Ontario

Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8865-BXX2HT
Issue Date: February 26, 2021

EllisDon Corporation
1004 Middlegate Rd, No. 1000
Mississauga, Ontario
L4Y 1S2

Site Location: West Park Healthcare Centre Development
82 Buttonwood Avenue
Etobicoke, York District
City of Toronto

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

the establishment of wastewater and stormwater infrastructure and stormwater management Works to service the West Park Healthcare Centre Development located in the City of Toronto, for the collection, transmission, treatment and disposal of stormwater runoff from a total catchment area of 11.5 hectares, to provide Enhanced Level water quality protection and erosion control,consisting of the following:

- **sanitary sewers** on Campus Road A, Campus Road B, Main Entrance Driveway, the Patient Transfer Driveway, and within the West Lawn,
  - a total length of 303.6 m, discharging to existing combined sewer, located on Buttonwood Avenue;
  - a total length of 244.9 m, discharging to existing sanitary sewer on Emmett Avenue;

- **storm sewers** on Campus Road A, Campus Road B, Main Entrance Driveway, the Patient Transfer Driveway, and within the West Lawn, a total length of 638.1 m discharging to the existing sewer at the intersection of Campus Road A and Emmett Avenue;

- **subsurface infiltration trench (catchment area 1.337 hectares):** Etobicoke Exfiltration type infiltration galleries (Etobicoke Exfiltration Galleries), each consisting of two perforated 200-mm-diameter HDPE pipes, having a 0.45 m horizontal separation, installed within a 2- to 3-m-wide and 1- to 2-m-deep diameter clear stone trench, 0.65 m above the trench bottom and 0.575 m from the trench side, with minimum 1 m length of pipe from face of manhole structure to be solid and the remaining to be perforated with 12-mm-diameter perforation and four rows of five perforations per metre, with the trench to be lined with filter fabric Terrafix 270R or equivalent and overlapped by 0.5 m, designed to capture and infiltrate runoff generated in excess of a 5-year storm

event, with a design infiltration rate of 200 mm/hr and located:

- On the southwest side of the Main Building, along Campus Road A (E9), having a length of 8.6 m and a base area of 17.4 m², providing a maximum allowable storage depth of 1 m, width of 2 m and a maximum available storage volume of 7 m³, to service a 0.205 ha drainage area and any overflow from a bioswale at the toe of the slope on the eastern side of Campus Road A (B3), with overflow flowing to another Etobicoke Exfiltration gallery (E10);

- Along Campus Road A (E10), having a length of 46.9 m and a base area of 93.8 m², providing a maximum allowable storage depth of 1 m, width of 2 m and a maximum available storage volume of 39 m³, to service a 0.080 ha drainage area and any overflow from E9, with overflow draining to the existing Emmett Avenue storm sewer;

- In the West Lawn (E11), having a length of 63.0 m and a base area of 126.0 m², providing a maximum allowable storage depth of 2 m, width of 2 m, and a maximum available storage volume of 103 m³, to service overflow from the galleries described below (E12-E15) and an underground landscape irrigation cistern (C1), with overflow discharging to B3;

- On the southwestern side of the Main Building (E12), having a length of 32.4 m and a base area of 97.2 m², providing a maximum allowable storage depth of 2 m, width of 3 m, and a maximum available storage volume of 79 m³, to service a 0.636 ha drainage area. Runoff in excess of E12's capture capacity will drain into a downstream Etobicoke Exfiltration gallery (E13);

- Downstream of E12, (E13), having a length of 34.7 m and a base area of 69.4 m², providing a maximum allowable storage depth of 2 m, width of 2 m, and a maximum available storage volume of 57 m³, to service any overflow from E12. Runoff in excess of E13's capture capacity will drain into a downstream Etobicoke Exfiltration gallery (E14)

- Downstream of E13 (E14), having a length of 7.4 m and a base area of 18.5 m², providing a maximum allowable storage depth of 2 m, width of 2.5 m, and a maximum available storage volume of 15m³, to service a 0.123 ha drainage area and any overflow from E13. Runoff in excess of E14's capture capacity will drain to B3 or the Etobicoke Exfiltration gallery in the West Lawn (E11);

- On the southwestern side of the Main Building (E15), having a length of 23.3 m and a base area of 52.4 m², providing a maximum allowable storage depth of 2 m, width of 2.25 m, and a maximum available storage volume of 43 m³, to service a 0.293 ha drainage area and any overflow from the tank beneath Campus Road B (RoadB) and the Main Entrance Driveway storm sewer network. Runoff in excess of E15's capture capacity will drain to B3 or E11;

- **underground storage tank:** a single underground row of 52 Triton S-29 chambers, surrounded by stone contained in a geotextile membrane, and located beneath Campus Road B (RoadB), having a footprint area of a footprint area of 313 m², providing a total storage volume of 264 m³, with design infiltration rate of 149 mm/hr, to service overflow from a bioswale located in the northern parking lot (B1), runoff in excess of B1's capture capacity draining to E15.

- **bioswales (catchment area 2.874 hectares),** each consisting of three layers (underground, transition, and surface), designed to capture the 5-year storm event below-grade and the 100-year event storm using surface storage, and located:

    - In the northern parking lot (B1), with an underground layer of Brentwood StormTank Modules (arranged in a footprint area of 299 m^2, with a height of 1.8 m, and providing 312 m^3 of storage), a "transition" layer above the Brentwood StormTank layer (with a footprint area of 78 m^2, a depth of 1.5 m, consisting of clear stone, river-stone, and pea gravel at 40% porosity providing an additional 47 m^3 of sub-surface storage), a surface storage layer (consisting of a 13 m^2 bottom area, 0.70 m depth, 4:1 (h:v) side slopes, 421 m^2 top area, providing 162 m^3 of surface storage ponding). B1 provides a sub-surface storage volume of 359 m^3 and a total storage volume of 521 m^3, with a design infiltration rate of 149 mm/hr, to service a 0.909 ha drainage area, with runoff in excess of the capture capacity draining to the Campus Road B storm sewer network and an underground tank (RoadB);

    - At the southwestern edge of the landscaped West Lawn area at the crest of the slope (B2), having an underground layer of Brentwood StormTank Modules (arranged in a footprint area of 253 m^2, with a height of 2.74 m, and providing 430 m^3 of storage), a "transition" layer above the StormTank (with a footprint area of 254 m^2, a depth of 0.90 m, consisting of clear stone, river-stone, and pea gravel at 40% porosity providing an additional 91 m^3 of sub-surface storage), a surface storage layer (consisting of two pods that will pond, a 387 m^2 bottom area, 0.55 m depth, 3:1 (h:v) side slopes, and a 901 m^2 top area, providing 356 m^3 of surface storage ponding). B2 provides a sub-surface storage volume of 521 m^3 and a total storage volume of 877 m^3, with design infiltration rate of 200 mm/hr, to service a 1.329 ha drainage area, with runoff in excess of the capture capacity draining to Bioswale B3;

    - At the toe of the slope on the eastern side of Campus Road A (B3), having an underground layer of Brentwood StormTank Modules (in a footprint area that is 357 m^2, with a height of 2.74 m and providing a storage volume of 671 m^3), a "transition" layer above the StormTank layer (with a height of 0.70 m in a footprint area of 302 m^2, consisting of clear stone, river-stone, and pea gravel at 40% porosity providing an additional 85 m^3 of sub-surface storage), a surface storage layer (consisting of a depressed graded area with 3:1 (h:v) side slopes, a 256 m^2 bottom area, a 1,066 m^2 top footprint area, and a depth of 1.5 m providing 956 m^3 of surface storage), and providing a sub-surface storage volume of 755m^3 and a total storage volume of 1712 m^3, with design infiltration rate of 200 mm/hr, to service a 0.636 ha drainage area including runoff from the storm sewer network in the northwestern part of the campus, any overflow from the West Lawn infiltration measues (E11, B2). Runoff in excess of B3's capture capacity (greater than the 100-year storm event) will drain to the storm sewer in Campus Road A to E9 and E10; and

- **Catchbasin shields:** CB Shields within upstream catchbasins of stormwater management facilities providing pre-treatment;

including temporary erosion/sedimentation control measures during construction and all other controls and

appurtenances essential for the proper operation of the aforementioned Works; all in accordance with the submitted application and supporting documents listed in Schedule "A" forming part of this Approval.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire document and any schedules attached to it, and the application;

2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

3. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;

4. "EPA" means the *Environmental Protection Act,* R.S.O. 1990, c.E.19, as amended;

5. "Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

6. "Owner" means EllisDon Corporation, and includes their successors and assignees;

7. "OWRA" means the *Ontario Water Resources Act,* R.S.O. 1990, c. O.40, as amended;

8. "Works" means the sewage Works described in the Owner's application, and this Approval.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

2. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.

3. Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.

4. Where there is a conflict between the documents listed in Schedule A and the application, the application shall take precedence unless it is clear that the purpose of the document was to

amend the application.

5. The conditions of this Approval are severable. If any condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.

2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:

    a. change of Owner;

    b. change of address of the Owner;

    c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act,* R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or

    d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act,* R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.

3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.

4. OPERATION AND MAINTENANCE

1. If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.

2. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety or health hazard to the general public.

3. The Owner shall undertake an inspection of the condition of the Works, at least twice a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.

4. The Owner shall construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.

5. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Owner's administrative office for inspection by the Ministry. The logbook shall include the following:

    a. the name of the Works; and

    b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works.

6. The Owner shall prepare an operations manual prior to the commencement of operation of the Works that includes, but is not necessarily limited to, the following information:

    a. operating and maintenance procedures for routine operation of the Works;

    b. inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary;

    c. repair and maintenance programs, including the frequency of repair and maintenance for the Works;

    d. contingency plans and procedures for dealing with potential spills and any other abnormal situations and for notifying the District Manager; and

e. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

7. The Owner shall maintain the operations manual current and retain a copy at the Owner's administrative office for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every two (2) weeks and after each significant storm event (a significant storm event is defined as a minimum of 25 millimetres of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.

2. The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. REPORTING

1. One (1) week prior to the start-up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.

2. The Owner shall, upon request, make all reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

3. The Owner shall prepare a performance report within ninety (90) days following the end of the period being reported upon, and submit the report(s) to the District Manager when requested. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be prepared to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

   a. a description of any operating problems encountered and corrective actions taken;

   b. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;

   c. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

d. a summary of all spill or abnormal discharge events; and

e. any other information the District Manager requires from time to time.

7. RECORD KEEPING

1. The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation, maintenance and monitoring activities required by this Approval.

Schedule A

1. Application for Environmental Compliance Approval, dated July 16, 2020 and received on July 24, 2020 from WalterFedy;
2. Engineering Drawings, stamped and dated on June 26, 2020, prepared by WalterFedy;
3. Stormwater Management Report titled "Servicing and Stormwater Management Report" dated June 26, 2019 prepared by WalterFedy;
4. Pipe date form prepared by WalterFedy; and
5. Emails from Brian Verspagen, P.Eng., dated January 13, January 21, February 9 and February 23, 2021.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.

3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.

4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.

5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.

6. Condition 6 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

7. Condition 7 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;

3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at https://ero.ontario.ca/ , you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 26th day of February, 2021

A. Ahmed

Aziz Ahmed, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

SF/

c: District Manager, MECP Toronto District Office
Brian Verspagen, P.Eng., WalterFedy