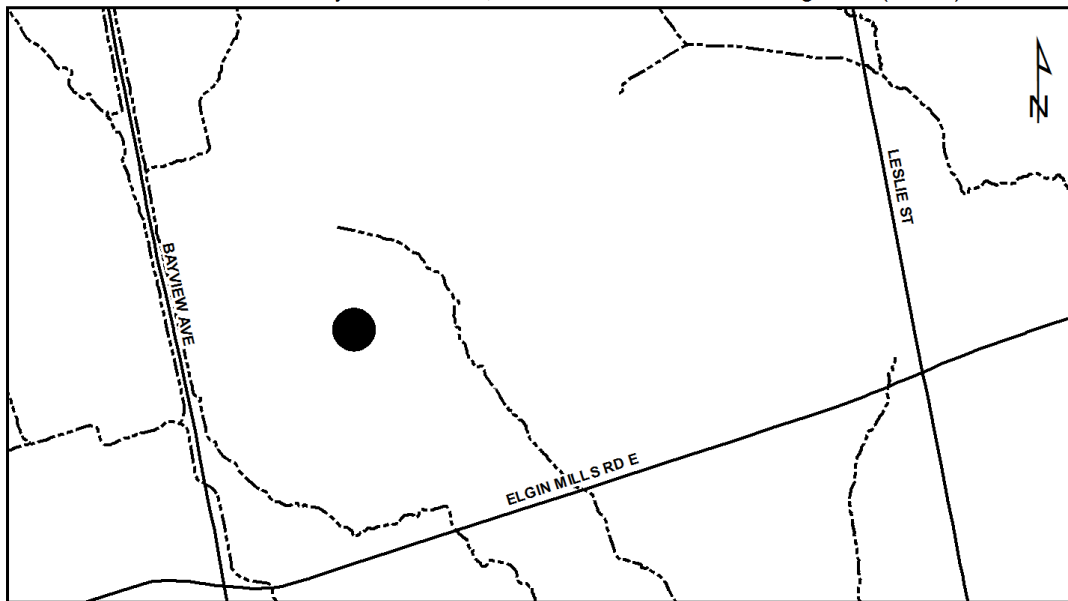


TOWN OF RICHMOND HILL

11.22 RAKI HOLDINGS INC. C/O DG GROUP

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 27, Concession 2, (10971 Bayview Avenue), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Raki Holdings Inc. c/o DG Group. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system, and the construction of the services in easements in support of an approved draft plan of subdivision (19T(R) - 03006), municipally known as 10971 Bayview Avenue, Town of Richmond Hill.

MAP LOCATION: 10971 Bayview Avenue, Richmond Hill - Raki Holdings Inc. (South)



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Michael Pozzebon, A.S.O. of Richview 19 Holdings, Autumnhill Investment Ltd., and Raki Holdings Inc. (South), dated Tuesday June 5, 2018, committing to complete all reports and permit drawings to the satisfaction of TRCA staff prior to final issuance of the permit.**

RATIONALE

The application was reviewed by staff on the basis of the following information:

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system. The works also include the construction of site services in easements and rights-of-way within 120 metres of the Provincially Significant

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Wetland and adjacent to the Regional Floodplain along Bayview Avenue associated with Tributary 3-M. This application is in support of an approved draft plan of subdivision (19T(R) - 03006 - Raki Holdings Inc.) and the implementing zoning by-law amendment which permits two storm pond blocks (Ponds B1 and A3 under separate permit), road connections, an elementary school block, future medium density residential blocks, park blocks, natural heritage system blocks, and approximately 340 residential units, associated with a municipal building permit. The subject property is municipally known as 10971 Bayview Avenue, located on the east side of Bayview Avenue, mid block between Elgin Mills Road and 19th Avenue, in the Town of Richmond Hill. Located in the North Leslie Secondary Plan Area, the Master Environmental Servicing Plan (MESP) for North Leslie (west of Leslie Street) was reviewed and approved in principle by TRCA staff on October 9, 2015.

The rough grading of the site was reviewed in 2017, and a TRCA permit was issued (TRCA permit C-171085) for these works. The sediment and erosion controls which were approved subject to the previous permit, will be amended as necessary for this phase of construction. Once the works are completed, the sediment and erosion control measures will continue to remain in place and maintained until construction of the subdivision is complete. The location of the temporary stormwater management ponds A-3 (CFN 57806) and B1 (CFN 57807) are to be converted into permanent ponds (under separate permit) of which, the location is consistent with the approved MESP. The final grading resulted in some unavoidable minor grading into the future buffer to the natural heritage system due to the extent of the required fill to ensure a safe excavation depth associated with the high groundwater conditions from the underlying Oak Ridges Aquifer Complex. While the Town of Richmond Hill Geotechnical Peer Reviewer has provided his review, approval and sign off with respect to geotechnical issues associated with the safe excavation depth to service the site, this resulted in necessary minor grade encroachments into the buffer to match the proposed grade to the natural heritage system. As such, the applicant has proposed an overall net benefit by providing a net gain of land conveyance (to be added to the natural heritage system) which will be conveyed to the Town, as agreed upon by the Town and the TRCA. The additional lands will be planted and restored with native, self sustaining vegetation.

An extensive restoration and enhancement planting plan has been submitted with this application, and has been secured through the subdivision agreement associated with the draft plan. Furthermore, in accordance with the North Leslie Secondary Plan, a further (more detailed) level of environmental analysis was completed through a site-specific Environmental Management Plan which includes a monitoring plan which was reviewed and approved by TRCA staff.

As the review of the final permit plans are ongoing, the owner has agreed through a letter of undertaking to satisfy all requirements in accordance to the conditions of draft approval, and to complete all reports and drawings to the satisfaction of the staff prior to issuing the permit. Upon the final review and approval of the final plans, TRCA staff will have no concerns related to flooding, ecology or geotechnical issues associated with the proposed works.

Control of Flooding:

The proposed works are predominantly located on tableland, but is regulated due to its proximity to the provincially significant wetland (PSW) located at the eastern portion of the site, as well as a portion of the floodplain associated with Tributary 3-M on the western portion of the site. Based on the proposed works, there are no anticipated impacts related to flood control or flood conveyance as a result of the proposed works.

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Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during all phases of construction. In addition, a comprehensive monitoring plan has been included in the Environmental Management Plan to undertake ongoing monitoring of the adjacent natural features.

Dynamic Beaches:

Not applicable

Erosion:

Due to the dynamic hydrogeological conditions within North Leslie, this site (as with all sites in North Leslie) is subject to large volumes of fill to bring the overall grading above the elevation of the groundwater. This results in the need to undertake grade transitions from the proposed to the existing grades of the buffers to the natural heritage system. As such, in some areas, the proposed works includes the construction of an engineered slope that transitions from the private residential lots to the limit of the natural heritage system. With the proposed grade transition, staff have no anticipated geotechnical concerns associated with this permit application.

Conservation of Land:

The site has been historically uses as active farmland. As such, there is not significant vegetation to be removed as a result of the works. Furthermore, this phase does not contain any in-water works, and as such, there are no fisheries related impacts anticipated with the proposed works.

Plantings

Due to the nature of the construction phasing, this permit will include the planting and restoration of all environmental buffers. All planting and restoration works will be required for the plan of subdivision, with the exception of the stormwater management pond which is to be considered under separate permit.

Policy Guidelines:

This proposal is consistent with Section 8.4 - General Regulation Policies and Section 8.9 Infrastructure Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59505 - Application #: 0285/18/RH

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