritage Features (KNHF) under the Oak Ridges Moraine Conservation Plan (ORMCP) typically require a 30 metre Minimum Vegetative Protection Zone (MVPZ).

APPLICATION SPECIFIC COMMENTS

Ecology

1. Please clearly define the limit of the significant woodland along the south end of the subject property. The Natural Heritage Assessment is unclear as to what the actual limit of the KNHF is based upon the description of the vegetative communities.
2. It is the recollection of TRCA staff that a feature staking for the subject property took place in 2017; however, a surveyed line has not been provided with the application. If

another staking is required TRCA would be happy to help facilitate this staking. The limit of the valley system and contiguous vegetation needs to be staked and appropriate buffers provided consistent with the development limit established for 319 Harris Avenue. These buffer areas will need to be conveyed into public ownership as part of this Draft Plan process.

Water Resources Engineering - Water Quantity

3. On Page 5 of the Preliminary Functional Servicing and Stormwater Management Report, it is indicated the runoff coefficient for Area 4 from the conceptual storm servicing schematic is 0.65, however Figure 6D: Conceptual Storm Servicing Scheme D included in Appendix A indicates the runoff coefficient is 0.59. As the proposed composite runoff coefficient per Table 5.3 on Page 6 is 0.65, it is anticipated that quantity controls will be required. Please review and revise the calculations and provide controls in adherence with the MESP.
4. TRCA defers any other issues relating to quantity controls to the City of Richmond Hill.

Water Resources Engineering - Water Quality and Erosion

5. Please ensure the stormwater management control strategy is as per the configuration provided in the Harris Beech MESP and current TRCA SWM criteria (by providing relevant excerpts, calculations, analysis, and supporting documentation). Please provide a clear discussion/summary table how the proposed stormwater strategy meets all of the criteria. TRCA withholds further comments on stormwater management quality and erosion for future submissions.

Hydrogeology / Water Balance

6. The monitoring wells installed as part of the hydrogeological investigation were mostly screened in the lower permeability units underlying the site, and therefore the water level data collected a few days after drilling may not accurately represent the static water table elevation. Therefore, a second round of water levels should be taken to verify that the proposed infiltration facilities will function as designed.
7. It is recommended that percolation testing be conducted at the same time as the second round of water level data. This information will be useful in confirming the design of the infiltration facility.
8. Please review and revise accordingly:
 - a. Please provide a figure from the MESP illustrating the site is located within Parcel 3 as indicated on Page 7 of the Preliminary Functional Servicing and Stormwater Management Report.
 - b. Please provide a figure illustrating the location of the boreholes in relation to the proposed trenches.
 - c. Table D-10 in Appendix D: Impervious coefficients for appear to be low. Please update calculations with appropriate values approved by the Town.
 - d. It would appear as though the report excerpt provided in Appendix D recommends a porosity for design of the trenches to be 0.35. Please revise calculations to be consistent with the MESP.
 - e. Please provide background documentation to support the use of the 60mm/hr infiltration rate.
 - i. Please provide an appropriate overflow for the proposed infiltration trench, and please illustrate this on the associated engineering drawings.

- ii. Please confirm how the infiltration trenches proposed will meet the pre-development values for runoff and evapotranspiration in addition to the recharge/infiltration.

Erosion and Sediment Control

9. Please review the Staging and ensure all measures are in place prior to beginning construction (i.e. mud mat), and stabilization prior to removal of ESC measures.
10. It appears that sediment fence has been proposed across the entrance to the site. Please revise.
11. Please provide a detailed description of the water management during construction (drainage patterns, treatment of runoff prior to release, minimizing sediment laden runoff from leaving the site).
12. The ESC plan includes only sediment controls. TRCA strongly recommends a multi-barrier approach to erosion and sediment control and as such request the proponent include additional erosion controls as per the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (December 2006). By making all efforts to minimize disruption of soils (erosion) during construction (i.e. minimizing bare soils), less sedimentation occurs.
13. Please provide details for all measures proposed.
 - a. Catchbasin sediment trap details is missing.
 - b. Any additional measures proposed.

PERMITTING

As noted above, the subject property is partially located within a TRCA Regulated Area. A permit pursuant to Ontario Regulation 166/06, as amended, will be required for any works located within the regulated portion of the property. However, we note that once the staked limits have been shown and appropriate buffers applied, any required works for the subdivision might not encroach into the Regulated Area.

FEE

In addition to regulatory responsibilities, TRCA has a role as a comment agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, the applicant is advised that the TRCA has a fee schedule for our planning application review services. This application is subject to a Draft Plan of Subdivision (5 ha. or less – minor) review fee of **\$6,300**. The applicant is responsible for fee payment and should forward the fee to this office within 60 days of this letter.

RECOMMENDATION

In light of the above, prior to supporting the proposed Zoning By-law Amendment or Draft Plan of Subdivision Applications (or providing our Conditions of Draft Plan Approval), TRCA staff request the following at this time:

1. The applicant addresses comments 1 and 2 above to our satisfaction;

2. The applicant submit the Draft Plan of Subdivision Application Review Fee \$6,300 payable to the Toronto and Region Conservation Authority to our office.

Once comments 1 & 2 have been addressed to our satisfaction (in consultation with City of Richmond Hill staff), TRCA staff may be in a position to support a Zoning By-law Amendment Application revised to reflect any required changes.

Once development limits have been established (through the addressing of comments 1 & 2), comments 3 through 8 should be addressed in order for TRCA to better understand permitting requirements and establish Conditions for Draft Plan Approval. The remaining ESC-related comments (9 through 13) can be addressed at the detailed design stage.

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

Yours truly,



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

J:\DSS\York Region\Richmond Hill\61459 PL1 313 Harris Ave May 27 2019.docx