

April 23, 2025

MEMO TO: Mayor and Members of Council
FROM: Gus Galanis, Commissioner Planning and Building Services
COPY TO: Darlene Joslin, City Manager
SUBJECT: Clarification of Technical Matters re: Staff Report SRPBS.25.040 – Zoning By-law Amendment Application - 262 Douglas Road – City File D02-18011

Purpose:

To provide additional information as requested at the Committee of the Whole Meeting on April 9, 2025 regarding the development proposal on the subject lands.

Recommendation:

a) That the Memo to Council related to Staff Report SRPBS.25.040 be received.

Discussion:

Further to Staff Report SRPBS.25.040 presented at the Council Meeting of April 9, 2025, Council directed staff to provide additional information on a number of technical concerns raised at the meeting with respect to the proposed development to permit the creation of one (1) additional lot on the subject lands. Outlined below is the additional information on the issues identified by Council:

Technical Matters:

Concerns were raised with respect to potential environmental and flooding impacts related to the proposed development. This is due to the property's proximity to the Regional Storm Floodplain associated with Lake Wilcox. In this regard, the property is located over 55 metres (180.44 feet) from Lake Wilcox and outside the Regional Storm Floodplain. As part of the TRCA's evaluation of the proposed development from a technical feasibility perspective, the following matters were reviewed:

- the adequacy of buffers to the floodplain;
- hydrogeological matters (i.e. high aquifer present in this area) including floodproofing measures;
- the need for dewatering during excavation for the proposed dwellings due to the high groundwater levels;
- the provision of Low Impact Development (LID) measures to address stormwater

- management; and,
- erosion and sediment controls.

Based on TRCA's review, the proposed development was determined not to negatively impact the ecological integrity of the property and any natural features. These matters, along with detailed technical matters related to grading and servicing are to be further reviewed and secured through the related Site Plan applications (City Files D06-18022 and D06-18023). Furthermore, a TRCA permit is required prior to any works being undertaken on the property.

Sanitary Pumping Station(s):

Concerns were also raised as to whether the proposed development would have an impact on the capacity of the local pumping station in located in proximity to the subject lands. In this regard, staff have confirmed that the addition of a small number of dwellings in the catchment area would not impact the ability of the pumping station to function appropriately as it has adequate capacity. The impact of one (1) additional unit would be virtually imperceptible. Pumping stations collect captured sewage flows into a large holding tank and then pump to a higher elevation from where it flows via gravity to the Regional transmission systems. In this particular context, the Joyce's Point Pumping Station collects sanitary sewage from a relatively small catchment area (limited to approximately 40 properties on Douglas Road, Joyce's Point Road, and Jacintha Court) and therefore sewage flows are relatively small.

It should be noted that Environmental Compliance Approval (under the Ontario *Environmental Protection Act*) is required for the City's six (6) Municipal Sewage Collection Systems. The last approval occurred on June 20, 2023 and the next approval is scheduled in 2028. As required, pumping stations are inspected, and alarm operations are tested and verified on a weekly basis. Minor maintenance of station components is completed routinely on an as-needed basis. Wet wells are cleaned, and pump maintenance and load testing is completed annually. Furthermore, sanitary pumping stations have emergency backup protocols that electronically trigger an alarm in the event of failure and the site is immediately attended to by City staff to address any concerns in accordance with existing operational plans and could include temporary haulage of sewage until service is re-established.

Conclusion:

In consideration of the foregoing, given TRCA's review and sign-off on this application, the fact there have been no technical concerns or objections received from other City divisions, and the fact that the proposal meets the intent of the land use principles of the City's Official Plan, it is staff's opinion that the proposed intensification of one additional residential lot in this area is appropriate.



Gus Galanis, MCIP, RPP
Commissioner of Planning and Building Services