



Staff Report for Committee of the Whole

Date of Meeting: June 18, 2019

Report Number: SRS.19.12

Department: Office of the City Manager

Division: Legal Services

Subject: Agreement with the Toronto and Region Conservation Authority to facilitate Access to the City's Lands for Construction to protect Sanitary Infrastructure

Purpose:

To obtain Council authorization to execute an Agreement and other documentation which will give the Toronto and Region Conservation Authority and their consultants and contractors access to Grist Mill Park, Richvale Athletic Park, Hillcrest Heights Park and Richvale Greenway for the purposes of staging, restoring and undertaking watercourse channel works on behalf of the Regional Municipality of York to protect their sanitary infrastructure.

Recommendation(s):

That the Mayor and Clerk be authorized to execute an Agreement and such further documentation as may be required with the Toronto and Region Conservation Authority related to lands described as follows:

Blocks 36 & 37, Plan M-1939, known as Grist Mill Park,

Part of Block S, Plan M-1437, designated as Part 1, Plan 66R-7629 & Parts 1 & 2, Plan 65R-15785 & part Block V, Plan M-1437, lying east of Part 3, Plan 66R-5569 known as Richvale Athletic Park,

Blocks P & R, Plan M1590 and part Block V, Plan M-1437, lying west of Part 3, Plan 66R-5569 known as Hillcrest Heights Park, and

Part of Lot 87, Plan 1923 (Vaughan), designated as Part 2, Plan 65R-10623 known as Richvale Greenway

upon the written recommendation of the Commissioner of Environment and Infrastructure Services.

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Contact Person:

Christian Greco, Manager of Real Estate – Ext. 2421

Terry Rickets, P.Eng., Director of Corporate Asset Management & Environment
Services – Ext. 6504

Report Approval:

Submitted by: Antonio R. Dimilta, City Solicitor

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

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Background:

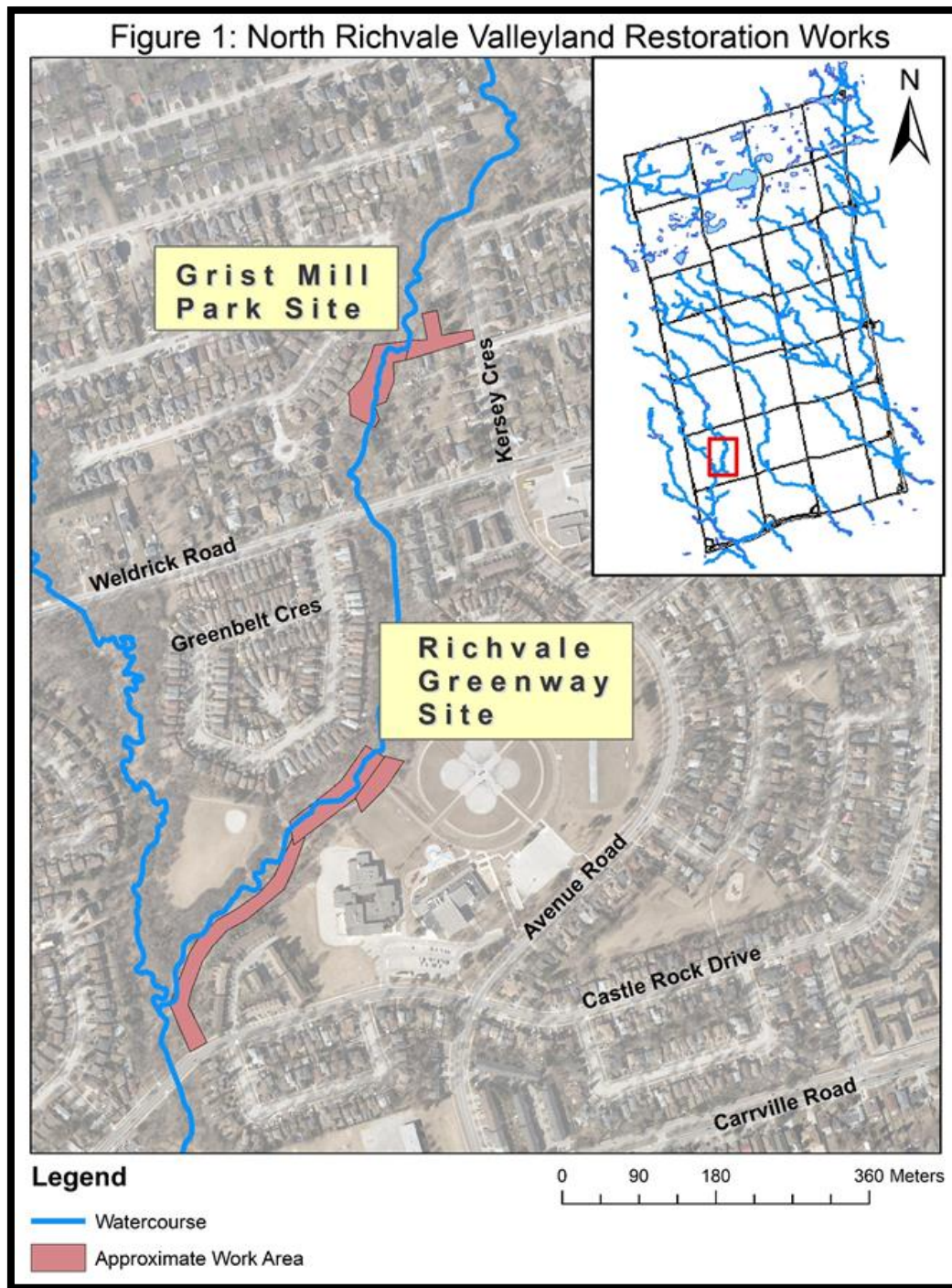
Introduction

The Regional Municipality of York (the “Region”) operates two major trunk sanitary sewers in Richmond Hill that services Richmond Hill residents through the City sewers that connect to the Regional system. Over the last few years, the Region has partnered with the Toronto and Region Conservation Authority (“TRCA”) to assess risks of erosion over their sewers following significant storm events.

The two sewer locations (see Figure 1 below) along the East Don River valleyland, one near Grist Mill Park and the other adjacent to Richvale Athletic Centre have been identified as being at-risk due to stream erosion. This section of the trunk sewer services one third of the Richmond Hill sanitary drainage area and over 33,800 Richmond Hill properties (over 60% of all properties in the City).

Past significant rain events and high river flows have caused channel erosion where the Region’s sewer pipe crosses the watercourse. In both locations, sewer pipes are now exposed and at risk of failure if not protected. Failure could result in a stoppage of sewer service to the connected properties, or could include release of raw sewage to the East Don River.

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The TRCA is preparing to conduct sanitary infrastructure protection works on behalf of the Region to correct these issues. The general scope of the construction work will involve minor channel realignment, channel widening and the installation of grade control, bank stabilization measures and restoration.

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Although the Region's easements exist over the infrastructure in question, easements that would allow access to these locations through the City's land do not. In order to start the infrastructure protection works, TRCA has requested entry to the sites through the City's land for the purpose of staging, equipment access related to the construction works as well as some of the required channel modifications.

Location 1: Richvale Greenway

The southern site is located adjacent to the Richvale Athletic Centre, as shown in Figure 2 below.



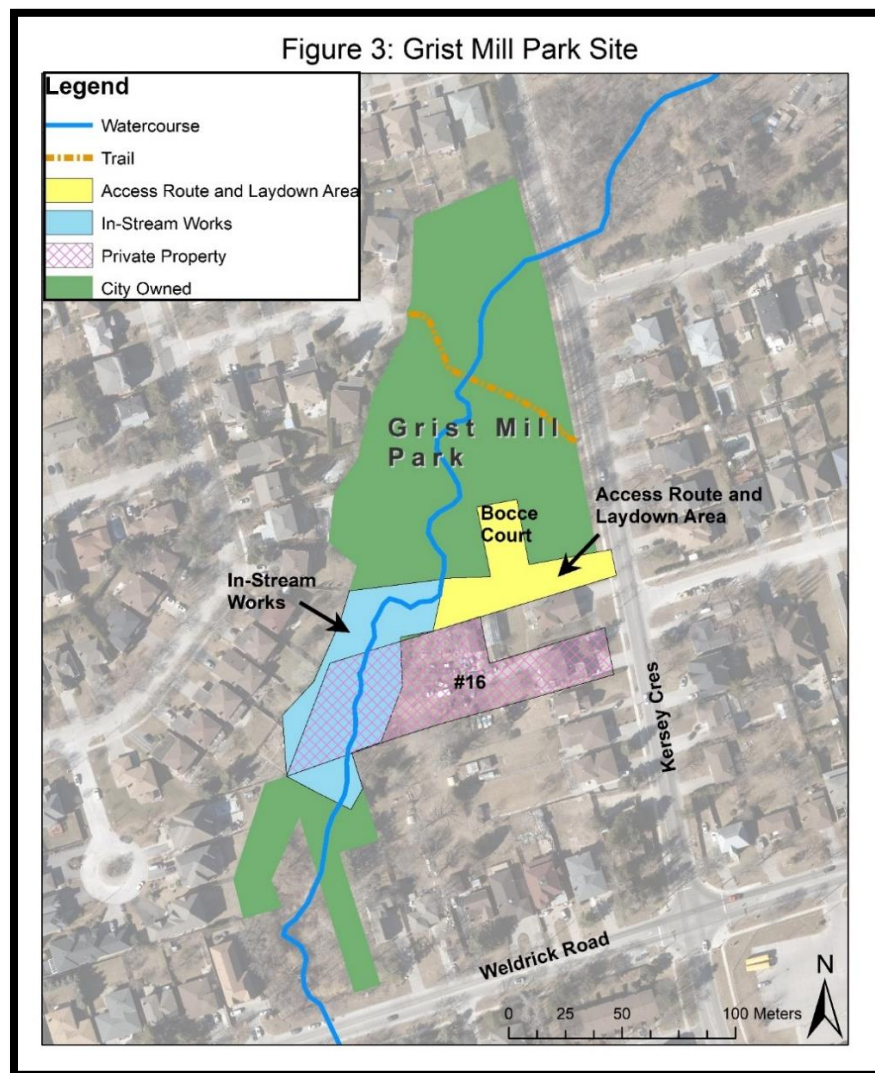
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A laydown area (staging area) is proposed near the Richvale Athletic Centre fields, and access to the site is proposed along the City's pedestrian trail that runs north of Castle Rock Drive.

These works are proposed to take place between late June 2019 and early October 2019. The valleyland construction works will be contained within the open space area of the East Don River. The construction area together with the laydown area and the affected trail segment will be closed to the public for the duration of the project. The City's property and infrastructure, including the pedestrian trail, will be restored per City standards.

Location 2: Grist Mill Park

The northern site is located near Grist Mill Park as shown in Figure 3 below.



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A laydown area is proposed in the park and partially over an existing bocce court, and access to the site is proposed to be through the southern portion of the park from Kersey Crescent.

Preparation works, such as tree removals, are proposed to take place over two weeks sometime between October 2019 and April 2020. The main valleyland construction works are proposed to take place between late June 2020 and early October 2020. The construction works will be contained within the open space area of the East Don River, which includes the City's lands as well as the private property of 16 Kersey Crescent. The impacted City lands and infrastructure, including the bocce court and the park, will be restored per City standards.

Construction Impacts and Benefits

Impacts – Location 1, Richvale Greenway: The pedestrian trail between Castle Rock Drive and Richvale Athletic Centre will be closed to the public during construction (June to October 2019). The Richvale Athletic Centre fields will not be impacted by the construction. Since the construction site is near residential properties, local residents may experience some typical construction dust and noise when work is being conducted.

Impacts – Location 2, Grist Mill Park: The southern portion of the park will have some restricted access during preparation works, such as tree removals, for a two week period sometime between October 2019 and April 2020. The main valleyland construction works will take place from June to October 2020, which is when the southern portion of the park and the bocce court will be closed to the public. The play structure in the northern portion of the park will not be impacted by the construction. Since the construction site is near residential properties, local residents may experience some typical construction dust and noise when work is being conducted.

Benefits: By completing the protection works to the Region's sanitary sewer trunk, the risks to the sewer services provided to the residents of Richmond Hill, as well as the risk of raw sewage entering the East Don River, will be significantly reduced. In addition, there are a number of valleyland restoration needs that have been identified by the City in both locations that will be addressed as part of the Region's project, at no cost to Richmond Hill.

Communication Strategy

The TRCA will be notifying the stakeholders impacted by the valleyland construction project. The communication strategy includes a mail notice to approximately 1,500 nearby residents within a 300 m radius of the site, the installation of project signs at restricted access points near the site, notification to the Mayor, Regional Councillors and Local Councillor before the works begin. Finally, information about the project and updates on the construction will be available on the TRCA website.

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Financial/Staffing/Other Implications:

There are no financial or staffing implications associated with this report.

Relationship to the Strategic Plan:

The contents of this report relate to the Strategic Plan Goal of “wise management of resources in Richmond Hill” by facilitating repair to Regional sewers that serve Richmond Hill residents.

Conclusion:

Staff recommend that Council authorize the execution of an Agreement and other documentation to allow the TRCA access to use the City’s lands for the purpose of staging, restoring and undertaking watercourse channel works to protect the Region’s at-risk sanitary infrastructure.

This will protect the East Don River and ensure safe and continued sanitary service to the residents of Richmond Hill.

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Report Approval Details

Document Title:	Agreement with TRCA to Facilitate Access and Construction on City Lands.docx
Attachments:	
Final Approval Date:	Jun 7, 2019

This report and all of its attachments were approved and signed as outlined below:

Italo Brutto - Jun 6, 2019 - 11:52 AM

Antonio Dimilta - Jun 6, 2019 - 1:58 PM

Neil Garbe - Jun 7, 2019 - 9:13 AM