

Appendix	C4
SRPRS	19.115
File(s)	D02-18009 & D06-18017



Toronto and Region  
**Conservation**  
Authority

June 17, 2019

CFN: 59102.08

**BY EMAIL: [simone.fiore@richmondhill.ca](mailto:simone.fiore@richmondhill.ca)**

Ms. Simone Fiore  
Town of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, ON  
L4B 3P4

Dear Ms. Fiore,

**Re: D02-18009 (Zoning By-law Amendment)  
D06-18017 (Site Plan)  
1, 2, 5 Bond Crescent & 12890, 12874, 12868, 12864, 12860, 12850 Yonge  
Street, Richmond Hill  
Dormer Bond Inc. (Agent: M. Behar Planning & Design Inc.)**

Further to our letter dated March 1, 2019, Toronto and Region Conservation Authority (TRCA) staff have reviewed a submission received May 16, 2019 and offer the following comments.

### **APPLICATION SPECIFIC COMMENTS**

#### **Water Resources Engineering:**

##### *Floodplain Assessment*

1. TRCA's flood plain mapping indicates that regulatory storm flows overtop Estate Garden Drive located south of this property. An analysis has been done to calculate the floodplain elevation beside the subject properties. TRCA staff, Cole Engineering Staff and Marius Staicu (Dormer Homes) met on June 7, 2019 to discuss additional supporting documentation and/or calculations required to demonstrate the total flow spilling onto Yonge Street. The Functional Servicing and Stormwater Management Report (Cole Engineering Group Inc., dated April 2019) assumes that approximately 60% of the riverine flow will be conveyed through the existing storm sewers. Once the flow that spills onto Yonge Street is determined, please update the flood assessment accordingly. Please demonstrate the regulatory flood plain limits and illustrate how this proposal is safely located outside of the flood plain and associated buffer.

##### *Water Quantity*

2. Please note as this site drains into the municipal storm sewer system TRCA defers further review of water quantity control to the Town of Richmond Hill.

### *Water Balance*

3. Please note as this site is located within the Oak Ridges Moraine a water balance targeting pre-development levels for infiltration, runoff and evapotranspiration is required. The site water balance provided focuses the mitigation factors solely on infiltration impacts. However, the site water balance needs to consider all impacts, including the changes in runoff and evapotranspiration. Please update the section to also discuss the impacts to runoff and evapotranspiration volumes, and potential mitigations to limit the impacts of the proposed development. In addition, it is also not clear as to how the runoff from all the spots in the site are conveyed to the permeable pavers. Please demonstrate how the entire area of the site contributes flow to the proposed permeable pavers. Please note, this can be addressed at the detail design stage.

### *Erosion and Sediment Control*

4. TRCA typically suggests sediment fencing to protect permeable pavers in order to reduce compaction due to construction activities. However, it is recognized that the installation of sediment fencing may be challenging to isolate the areas where permeable pavers are proposed during construction. Therefore, in order to preserve the permeable paver performance by maintaining the infiltration rate, please consider proposing a mitigation measure to restore the infiltration rates at the proposed permeable paver locations post-construction. Please note, this will be required at the detail design stage.
5. Please add the following notes in the Erosion Control / Construction Management plan.
  - i. Sediment and erosion control measures will be implemented prior to, and maintained during the construction phases, to prevent entry of sediment into the water.
  - ii. The erosion and sediment control strategies outlined on the plans are not static and may need to be upgraded/amended as site conditions change to prevent sediment releases to the natural environment. The TRCA Enforcement Officer should be immediately contacted should the erosion and sediment control plans change from the approved plans.
  - iii. All erosion and sediment control measures should be inspected weekly, after every rainfall and significant snow melt event, and daily during periods of extended rain or snow melt.
  - iv. All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection.
  - v. The contractor shall monitor the weather several days in advance of the onset of the project to ensure that the works will be conducted during favourable

weather conditions. Should an unexpected storm arise, the contractor will remove all unfixed items from the Regional Storm Floodplain and slope that would have the potential to cause a spill/ pollution (i.e., fuel tanks, porta-potties, machinery) or an obstruction to flow (i.e. machinery, equipment). Prior to forecasted precipitation event, all ESC measures to be inspected and confirmed to be in good condition.

### **Ecology**

6. Please ensure all tree removals are completed outside of the nesting bird season from April 1 to August 1 to ensure compliance with the Migratory Birds Convention Act. As a result, trees should be removed during the fall and winter months. TRCA ecology staff request this timing restriction noted to all applicable plans.

### **RECOMMENDATION**

In light of the above, TRCA staff consider the Zoning By-law Amendment and Site Plan applications to be premature at this time until a flood plain analysis demonstrates the proposed development is safely located outside of the floodplain and associated buffer.

We request that the applicant provide a detailed Response Letter, prepared by the consultant(s), outlining how each of our comments have been addressed as part of the next submission.

I trust these comments are of assistance. Should you have any further questions or comments, please contact the undersigned.

Sincerely,



Linda Bui  
Planner, Planning and Development  
[linda.bui@trca.on.ca](mailto:linda.bui@trca.on.ca)  
Extension 5289

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