

From: Tom Keefe
To: Francine Adamo
CC: Neil Cresswell
Date: 2010-03-07 4:05 pm
Subject: Fw: Downsview Secondary Plan - TRCA Comments for Community Council Meeting
Attachments: FW: Downsview Secondary Plan - TRCA Comments for Community Council Meeting

Please see attached.

From: "Tony Genco" <tgenco@downsviewpark.ca>
To: <cresswel@toronto.ca>, "Tom Keefe" <tkeefe@toronto.ca>
Date: 2010-03-07 12:10 pm
Subject: FW: Downsview Secondary Plan - TRCA Comments for Community Council Meeting
Attachments: TRCA Letter to Hill March 5 2010.pdf

Hello

Will this be formally tabled before Community Council?

t

Tony Genco
President and CEO
Président et premier dirigeant

PARC DOWNSVIEW PARK INC.
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From: Steve Heuchert [mailto:SHeuchert@trca.on.ca]
Sent: Friday, March 05, 2010 6:05 PM
To: Sharon Hill
Cc: Tony Genco; councillor_augimeri@toronto.ca; councillor_moeser@toronto.ca;
councillor_perruzza@toronto.ca; councillor_hall@toronto.ca; councillor_moscoe@toronto.ca;
dbravo@toronto.ca; Jane Weninger
Subject: Re: Downsview Secondary Plan - TRCA Comments for Community Council Meeting

Sharon

Please see attached TRCA comments for next week's meeting. Please call if any questions. Thank you.


Steven H. Heuchert, MCIP, RPP, MRTPI
Manager, Development Planning and Regulation
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Toronto and Region Conservation
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Thank you."

 **TORONTO AND REGION**
Conservation
for The Living City

March 5, 2010

CFN 41267

BY MAIL AND EMAIL

Sharon Hill
City Planning
North York Civic Centre
4100 Yonge Street
Toronto, ON M2N 5V7

Dear Ms. Hill:

**Re: Downsview Secondary Plan Update
City of Toronto (North York Community Council)**

Thank you for the opportunity to participate in the development of the Downsview Secondary Plan Update. We appreciate that City of Toronto and Parc Downsview Park Inc (PDP) have made efforts towards setting the 21st century standard for excellence in sustainable development in the Secondary Plan area.

At Authority Meeting #10/08, of Toronto and Region Conservation Authority (TRCA), held on January 9, 2009, Resolution #A287/08, in regard to Parc Downsview Park Secondary Plan Review and Watershed Management Initiatives was approved as follows:

THAT Parc Downsview Park (PDP) be commended for its initiatives to improve the water quality and quantity controls in the Black Creek sub watershed;

THAT PDP be requested to contribute toward funding to Toronto and Region Conservation Authority's (TRCA) West Nile virus monitoring program for the purposes of monitoring the proposed stormwater management ponds and proposed lake;

AND FURTHER THAT PDP and the City of Toronto be requested to include the following objective in the Downsview Secondary Plan Update: "Protect, restore, enhance and expand the form, features and functions of the natural heritage system as well as advance environmental stewardship and sustainable site and building design in the Secondary Plan study area."

Since then, TRCA staff has participated in the review and endorsement of the design of the stormwater facilities currently under construction in the Park. These facilities will serve to enhance the water quality and quantity treatment of stormwater from the Park and the proposed Stanley Greene neighbourhood. In addition, we have provided you with the flora, fauna and ELC data we have for the study area, and attended site visits at the woodlot in the proposed William Baker neighbourhood and the tributary of Black Creek into which the above referenced stormwater facilities will ultimately discharge.

We have reviewed the draft Secondary Plan Update and the Servicing Report provided to us on February 16, 2010, and offer the following for consideration at the March 9, 2010 Community Council meeting.

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Member of Conservation Ontario

5 Shoreham Drive, Downsview, Ontario M3N 1S4 (416) 661-6600 FAX 661-6898 www.trca.on.ca



Secondary Plan Policies

A. Section 3.7. Natural Heritage

We appreciate that Policy 3.7.1 requires the protection, restoration and enhancement of existing natural heritage features, the expansion of the natural heritage system on the Parc Downsview Park Inc. lands, and green linkages to the valley corridors outside of the Secondary Plan study area. We are pleased to see that the woodlot in the William Baker neighbourhood will be protected and integrated with local parkland. We recommend, however, that the policies go one step further and recognize that the valley corridors outside of the Secondary Plan area are significantly impacted by existing development, and could be enhanced through additional riparian and terrestrial natural cover and erosion control works as the Secondary Plan area builds out. We suggest that the following be added to Section 3.7.1(a):

protecting, restoring and enhancing natural heritage features and functions within the Secondary Plan area and receiving valley systems adjacent to the Secondary Plan area.

B. Section 3.8. Environmental Stewardship and Sustainable Design

We recognize that the details of the sustainability efforts will be determined at the District Plan stage and we support the City's efforts to ensure that future development will be *encouraged* to meet Tier 2 of the Toronto Green Standard. However, we encourage the City to consider making the Tier 2 standard mandatory.

C. Section 3.9. Municipal Servicing

We have reviewed the Servicing Report, prepared by AECOM, dated February 2010, received on February 16, 2010, and offer the following comments on the Stormwater Management section:

1. TRCA fully support the innovative measures proposed as part of the stormwater management system for the Downsview Secondary Plan area. However, typically, servicing reports provide additional detail confirming that the type, number and sizing of measures proposed are capable of meeting the relevant stormwater management criteria. Assuming that these details will be forthcoming in future Functional Servicing Report and Stormwater Management Report submissions in support of the District Plans, we recommend that the stormwater management system satisfy the following criteria:ok
 - a. A hierarchy of source, conveyance, and end-of-pipe controls will be applied, rather than simply stormwater management ponds and wetlands at site outlets.
 - b. The City of Toronto's Wet Weather Flow Guidelines will be satisfied, including control of post-development runoff volume to pre-development levels or the 50% criterion, whichever is more stringent. All runoff from a 5 mm event (taken to mean 5 mm of runoff from all impervious areas within the subject area) will be retained and prevented from being discharged to surface waters through infiltration, evapotranspiration, or reuse. This appears to be covered generally in Policy 3.9.4 of the Secondary Plan Update.
 - c. Water quality treatment will be provided to a minimum removal of 80% TSS on a total annual loading basis. We assumed that AECOM is aware that both

the City of Toronto and the TRCA will allow maximum credit of 50% removal for Oil/Grit separators, and therefore these measures cannot be used in isolation as water quality treatment.

- d. Water quantity control will be provided such that maximum peak discharge rates from the subject lands to each watercourse will satisfy TRCA unit flow criteria for the Humber River and Don River watersheds.

Please confirm if there are any discrepancies between TRCA's understanding as documented above and the approach proposed by the City of Toronto and PDP.

2. Page 38 states that permeable pavements may not be appropriate for the Secondary Plan area given local soils. It is the TRCA experience through extensive testing that permeable pavements are applicable to nearly every soil condition. We recommend that TRCA be contacted to discuss options for future innovative stormwater management measures in the Downsview Secondary Plan area. The TRCA, through its Sustainable Technologies Program has compiled a great deal of information and has tested many of these measures in nearby areas. Please see www.sustainabletechnologies.ca. We would be pleased to contribute this knowledge to the development of a functional and innovative stormwater management strategy for the Downsview Secondary Plan area at the District Plan level.

3. We encourage PDP to participate in a monitoring program to determine the long term effectiveness and maintenance costs of innovative stormwater management measures. As such, we recommend that a new policy be added to the Secondary Plan, as follows:

3.9.7. *The preparation of long term adaptive management monitoring programs of innovative storm water management measures shall be undertaken in conjunction with the City of Toronto and TRCA to:*

- (a) *Determine the effectiveness of the water quality treatment of the stormwater management facilities;*
(b) *Ensure the appropriate containment of the west Nile virus.*

We trust this is of assistance. Please feel free to contact me if you have any questions.

Sincerely,

Steven Heuchert, MCIP, RPP, MRTPI
Manager, Development Planning and Regulation
Planning and Development
Extension 5311

cc. Councillor Maria Augimeri
Councillor Suzan Hall
Councillor Ron Moeser
Councillor Howard Moscoe
Councillor Anthony Perruzza
Tony Genco, PDP