



Nottawasaga Valley
Conservation Authority

November 29, 2021

SENT BY EMAIL

Town of Collingwood
55 Ste. Marie Street, Unit 302
Collingwood, Ontario L9Y 0W6

Attn: Mr. Mark Bryan, MCIP, RPP
Senior Planner
mbryan@collingwood.ca

Dear Mr. Bryan,

**RE: Second Submission Comments for "Collingwood Harbour House"
Applications for Site Plan Control and Zoning By-law Amendment
Town File Nos. D111320 and D14320
31 Huron Street
NVCA ID #16817**

Nottawasaga Valley Conservation Authority [NVCA] staff has applications for Site plan Control and Zoning By-law Amendment to facilitate the construction of a proposed Six-Storey commercial-residential multiuse building. The building will contain 1056 square metres of ground floor commercial space adjacent to Huron Street as well as 130 residential condominium apartment units on floors 2 to 6 with surface parking, landscaped areas and two levels of underground parking.

NVCA staff have received and reviewed the following documents submitted with this application:

- C.F. Crozier and Associates 'Engineering Servicing and Stormwater Management Implementation Report for 31 Huron Street (Streetcar). Harbour House Development' dated August 2021. Including Signed and Sealed August 12, 2021 Drawing C101: General Site Servicing Plan; Drawing C102: Site Grading Plan; Drawing C103: Construction Notes and Details.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town and with advisory comments related to policy applicability and to assist with implementation of the Lake Simcoe Protection Plan under the Clean Water Act.

Ontario Regulation 172/06

1. The subject lands are partially regulated due to it being within 120 metres of an unevaluated wetland feature pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and

Watercourses Regulation. A permit or clearance letter is required from NVCA prior to construction or grading on regulated portions of this property.

Natural Hazard - Regulatory Comments

2. NVCA staff has no natural hazard concerns with the proposed development.

Natural Heritage - Advisory Comments

3. NVCA staff has no natural heritage concerns with the proposed development.

Additional Advisory Comments

Stormwater Management:

4. Updated Site grades provided on Drawing C102 indicate that grades associated with the entrance ramp to the underground parking garage are now expected to be above the floodproofing elevation of 178.3 m. As applicable, document and support the assessment from a qualified professional such as a structural and geotechnical engineer confirming the underground parking structure can withstand hydrostatic pressures from sustained Lake levels of 178 m. As well, a contingency plan for pump failure associated with impacts on the underground parking structure was not noted. Please update submission as applicable.
5. Section 5.5 Stormwater Quality Control, Page 3 – The report text says the development incorporates "measures" to meet the enhanced quality protection but discusses the use of one Stormceptor STC 6000. Please document the supporting information on measure(s) proposed to meet enhanced quality as the report only discusses the use of one Stormceptor STC 6000. Please include reference to pre-treatment measures where possible.
6. Section 5.5 Stormwater Quality Control, Page 3 – Please reference the expected TSS % removal from the Stormceptor STC 6000 in support of the targeted "enhanced protection" for the Site. Please provide a reference to this information as previously requested.
7. Section 5.5 Stormwater Quality Control, Page 3 - Please discuss and provide a pre- and post-development phosphorous loading calculations. A reference guide is available on the NVCA website at: <http://www.nvca.on.ca/Shared%20Documents/NVCA%20Phosphorus%20Loading%20Tool%20Final%20Report%202014.pdf> . Please provide a reference to this information as previously requested.
8. Section 6.0 Erosion and Sediment Control, Page 4 - Please reference the Erosion and Sediment Control Guideline for Urban Construction", December 2006. Please clarify or mention the ESC measures referenced in the "31Huron_Draft Construction Mobilization Plan" such as phasing notes and the applicable design details from the guideline. Please provide a reference to this information as previously requested.
9. Please document that an Operation and Maintenance Report will be provided at detailed design. At detailed design, please submit a stand-alone Operation and Maintenance report for the proposed SWM measures such as the OGS.

Drawing C102 Overall Site Grading Plan and Sediment and Erosion Control Plan

10. As previously requested, please provide a separate drawing for Site Grading and a separate drawing for the ESC Plan, the separate drawing C103 for ESC details is noted.

Drawing C103

11. Please confirm any proposed ESC measures in support of dewatering activities with details and phasing notes. Please expand notes on the ESC measures inspection and monitoring plan, including frequency of inspection and timing of inspections for actions such as repair and sediment removal after rainfall events.

Hydrogeology – Outstanding comments from 1st submission

12. The property is not located in an Intake Protection Zone; however it is in a highly vulnerable aquifer; characterized by the high water table on site.
13. Please advise if the detailed hydrogeological assessment report will be forthcoming which will assumedly address the below comments. It is encouraged that the retained consultancy review the Hydrogeological Assessment Submissions Conservation Authority Guidelines for Development Applications located at: https://www.nvca.on.ca/Shared%20Documents/Hydro_Assessment_Guidelines_2013.pdf for additional information.
14. Summary of groundwater levels as obtained from the monitoring wells is requested. In addition to additional water levels to capture the seasonally high water table elevation, if not already captured.
15. Please advise on how the hydraulic conductivity was calculated for the site stratigraphy.
16. Please advise on the groundwater discharge plan. Please advise if a conservative approach was considered with the discharge rate calculations, e.g. with a buffer.
17. Given the significant amount of impervious surface related to the proposed development, please advise if a salt management plan has been completed for the site/proposed development.
18. A Thornthwaite-Mather water balance for the site is encouraged to evaluate the anticipated change in runoff for the site.

Conclusion

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Supervisor, Planning Services