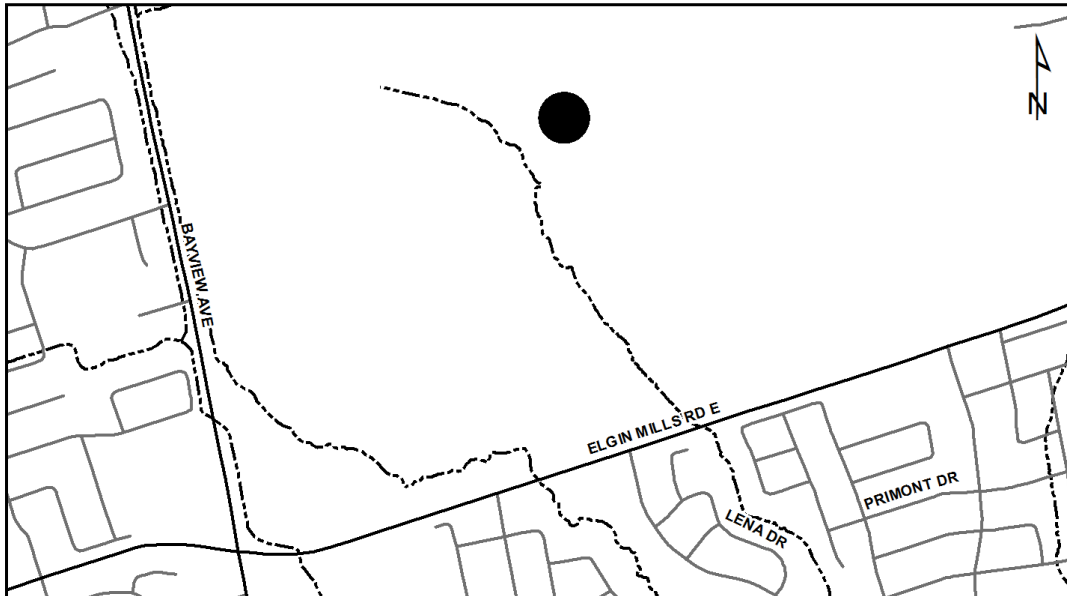


TOWN OF RICHMOND HILL

11.24 RICHVIEW 19 HOLDINGS INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Lot 27, Concession 2, (near Bayview Avenue and Elgin Mills Road East), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Richview 19 Holdings Inc. and Raki Holdings Inc. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the construction of stormwater management pond (Pond B1) within a draft approved plan of subdivision within the North Leslie Secondary Plan Area (Bayview Avenue, north of Elgin Mills). Located partially on 11160 Bayview and predominantly on 10971 Bayview Avenue, the works include amending the existing sediment and erosion control measures and facilitating the construction of a permanent stormwater management pond, outfall, drainage swale and connecting the drainage swale to receiving Tributary 0-1.

MAP LOCATION: Richview 19 Holdings and Raki Holdings Inc.



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:

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Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the final construction of a permanent stormwater management pond (Pond B1) associated with the draft approved plans of subdivision 19T-03006 (Raki Holdings Inc. (South)) and 19T-12013 (Richview 19 Holdings Inc.). TRCA issued permits for the construction of the temporary stormwater management pond works (C-171085) in October 2017. The location of the temporary pond is in the same general location as the proposed permanent Pond B1 subject to this permit application. The subject property is located east 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 proposed works include establishing the final grades for stormwater management pond (Pond B1) to service a portion of the approved draft plan of subdivision, and other draft plans to the north and east. The design of the permanent stormwater management pond was established based on the prescribed limits of development through the North Leslie Secondary Plan, the approved MESP, the Environmental Impact Study (EIS), the Environmental Management Plan (EMP), and the Functional Servicing and Stormwater Management reports. The works include a stormwater management pond to settle out sediments prior to discharging to an outfall and a naturalized drainage swale. The drainage swale is designed to provide a treatment train approach for improved water quality enhancements and infiltration opportunities in accordance with the feature based water balance requirements for Wetland 19, while mitigating downstream erosion by dissipating flows from the pond to the southern end of Wetland 19 to the confluence of Tributary 0-1. To further accommodate TRCA's requirements, the Town and owner agreed to construct the maintenance access road with a granular crushed limestone to facilitate additional infiltration opportunities. The final design is consistent with the principles of the approved MESP and a comprehensive monitoring plan and adaptive management plan has been completed to TRCA's satisfaction. Staff have further reviewed the details associated with the outlet structure and drainage swale prior to discharging to Tributary 0-1. Staff are satisfied with the overall level of design, the proposed sediment and erosion controls, the treatment of flows from the pond to the drainage swale, opportunities the swale provides for enhanced water treatment and infiltration, and the dissipation of the stormwater discharge prior to reaching Tributary 0-1.

An extensive restoration and enhancement planting plan has been submitted for the pond and the drainage swale, and the funds have been secured through the subdivision agreement associated with the draft plan of subdivision. The Town of Richmond Hill Geotechnical Peer Reviewer has provided his review, approval and sign off with respect to geotechnical issues associated with the high groundwater conditions from the underlying Oak Ridges Aquifer Complex and safe excavation depth associated with the base of the pond. Furthermore, TRCA staff have reviewed and approved the Environmental Management Plan, and as such, have no concerns related to flooding, ecology, or geotechnical issues associated with the proposed works.

Control of Flooding:

The proposed works are on tableland, located outside of the Regional Storm Floodplain. Stormwater Management Pond B1 spans across draft plan of subdivision 19T-03006 (Raki) and 19T-12013 (Richview 19). As such, TRCA staff do not anticipate any adverse impacts to the storage and/or conveyance of floodwaters associated with this proposal.

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Pollution:

Appropriate sediment and erosion control measures are currently installed as part of the original permit for the temporary storm ponds and will be updated and maintained for the construction of the permanent pond, outfall and drainage swale for all phases of construction. In addition, a comprehensive monitoring plan has been approved for the ongoing monitoring of the sensitive natural heritage features (Woodlot 6 and Wetland 19 (PSW)) and the receiving watercourse (Tributary 0-1).

Dynamic Beaches:

Not applicable

Erosion:

The side slopes of the pond will be constructed at a maximum 3:1 incline. As such, there are no geotechnical and/or slope stability concerns associated with this application.

Conservation of Land:

All graded areas are to be isolated from the natural heritage system (Woodlot 6, Wetland 19 and Tributary 0-1) with sediment and erosion control structures, which have been designed to the satisfaction of the TRCA. No significant vegetation will be removed as a result of construction of the permanent pond. Furthermore, the outfall is designed to outlet to a constructed naturalized drainage swale which runs parallel to the established buffer limits to the PSW. The swale providing water contributions to the wetland as part of the feature based water balance recommendations prior to discharging to the surface conveyance route of Tributary 0-1, located at the southern end of Wetland 19. The confluence of the swale and Tributary 0-1 will be field fit.

Plantings

No significant vegetation will be removed as a result of construction. However, disturbed areas will be restored and stabilized using a TRCA approved seed mix. Furthermore, a comprehensive native, non-invasive enhancement planting plan is proposed to be implemented within the environmental buffers, and all disturbed areas of the proposed outlet structure, consistent with TRCA's planting guidelines.

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: 57807 - Application #: 0489/17/RH

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