



Toronto and Region
Conservation
Authority

February 15, 2022

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X-Ref: 52346.01

BY EMAIL: Kaitlyn.graham@richmondhill.ca

Ms. Kaitlyn Graham
City of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON
L4B 3P4

Dear Ms. Graham,

**Re: D01-21010 (Official Plan Amendment)
D02-21020 (Zoning By-law Amendment)
9218 Yonge Street, Richmond Hill
9218 Yonge Street Inc.**

This letter will acknowledge receipt of the above noted applications. Toronto and Region Conservation Authority (TRCA) staff have reviewed the submission and offer the following comments.

Purpose of Application

It is our understanding that the purpose of these applications is to permit a high-density mixed-use development comprised of two buildings, 42 and 36 storeys connected by a six-storey podium, containing a total of 796 residential units as well as 834.9 square metres of at-grade commercial space and 697 parking spaces.

Applicable Regulations and Policies

The subject property is located within the Don River Watershed but outside of an area regulated by the TRCA under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended. As such, a permit in accordance with Ontario Regulation 166/06 is not required for the proposed development.

CTC Source Protection Plan

Please be advised that a portion of the subject property appears to fall within a Wellhead Protection Area Q2 (WHPA –Q2) under the Credit Valley-Toronto & Region-Central Lake Ontario Source Protection Plan (CTC SPP). TRCA supports the legislated protection of municipal drinking water sources through the *Clean Water Act* and acts as a technical advisor to York Region for some aspects of the CTC SPP. However, municipalities are the approval authority responsible for ensuring that *Planning Act* applications conform to the CTC SPP. Therefore, TRCA staff recommend contacting Don Ford (Senior Management, Hydrogeology and Source Water Protection) for further information regarding the CTC SPP requirements.

Water Balance & 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 came into effect on December 31, 2015 and was amended in 2019. The CTC SPP contains policies to

ensure that existing activities occurring when the Plan took effect cease to be significant drinking water threats, and to prevent future activities from becoming significant threats to drinking water.

The subject property is located within a Wellhead Protection Area-Q (WHPA-Q) below the downgradient which is considered Vulnerable Areas pursuant to the CTC SPP. TRCA staff note that all Site Plan applications (excluding a single family dwelling with a building footprint of less than 500 square metres) and Subdivision applications within WHPA-Q areas must conform to Policy REC-1 of the CTC SPP which requires a water balance.

Application Specific Comments

As the subject property is outside of TRCA's regulated area, TRCA staff defer overall review of stormwater management control and erosion-sediment controls to the City of Richmond Hill Engineering staff. The following comments are advisory in nature to the City of Richmond Hill.

Water Balance & CTC Source Protection Plan:

Hydrogeology

1. As noted above, the site is located partly within the WHPA-Q for York Region. The Hydrogeology Report (prepared by WSP, dated September 20, 2021) indicates otherwise and provides no water balance mitigation.

Application Review Fee

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

By way of this letter, the applicant is advised that this Official Plan Amendment and Zoning By-law Amendment application is subject to TRCA Planning Services review fee in the amount of **\$2,220.00** (Hydrogeology Review / Source Water Protection). The applicant is responsible for arranging payment of this fee to our office within 60 days of this letter.

Recommendation

The TRCA trusts that our technical review of this application is of assistance to the City of Richmond Hill. As the subject property is not located within a TRCA Regulated Area, staff recommends that the City of Richmond Hill ensure that the proposed works meet CTC SPP policies. Hereafter, TRCA staff defers the issue to the satisfaction of the municipality. However, the TRCA will provide technical expertise in the continued review of this application, per our operational protocol with York Region. We trust this is of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

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

Yours truly,



Linda Bui
Planner, Development Planning and Permits
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