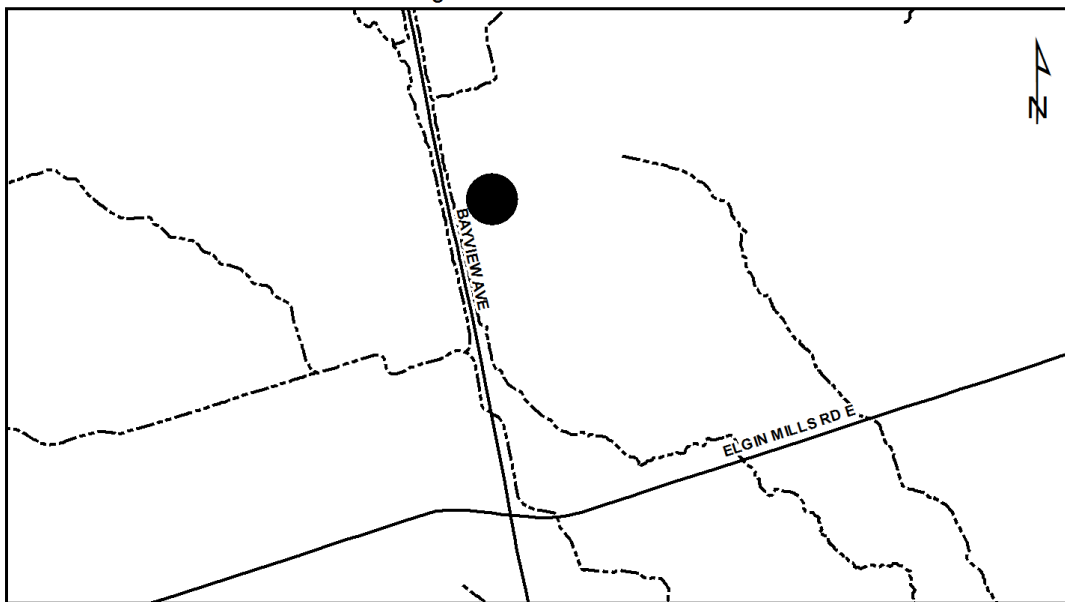


TOWN OF RICHMOND HILL

11.25 RICHVIEW 19 HOLDINGS INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 28, 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.. 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 A2) within a draft approved plan of subdivision within the North Leslie Secondary Plan area (Bayview Avenue, north of Elgin Mills). The works include amending the existing sediment and erosion control measures and facilitating the construction a permanent stormwater management pond and outlet which discharges to realigned Tributary 3-M.

MAP LOCATION: Richview 19 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 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 A2) associated with the draft approved plan of subdivision 19T-12013 (Richview 19 Holdings Inc.). TRCA issued permits for the construction of the temporary stormwater management pond works (C-171087) in October 2017. The location of the temporary pond is in the same location as the permanent pond 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 includes establishing the final grades for stormwater management pond A2 to service a portion of the approved draft plan of subdivision and other draft plans to the north. The pond is to treat stormwater prior to discharging to the adjacent natural heritage feature (Tributary 3-M) which was reconstructed by the Region of York (TRCA CFN 53912). Through the design of the permanent stormwater management pond, it was determined that minor grading encroachments were required to establish a stable slope. As such, a minor encroachment to the buffer was permitted to accommodate the maintenance access road to provide access to service the future pond. To accommodate TRCA's requirements, the Town and the owner agreed to construct the access road with a granular crushed limestone to facilitate infiltration. 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 the cooling trench prior to discharging to Tributary 3-M. Staff are satisfied with the overall design, level of sediment and erosion controls, and the dissipation of the discharge to Tributary 3-M.

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. 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 levels 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 just outside of the Regional Storm Floodplain. Stormwater management pond A2 spans across draft plan of subdivision 19T-12013 (Richview 19 Holdings Inc.) however a portion of the outfall and infiltration swale/cooling trench is located within the Regulatory Floodplain associated with realigned Tributary 3-M. Based on the proposal, TRCA staff do not anticipate any adverse impacts to the storage and/or conveyance of floodwaters.

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 and outfall and for all phases of construction. In addition, a comprehensive monitoring plan has been approved for the ongoing monitoring of the sensitive natural heritage features and the realigned Tributary 3-M.

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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 (Tributary 3-M) with sediment and erosion control structures, which have been designed to the satisfaction of the TRCA. No significant vegetation was removed as a result of construction of the temporary sediment pond, which is in the same location. Furthermore, the outfall is constructed to outlet to a swale/cooling trench prior to discharge to surface conveyance to Tributary 3-M, of which, the connection to the tributary will be fitted in the field.

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: 57808 - Application #: 0487/17/RH

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Date: June 6, 2018