

June 3, 2020

CFN 62558.09

BY E-MAIL ONLY (simone.fiore@richmondhill.ca)

Simone Fiore
Planner II – Subdivisions
Development Planning Division
Planning and Regulatory Services Department
225 East Beaver Creek Road, 4th Floor
City of Richmond Hill.

Dear Ms. Simone Fiore,

**RE: Site Plan Application – D06-20013 - Submission # 1
Proposed Air Management Facility at 57 King Road
Humber River Watershed; City of Richmond Hill; Regional Municipality of York.**

Toronto and Region Conservation Authority (TRCA) staff received the application for site plan approval for the above noted proposal on April 21, 2020.

It is our understanding that the purpose of this application is to facilitate the construction of a 2-storey Air Management Facility (AMF) located at 57 King Road in the Oak Ridges neighbourhood of Richmond Hill. The project is being undertaken to address odour issues related to emissions from the York-Durham Sewer System (YDSS). The new AMF facility proposes a gross floor area of 538 square metres to house and protect the odour treatment process equipment and accessories (back-up generator, electrical panels). The height of the AMF building from finished ground floor to roof ridgeline (peak) is 9.77 meters. Staff understands that the site was previously used for a wet well facility that has since been decommissioned.

The primary access to the facility will be from King Road following the existing entrance driveway alignment. The driveway is to be constructed of permeable pavers for stormwater management. Within the site, a new driveway and parking area is proposed around the north and west sides of the AMF building. The proposed works also involves infilling of an existing manmade pond that was functioning as a discharge pond for the decommissioned wet well facility. Staff understands that the pond is not part of the stormwater drainage in the project area. Existing culverts along the north site border and at the northeast corner of site are proposed to be used for drainage and will be cleaned during construction. Grading of the AMF site has been designed to maintain existing drainage patterns off the area. The AMF will be surrounded by a wooden fence for security and visual screening.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is located within a TRCA Regulated Area of the Humber River watershed. In accordance with Ontario Regulation 166/06, development, interference or alteration may be permitted where it can be

demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, and the conservation of land will not be affected.

The Living City Policies (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.

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. 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). 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 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 City of Richmond Hill is required to ensure this application conforms to the CTC SPP.

Oak Ridges Moraine

The subject property is on the Oak Ridges Moraine and is subject to the Oak Ridges Moraine Conservation Plan which provides land use and resource management direction for the land and water within the Moraine. Please contact the Ministry of Municipal Affairs for more details. Please confirm that the preferred alternative design for this project conforms with Section 41 of the Oak Ridges Moraine Conservation Plan.

Application Specific Comments:

Staff has application specific comments provided in Appendix A for your response.

Review Fees:

Please be advised that this application is subject to a service level agreement. No fee charged at this time.

Detailed Design Comments:

The subject property is located within TRCA's Regulated Area and as such, a permit is required from the TRCA prior to any development taking place on the subject property pursuant to Ontario Regulation 166/06 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The detailed design submissions are made to the TRCA. Our staff review these submissions with respect to TRCA programs and policies, the same as a regular permit submission.

Should you have any questions or require any additional information please contact me at extension 5744 or at harsimrat.pruthi@trca.ca.

Yours truly,



Harsimrat Pruthi, M.A, M.Pl.
Planner, Infrastructure Planning and Permits
Development and Engineering Services

Attached: Appendix A: TRCA Comments and Proponent Responses
Enclosed: Appendix A: TRCA Comments and Proponent Responses Word File

BY E-MAIL

cc: Applicant: Afshin Naseri (afshin.naseri@york.ca)
 Consultant: Bibi Mapp (bibi.mapp@aecom.com)
TRCA: Quentin Hanchard, Associate Director, Development Planning and Permits

APPENDIX A: TRCA COMMENTS AND PROONENT RESPONSES

ITEM	TRCA COMMENTS (June 3, 2020)	PROPOSER/CONSULTANT RESPONSES
Water Resources Comments		
1.	The proposed infiltration trench design has the overflow pipe located at the bottom of the proposed trench. Please note that the effective storage volume for the proposed infiltration trench system for retention of the first 5 mm of rainfall be calculated below the invert of the perforated pipe. Please revise the infiltration trench design (i.e. raise the perforated pipe) to ensure that sufficient volume will be provided.	
2.	The subject site is located within the Oak Ridges Moraine and within the Wellhead Protection Area (WHPA-Q), which requires that it be demonstrated that the post-development water balance match the pre-development water balance. Therefore, please provide a Water Balance brief to include a detailed discussion of the proposed LID measures required to meet the criteria. The water balance brief to include detailed discussions of on-site water balance conditions under pre-development, post-development (unmitigated), and post-development (mitigated) conditions.	
3.	The peak flows for the 5-yr and 50-yr design storm events are the same. It appears that the 5-yr design event was used in modelling the 50-yr peak flows. Please revise accordingly.	
4.	Hydrologic and Hydraulic model results have been provided in the Appendices. Please submit digital copies of the HEC-RAS model and Visual Ottymo model for detailed review.	
5.	According to Note #4 on the Erosion and Sediment Control (ESC) Plan (Drawing C10X), silt socks are to be used around the existing infrastructure. Please show the location of the silt socks on the drawing to demonstrate how the existing infrastructure will be isolated.	
6.	Please specify the height of the fiber roll check dam. It is ideal to place flow check dams at specified intervals within the swale in the attempt to reduce the velocity of the flow. Please ensure the fiber roll check dams be placed such that the height of the subsequent check dams must be equal to the elevation of the base of the previous dam.	
7.	Staff notes that ESC notes have been provided on Drawing C10X: Erosion and Sediment Control. Please add TRCA's Standard Notes to the ESC plans, as they could not be located on the drawings. Please provide the following additional notes: <ol style="list-style-type: none"> Sediment and erosion control measures will be implemented prior to, and maintained during the construction phases, to prevent entry of sediment into the water. 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 	

	<p>should the erosion and sediment control plans change from the approved plans.</p> <p>c. 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.</p> <p>d. All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection.</p> <p>e. All activities, including maintenance procedures, will be controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substances into the water. Vehicular refueling and maintenance will be conducted 30 metres from the water.</p> <p>f. All disturbed areas will be stabilized and restored with native/non-invasive species upon completion of the work.</p> <p>g. 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</p>
Ecology Comments	
8.	<p>Please clarify the methodology for pond decommissioning. For the TRCA permit, please ensure that all proposed works associated with the decommissioning of the pond will be completed in the dry, and that the pond will be isolated from the ditch that drains to the East Humber River. In addition, please ensure that all regrading of ditches are adequately stabilized with erosion controls, to prevent sediment releases to the East Humber River, as these ditches drain directly to the East Humber River.</p>
9.	<p>Please confirm if a concrete washout is required for proposed concrete works. If one is required, please add it to the ESC plans, and provide a typical detail.</p>
10.	<p>A timing window of July 1 – September 15 will apply to the proposed pond decommissioning works due to the potential risk to contributing Redside Dace habitat in the East Humber River. Please contact the Ministry of Environment, Conservation and Parks (MECP) to inquire about any requirements under the Endangered Species Act (ESA). Please revise plans to include the following note: "The Ministry of Environment, Conservation and Parks (MECP) Redside Dace timing window of July 1 - September 15, unless specified in writing by MECP. If MECP has no identified concerns a TRCA construction timing window of July 1st – March 31st will apply to this work".</p>
11.	<p>Staff notes that there is a watercourse along the west boundary of the subject land along Botswick Crescent. Please confirm the distance of the watercourse from the proposed works.</p>

12.	Please add typical details for all proposed ESCs, as currently the details sheet only has the mud mat.
13.	Please revise the landscape plans to include a proposed seed mix, and tree and shrub species, sizes and quantities, as these items could not be located on the plans.
14.	Advisory: Prior to site disturbance the contractor/proponent to ensure that the works are in conformance with the Migratory Bird Convention Act. Please note that the general breeding bird timing window for this area is April 1st to August 31st, however, breeding activities might initiate prior to and continue past this period.
15.	Advisory: Please contact the Ministry of Natural Resources and Forestry (MNRF) for a permit should there be any amphibians/ fish be removed.