

## Appendix 2 Public Consultation

## **Appendix 2A**

### **Notice of Study Commencement**

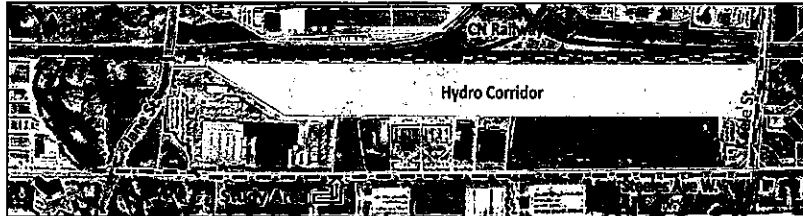


**NOTICE OF STUDY COMMENCEMENT**  
**MUNICIPAL SERVICING MASTER PLAN**  
**CLASS ENVIRONMENTAL ASSESSMENT STUDY**  
**STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN**  
**OFFICIAL PLAN AMENDMENT (OPA) 620**  
**And**  
**Ministry of Energy and Infrastructure**  
**Class Environmental Assessment (Category B)**

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process.

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KEY MAP

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**Ministry Of Energy and Infrastructure (MEI) Class Environmental Assessment**

MEI has landholdings within the study area; these landholdings are Hydro Corridor lands which are identified on the Key Map above. These lands may be considered for disposition (e.g. easements) based on the preferred solution(s) recommended in the Municipal Servicing Master Plan Class Environmental Assessment (EA) Study.

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**COMMENTS OR QUESTIONS**

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**Mr. Carlos Couto, C.E.T.**  
**City of Vaughan Project Manager**

**City of Vaughan**  
**Development/Transportation Engineering Dept.**  
**2141 Major Mackenzie Drive**  
**Vaughan, ON L6A 1T1**  
**Tel: 905-832-8585 Ext: 8736**  
**Fax: 905-832-6145**  
**Email: carlos.couto@vaughan.ca**

**Mr. Muneef Ahmad**  
**Consultant Project Manager**

**The Sernas Group Inc.**  
**c/o Lynn Collins**  
**110 Scotia Court, Unit 41**  
**Whitby, ON**  
**Tel: 950-686-6402 Ext. 312**  
**Fax: 905-432-7877**  
**Email: lcollins@sernas.com**

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**ANDREW PEARCE, Director of Development/ Transportation Engineering**  
*This notice was issued on January 31, 2010*

**From:** Lynn Collins  
**To:** Lynn Collins  
**Cc:** Couto, Carlos; Muneef Ahmad  
**Bcc:** "mimi@ldatd.on.ca"; "maz@conca.ca"; "ifcco@hotmail.com"; "jaman@northw.ca"; "mbeckford@doorsteps.ca"; "meisenstat@peach.com"; "mfooster@icassoc.org"; "levesque@yorku.ca"; "rmiller@dfrc.ca"; "cary@bccbc.com"; "sra@rogers.com"; "quansahb@lao.on.ca"; "jf-com-min@rogers.com"; "cruiz@spanishservices.org"; "sunder\_ehc@on.aibn.comemail"; "yorkpioneers@gmail.com"; "corkandco@sympatico.ca"; "cagnew@lgl.com"; "cagnew@bconnex.net"; "justusfive@sympatico.ca"; "bluebird@iqs.net"; "sandvaqnew@btinternet.com"; "frank@alaimoarchitect.com"; "joel.bagg@ontario.ca"; "ikballanbyne@yahoo.com"; "garima.banerji@ontario.ca"; "tebarber@look.ca"; "djana.birchall@vaughan.ca"; "chris@qbca.ca"; "sbove@toronto.ca"; "rm.brown@rogers.com"; "laurie.bruce@sympatico.ca"; "ruth.burk@sympatico.ca"; "alessacalle@sympatico.ca"; "acalleg@telus.net"; "s.calzavara@rogers.com"; "rcamp49022@yahoo.ca"; "lucaswell@ups.com"; "wconstable@cogeco.ca"; "rowena.copper@sympatico.ca"; "brucecorley@sympatico.ca"; "dalziel19@sympatico.ca"; "dondalziel@sympatico.ca"; "bdalziel@look.ca"; "dorothy.duncan@rogers.com"; "ddyce@creditvalleycons.com"; "news@ontarioheritageconnection.org"; "rfava@sympatico.ca"; "lisa.foucault@ontario.ca"; "edith.geduld@sympatico.ca"; "Jennifer.Glynn@marriott.com"; "palyvn2@cogeco.ca"; "jeff@visualcafe.ca"; "philgoldsmith@sympatico.ca"; "tgreenwood@jivstoronto.org"; "councillor\_hall@toronto.ca"; "cheron@yorku.ca"; "khiggs29@yahoo.ca"; "hdfdcovote@rogers.com"; "ghorvath@trca.on.ca"; "ieanne.h@sympatico.ca"; "AboutOurHeritage@AOL.com"; "michael.johnson@mcl.gov.on.ca"; "rlant@tenniscanada.com"; "rlevertv@ontariohistoricalsociety.ca"; "anan@foodshare.net"; "mmartel@yorku.ca"; "mmattson@sympatico.ca"; "mccaus@istar.ca"; "m.mcdowell@sympatico.ca"; "Miriam.mctiernan@ontario.ca"; "pmeiady@berklevpm.ca"; "jimfsud@centennialcollege.ca"; "giannimignardi@yahoo.ca"; "maplewindhill@distributed.net"; "jim.monkman@sympatico.ca"; "lisa.montini@vaughan.ca"; "aco@on.aibn.com"; "cecilia\_nin@hotmail.com"; "l.obvrne@sympatico.ca"; "rolwill@toronto.ca"; "orsini469@rogers.com"; "linburt@hughes.net"; "n.pacione@sympatico.ca"; "Angela.palermo@vaughan.ca"; "anne\_dl@yahoo.com"; "spicov@minukcorp.com"; "pennypotter@sympatico.ca"; "Neville.prowde@tel.tdsb.on.ca"; "cradewych@rogers.com"; "george.reesor@gmail.com"; "onthehillfarm@sympatico.ca"; "gino.rosati@vaughan.ca"; "msergio.mpp@liberal.ola.org"; "alan.shefman@vaughan.ca"; "smardz@rogers.com"; "lorne.smith@sympatico.ca"; "erstitt@sympatico.ca"; "jsturm@rogers.com"; "raisurendra@yahoo.com"; "ixdesign@rogers.com"; "debra.tate-sears@sympatico.ca"; "urwin618@btinternet.com"; "suew@janefinchcentre.org"; "lisaanddarryl@rogers.com"; Project Files; "colin\_agnew@hotmail.com"; "councillor\_augimeri@toronto.ca"; "dbravo@toronto.ca"; "councillor\_perruzza@toronto.ca"; "mbeato@toronto.ca"; "d.reuber@sympatico.ca"

**Subject:** NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.ic.01.02.10)  
**Date:** Monday, February 01, 2010 2:06:00 PM  
**Attachments:** Notice of Study AD Final Proof Jan 31 2010.pdf

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The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study within the Steeles Avenue Corridor from Jane to Keele Street in the City of Vaughan. The purpose of the Study is to assess what municipal servicing improvements and/ or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The study area for this project is illustrated on the attached Notice of Study Commencement.

This message is being sent to you as you have been identified by the Study Team as a stakeholder with potential interest within the Study Area. The Sernas Group Inc. has been retained by the City of Vaughan to conduct the Study. The Study Team is interested in receiving any comments that you have about the Study. Should you have any questions or comments, require further information, or wish to be added to the study mailing list, please contact either myself or Mr. Carlos Couto, the City of Vaughan Project Manager at [carlos.couto@vaughan.ca](mailto:carlos.couto@vaughan.ca).

Regards,

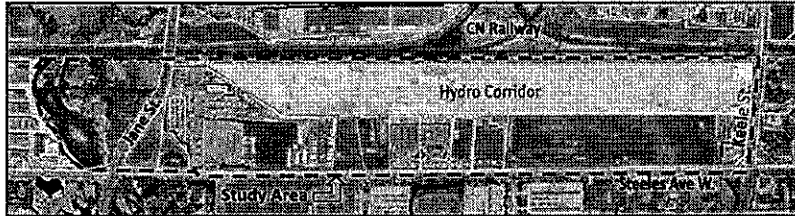
Lynn Collins, MCIP, RPP

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**STUDY AREA**

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**CONSULTATION**

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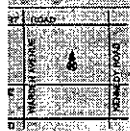
To better serve our residents, we are expanding our hours of operation to five days per week, 8:30 a.m. to 4:30 p.m.

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NOTICE OF STUDY COMMENCEMENT MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620

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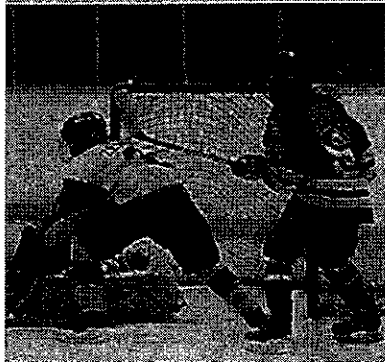


The Liberal, Sunday, Jan. 31, 2010

EW



## NORTH YORK



**RANGERS ROLL:** At top, North York Rangers' J.J. Jafine, left, is stopped on the doorstep by Don Mills Flyers' goalie Jimmy Graham with some help from teammate Michael Zeno as Zachary Plumb looks on during Pee wee AAA action last week at Victoria Village Arena. The Rangers went on to defeat Don Mills 3-0. At left, Jafine, left, and Michael Ambar celebrate a goal. Above, Flyers' Blake Brimmer grabs for the puck while being checked by Mathieu Young.

Photos/JOHN PACKMAN

## HUSKIES



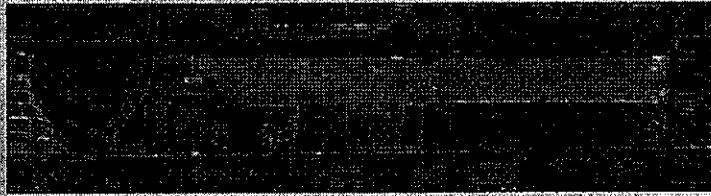
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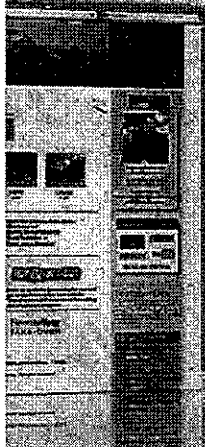
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**Vaughan**  
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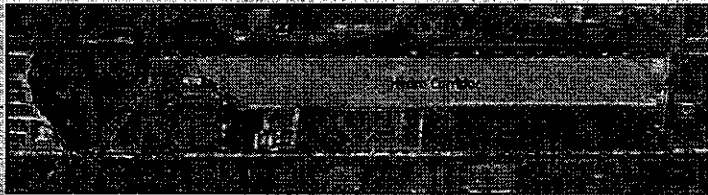
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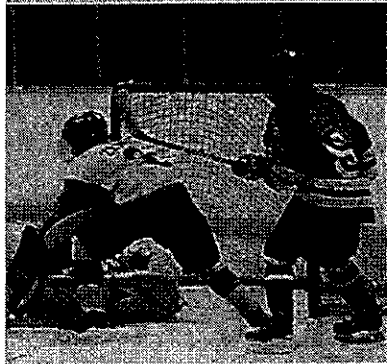
*This notice was issued on January 31, 2010*



37 Vaughan Citizen, Thursday, Feb. 4, 2010



## ORTH YORK



**RANGERS ROLL:** At top, North York Rangers' J.J. Jaffine, left, is stopped on the doorstep by Don Mills Flyers' goalie Jimmy Graham with some help from teammate Michael Zeno as Zachary Plumb looks on during Peeewe AAA action last week at Victoria Village Arena. The Rangers went on to defeat Don Mills 3-0. At left, Jaffine, left, and Michael Ambar celebrate a goal. Above, Flyers' Blake Brimmer grabs for the puck while being checked by Mathieu Young.

Photos/JOHN PACKMAN

## HUSKIES



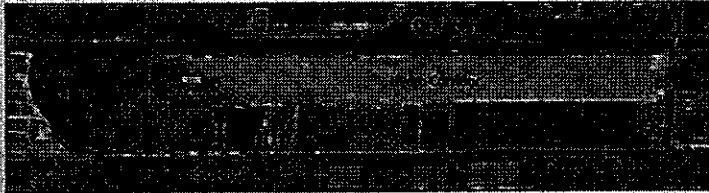
### NOTICE OF STUDY COMMENCEMENT

#### MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620 And Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process.

#### STUDY AREA

The study area is bounded by Black Creek (immediately west of Jane Street) to the west, Keele Street to the east, Steeles Avenue to the south, and the CN Railway to the north, and is presented on the Key Map below.



KEY MAP

#### MASTER PLAN CLASS EA

The City has retained The Sernas Group Inc. to complete the Master Plan Class EA Study. The Study is being conducted in accordance with the Master Plan process as outlined in the *Municipal Engineers Association Municipal Class Environmental Assessment* document (October 2000, as amended in 2007).

The Master Plan Class EA process includes public and review agency consultation, an assessment of the problem and opportunities, evaluation of alternative solutions, assessment of potential effects on the environment, and identification of reasonable measures to mitigate any adverse effects. The preferred solution(s) will be determined based on engineering requirements, environmental considerations, public input and information gathered during the study.

#### Ministry Of Energy and Infrastructure (MEI) Class Environmental Assessment

MEI has landholdings within the study area; these landholdings are Hydro Corridor lands which are identified on the Key Map above. These lands may be considered for disposition (e.g. easements) based on the preferred solution(s) recommended in the Municipal Servicing Master Plan Class Environmental Assessment (EA) Study.

Projects proposed within the Hydro Corridor will be assessed in accordance with the requirements of the Ministry of Energy and Infrastructure (MEI) Class Environmental Assessment Process for Realty (Non-Electricity Projects).

#### CONSULTATION

Opportunities to provide input to the planning and design process are provided throughout the Study. This Notice of Study Commencement is being issued to notify the public of the project and invite comment. To further facilitate public input, one Public Information Centre (PIC) has been proposed as part of the Study. The PIC will be held to present alternative servicing strategies and receive public input prior to selecting a preferred servicing strategy. Notice of the PIC will be published in early Spring, 2010 with details of the location and time. At the completion of the master planning process, a comprehensive Municipal Servicing Master Plan will be filed for public review.

#### COMMENTS OR QUESTIONS

The Study Team is interested in receiving any comments that you may have about the Study. Should you have any questions or comments, require further information, or wish to be added to the study mailing list, please contact one of the Study Team members:

**Mr. Carlos Couto, C.E.T.**  
City of Vaughan Project Manager

City of Vaughan  
Development/Transportation Engineering Dept.  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
Tel: 905-832-8585 Ext: 8736  
Fax: 905-832-6145  
Email: carlos.couto@vaughan.ca

**Mr. Muneef Ahmad**  
Consultant Project Manager

The Sernas Group Inc.  
c/o Lynn Collins  
110 Scotia Court, Unit 41  
Whitby, ON  
Tel: 950-686-6402 Ext. 248  
Fax: 905-432-7878  
Email: lcollins@sernas.com

Please note that information related to this Study will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments received will become part of the public record and may be included in Study documentation prepared for public review. Thank you for your interest in this study.

**ANDREW PEARCE, Director of Development/Transportation Engineering**  
This notice was issued on January 31, 2010

**Vaughan**  
The City Ahead Starts

**THE SERNAS GROUP INC.**

## **APPENDIX 2**

### **PUBLIC CONSULTATION**

- 2A Notice of Study Commencement**
- 2B Black Creek Pioneer Village Stakeholder Workshop**
- 2C PIC #1 (June 17, 2010)**
- 2D PIC #2 (August 17, 2010)**
- 2E PIC #3 (May 17, 2011)**



## **Appendix 2B**

### **Black Creek Pioneer Village Stakeholder Workshop**

**From:** Erica Tsang  
**To:** "[bdenney@trca.on.ca](mailto:bdenney@trca.on.ca)"; "[dedwards@trca.on.ca](mailto:dedwards@trca.on.ca)"; "[dmartindowns@trca.on.ca](mailto:dmartindowns@trca.on.ca)"; "[cwoodland@trca.on.ca](mailto:cwoodland@trca.on.ca)"; "[jdillane@trca.on.ca](mailto:jdillane@trca.on.ca)"; "[ghorvath@trca.on.ca](mailto:ghorvath@trca.on.ca)"; "[bwilliston@trca.on.ca](mailto:bwilliston@trca.on.ca)"; "[jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)"; "[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)"  
**Cc:** Lynn Collins; "[mbrent@trca.on.ca](mailto:mbrent@trca.on.ca)"; "[sdhalla@trca.on.ca](mailto:sdhalla@trca.on.ca)"; "[BKiru@TRCA.on.ca](mailto:BKiru@TRCA.on.ca)"  
**Bcc:** Project Files  
**Subject:** Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 9 Mar 10 Email Notice)  
**Date:** March 9, 2010 8:53:10 AM  
**Attachments:** 09321 NOTICE OF STAKEHOLDER WORKSHOP (Final).pdf

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Good Afternoon,

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620.

Currently within the Municipal Servicing Master Plan Study a stormwater management pond, located within Black Creek Pioneer Village (BCPV), is being considered for expansion as part of the stormwater management improvements and/or modifications. This pond is located southwest of the Schmidt Dalziel Barn.

You've been identified as having an interest in the study area and therefore invited to the workshop. On behalf of Lynn Collins, please refer to the attached invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop.

If you have any further questions, please feel free to contact the undersigned or those listed on the invitation.

Sincerely,

**Erica Tsang, M.E.S., B.E.S.**  
**Environmental Project Technician**  
**SRM ASSOCIATES**

(A member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41  
Whitby, ON L1N 8Y7  
Phone: 905.686.6402 ext. 224  
Fax: 905.432.7877  
[www.sernasgroup.com](http://www.sernasgroup.com)  
[etsang@srmassociates.org](mailto:etsang@srmassociates.org)

## INVITATION FOR THE BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY STAKEHOLDER WORKSHOP

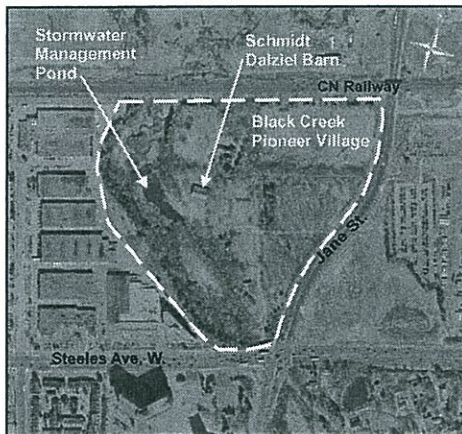
MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY  
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN  
OFFICIAL PLAN AMENDMENT (OPA) 620

And

Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)

### THE STUDY

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process. This study is being conducted in accordance with the Master Plan process as outlined in the *Municipal Engineers Association Municipal Class Environmental Assessment* document (October 2000, as amended in 2007).



### BACKGROUND

Currently within the Municipal Servicing Master Plan Study a stormwater management pond, located within Black Creek Pioneer Village (BCPV), is being considered for expansion as part of the stormwater management improvements and/or modifications. This pond is located southwest of the Schmidt Dalziel Barn.

### INVITATION

During the initial stages of this project a number of stakeholders were identified as having specific interest in the BCPV site. The study team is seeking input and is inviting you to attend the workshop listed below.

**Date:** March 24, 2010  
**Time:** 7:00 p.m. – 9:00 p.m.  
**Location:** Visitors' Centre, Victoria Room  
Black Creek Pioneer Village  
1000 Murray Ross Parkway  
Toronto, Ontario M3J 2P3

**RSVP:** Please RSVP by March 17 to Lynn Collins

### THE PROCESS

A brief presentation will commence at 7:30 p.m. after which City staff, TRCA staff and the consultant will be available to answer questions and receive your comments. This workshop is designed to involve stakeholders interested in or concerned about the project. The input received during this workshop will be considered in the evaluation of the alternative solution(s). The preferred solution(s) to be presented in the Municipal Servicing Master Plan Class Environmental Assessment Study are determined based on engineering requirements, environmental considerations, public input and information gathered during the study.

### COMMENTS

Should you have any questions, comments or require further information, please contact one of the study team members:

**Mr. Carlos Couto, C.E.T.**  
City of Vaughan Project Manager  
City of Vaughan  
Development/ Transportation Engineering Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
Tel: 905-832-8585 Ext: 8736  
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**Mr. Muneef Ahmad**  
Consultant Project Manager  
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110 Scotia Court, Unit 41, Whitby, ON  
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CC: DEdwards@trca.on.ca; MBender@trca.on.ca; SMeek@trca.on.ca;  
Black\_Creek%MTRCA@trca.on.ca; Black\_Creek\_Sales%MTRCA@trca.on.ca;  
DLove@trca.on.ca; lcollins@sernas.com  
Subject: Fw: Invitation to Black Creek Pioneer Village Stakeholder Workshop  
Date: Fri, 5 Mar 2010 16:45:21 -0500  
From: PFillion@trca.on.ca

-----

Dear Friends of Black Creek Pioneer Village

Please join us at a Stakeholders Workshop for the Black Creek Pioneer Village Stormwater Management Facility proposed for the Schmidt Dalziel property. This property is 16 hectares (40 acres) and is located at the northwest quadrant of Jane Street and Steeles Avenue, forms part of the historic Carrying Place Trail, and further is the last remaining cultural heritage landscape in the area.

Date: March 24, 2010  
Time: 7:00 p.m. - 9:00 p.m.  
Location: Black Creek Pioneer Village Visitors Centre  
Victoria Room  
1000 Murray Ross Parkway

RSVP: by March 17 to Lynn Collins, The Sernas Group Inc  
905.686.6402 ext 312  
lcollins@sernas.com

**The Study:**

The City of Vaughan is undertaking a Municipal servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water, and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620.

Background:

Currently within the Municipal Servicing Master Plan Study a stormwater management pond, located within Black Creek Pioneer Village is being considered for expansion as part of the stormwater management improvements and/or modifications. This pond is located southwest of the Schmidt Dalziel Barn.

Invitation:

During the initial stages of this project a number of stakeholders were identified as having a specific interest in the BCPV site. The study team is seeking input and is inviting you to attend the workshop.

The Process:

A brief presentation will commence at 7:30 p.m. after which City staff, TRCA staff and the consultant will be available to answer questions and receive your comments. This workshop is designed to involve stakeholders interested in or concerned about the project. The input received during this workshop will be considered in the evaluation of the alternative solution(s). The preferred solution(s) to be presented in the Municipal Servicing Master Plan Class Environmental Assessment Study are determined based on engineering requirements, environmental considerations, public input, and information gathered during the study.

For further details and contact information please refer to the attached document.

I look forward to seeing you at the meeting.

Marty Brent

General Manager

Black Creek Pioneer Village

1000 Murray Ross Parkway

Toronto, Ontario M3J 2P3

mbrent@trca.on.ca

(416) 736-1733 ext 5403 *\*\*PLEASE CONSIDER THE ENVIRONMENT WHEN DECIDING TO PRINT THIS MESSAGE\**

*Toronto and Region Conservation Authority Confidentiality Notice:*

*The information contained in this communication including any attachments may be confidential, is intended only for use of the recipient(s) named above, and may be legally privileged. If the reader of the message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication is strictly prohibited. If you have received this communication in error, please resend this communication to the sender and delete it permanently from your computer system.*

*Thank you."*



# WELCOME

TO THE OPA 620 – STEELES CORRIDOR  
BLACK CREEK STORMWATER MANAGEMENT FACILITY WORKSHOP

Time	Event
7:00 p.m.	Registration & Refreshments
7:15 p.m.	Welcome Opening Presentation
7:25 p.m.	Questions & Comments
7:40 p.m.	Refreshments Brainstorm Session
8:55 p.m.	Closing Remarks – Thank you





# WELCOME

TO THE OPA 620 – STEELES CORRIDOR  
BLACK CREEK STORMWATER MANAGEMENT FACILITY STAKEHOLDER WORKSHOP





JUNE 2006 - THE ADOPTION OF OPA 620 HAS ASSISTED THE CITY OF VAUGHAN IN THE CONSIDERATION OF DEVELOPMENT APPLICATIONS WITHIN THE 43HA STEELES AVENUE CORRIDOR BETWEEN JANE STREET AND KEELE STREET.

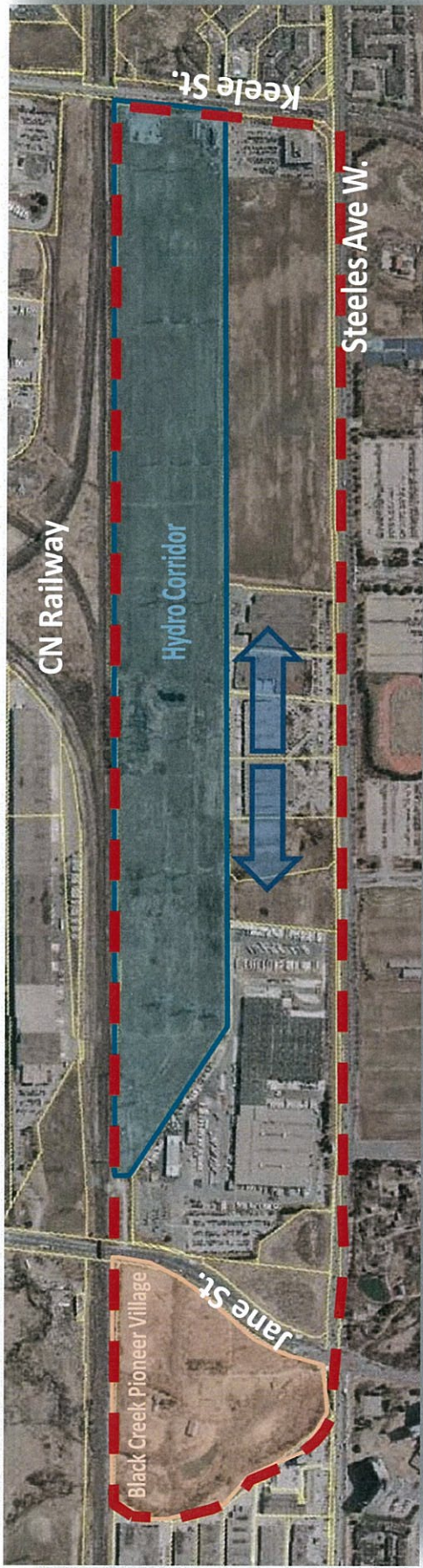


“IN ITS ULTIMATE BUILT OUT FORM, THE CORRIDOR IS ENVISIONED AS A BEAUTIFIED MIXED USE AREA HOUSING 11,000 PEOPLE AND PROVIDING JOBS FOR 4,000 EMPLOYEES.”

TO MOVE FORWARD WITH THIS VISION, A STORMWATER MANAGEMENT PLAN IS REQUIRED TO ENSURE THAT INFRASTRUCTURE IS SATISFACTORILY PLANNED FOR. THE SERNAS GROUP INC. WAS RETAINED TO PRODUCE A MASTER STORMWATER MANAGEMENT STRATEGY.



THE DRAFT REPORT OUTLINED ALTERNATIVES AND THE SELECTION OF A PREFERRED STORMWATER MANAGEMENT STRATEGY FOR THE OPA 620 CORRIDOR.



A 2-POND APPROACH WAS THE PREFERRED SCENARIO BECAUSE IT INCLUDED A SWM FACILITY ON ORC LANDS (HYDRO ONE) AND AN EXPANSION OF AN EXISTING SWM FACILITY WITHIN TRCA LANDS (BLACK CREEK) THAT INVOLVED MARGINAL ENCROACHMENT ONTO TABLELAND WHILE NOT AFFECTING ANY EXISTING STRUCTURES.

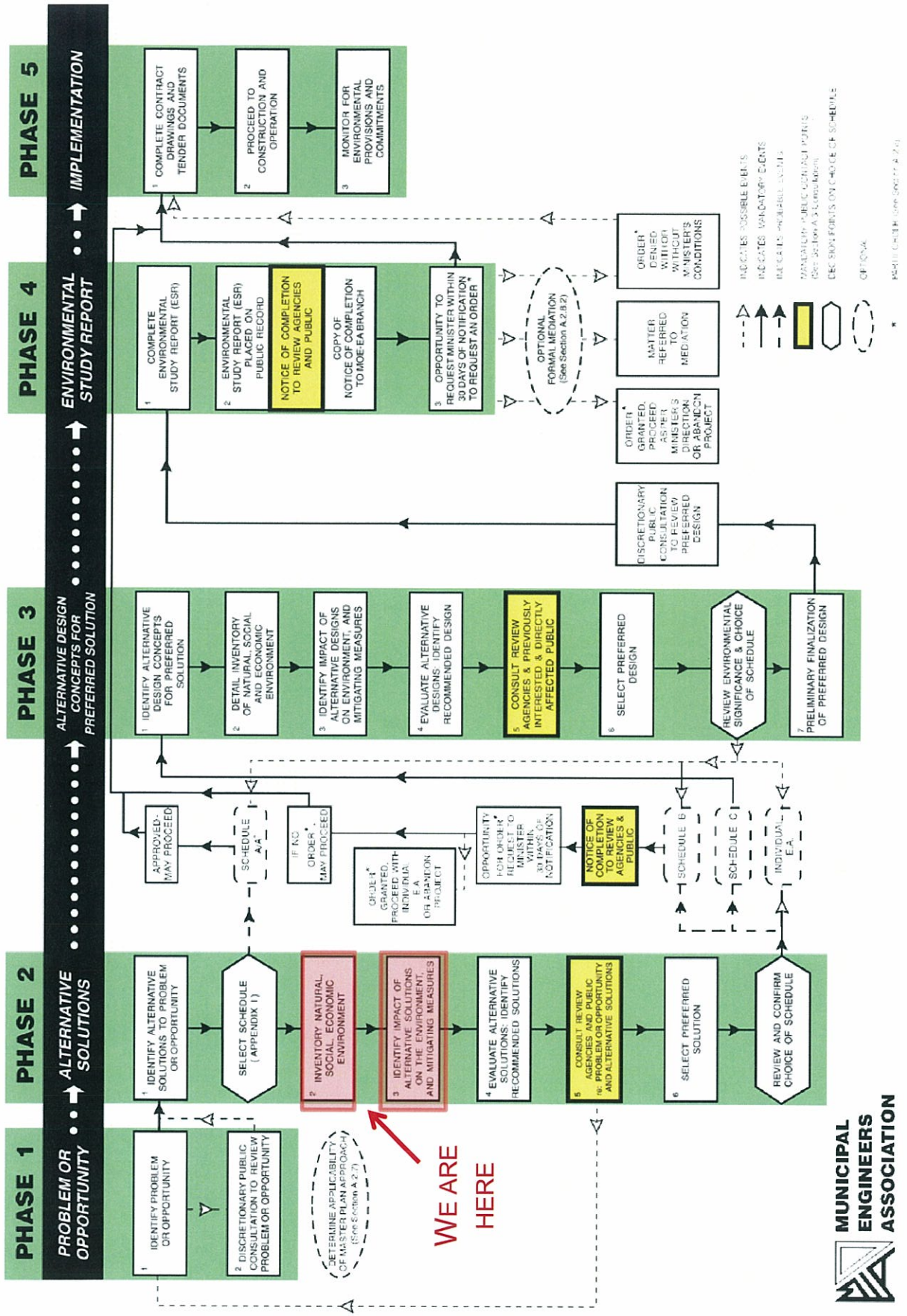


# ENVIRONMENTAL ASSESSMENT PROCESS

## EXHIBIT A.2

## MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA



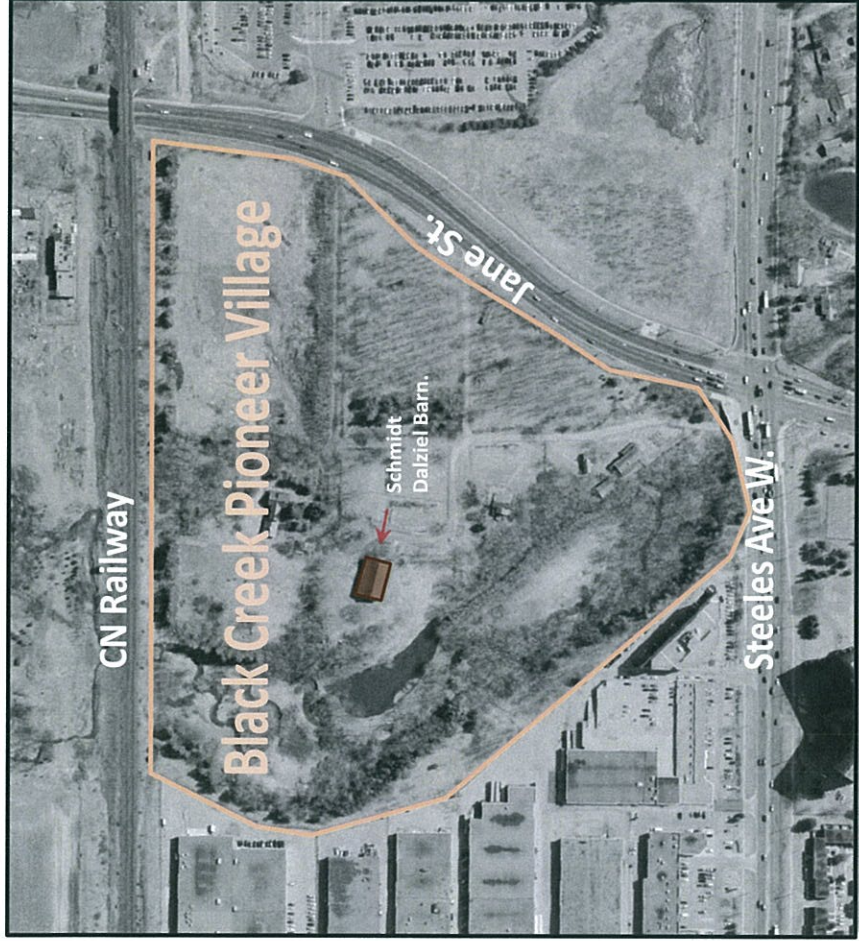
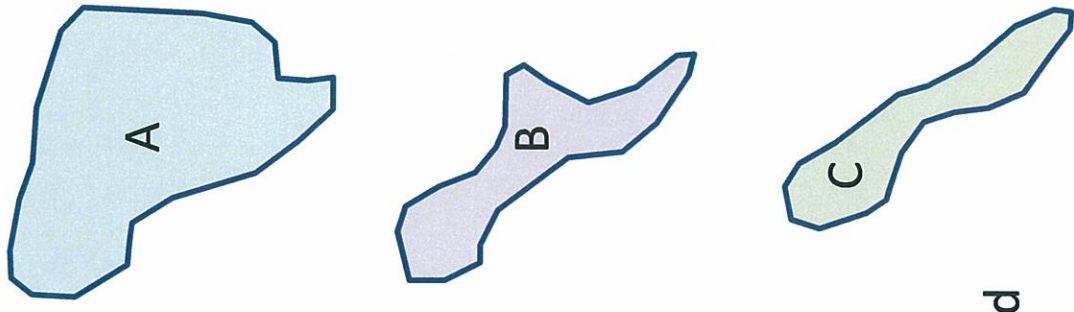
WE ARE HERE





# BLACK CREEK POND OPTIONS

The Black Creek Pond had three options:

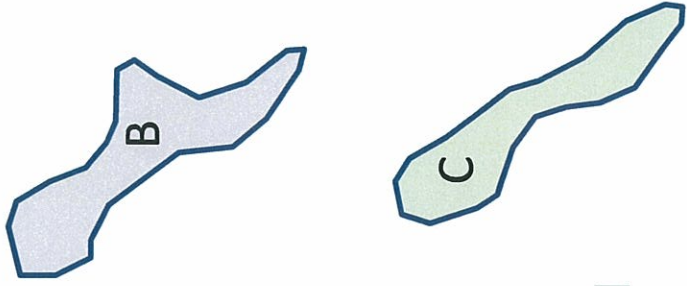
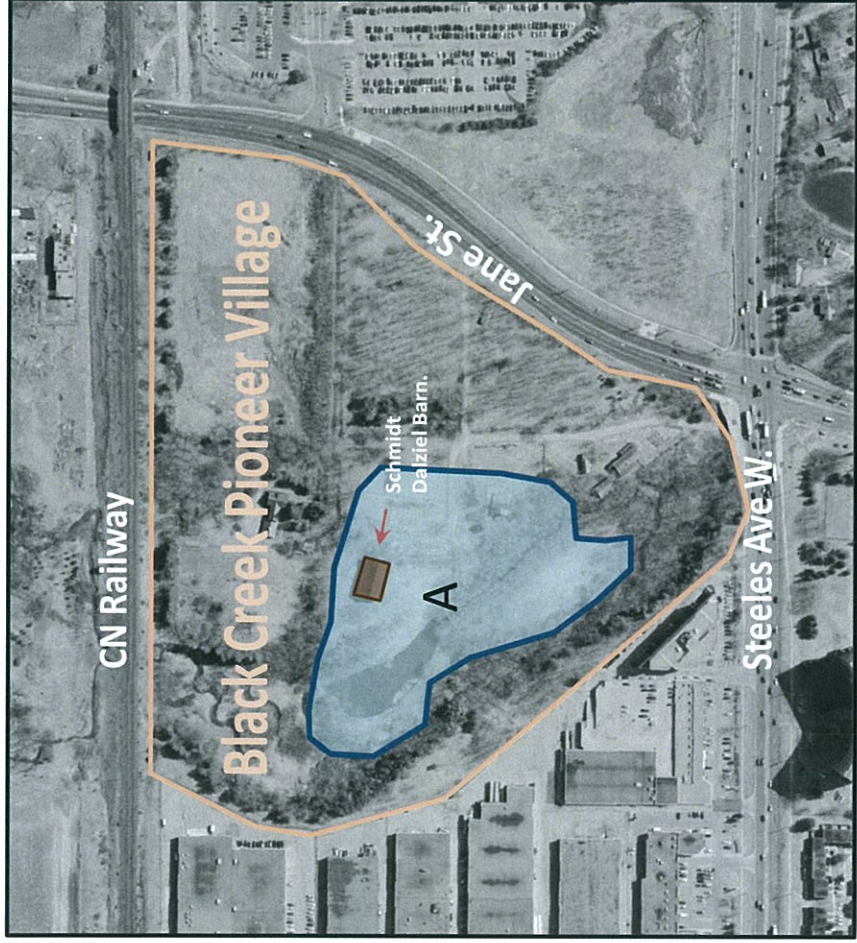


After TRCA consultation, a revised pond was designed to work in conjunction with the Hydro One pond.



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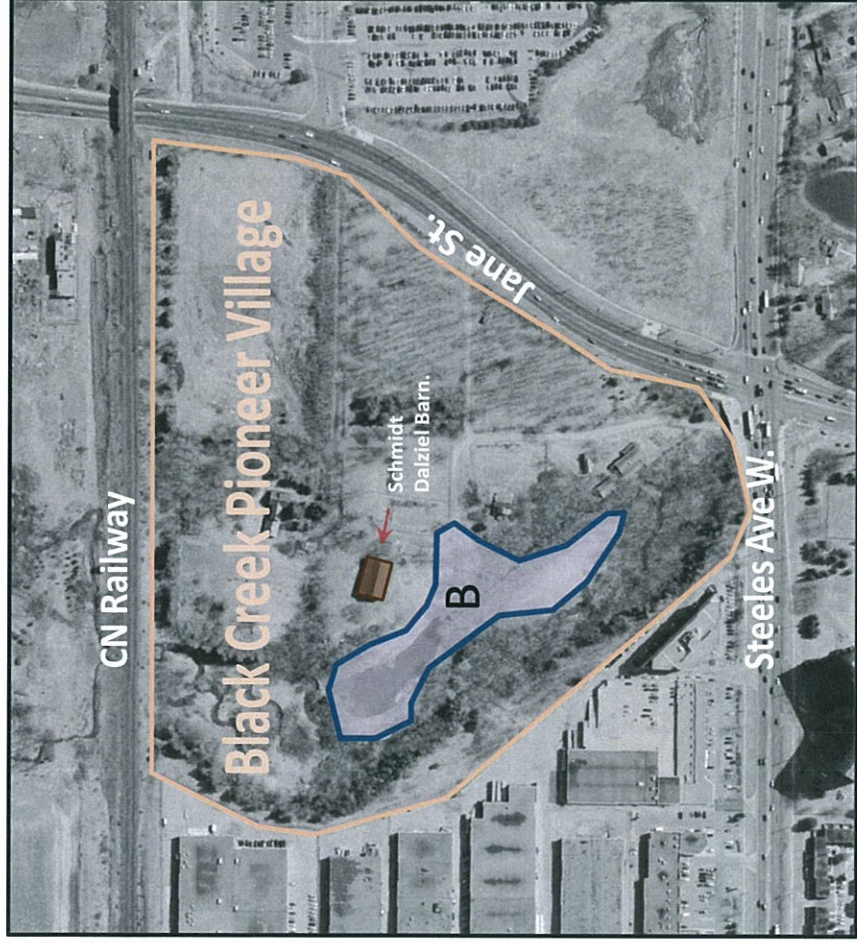
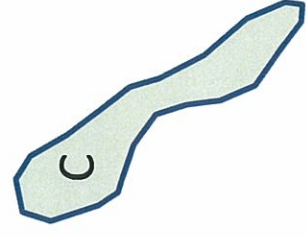
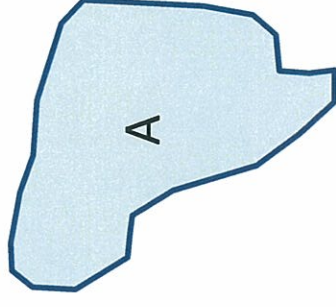


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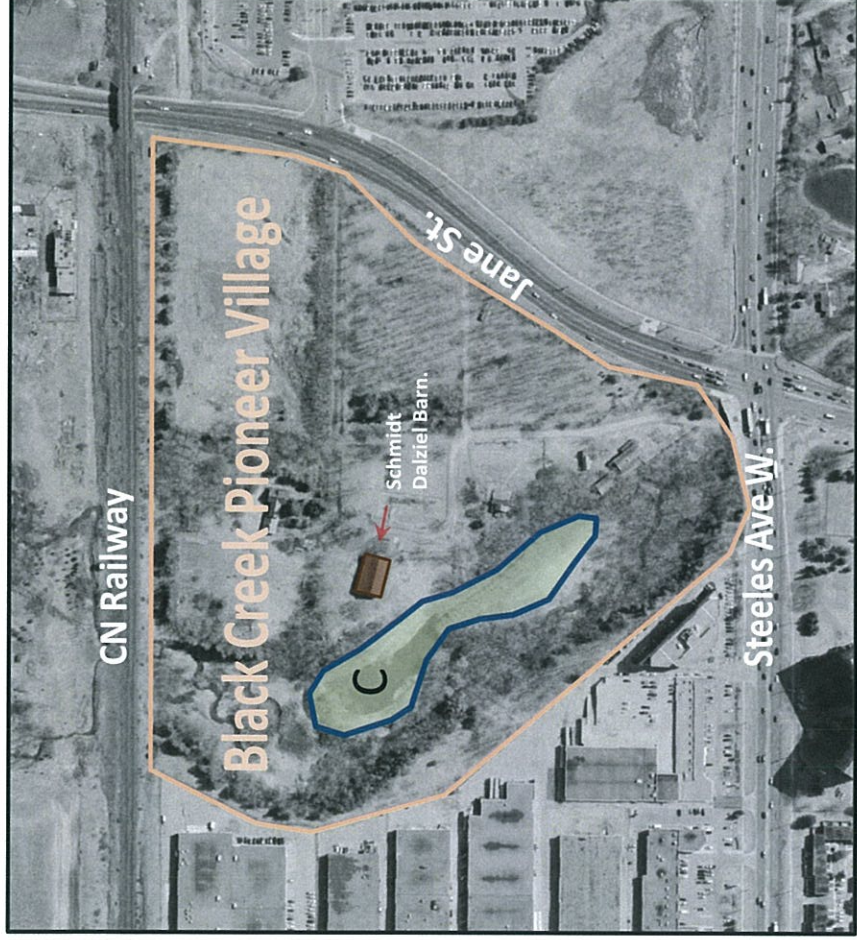
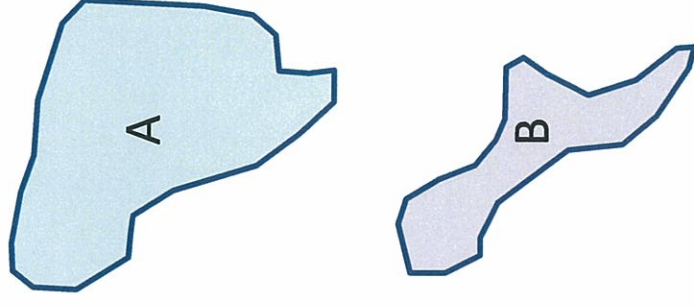


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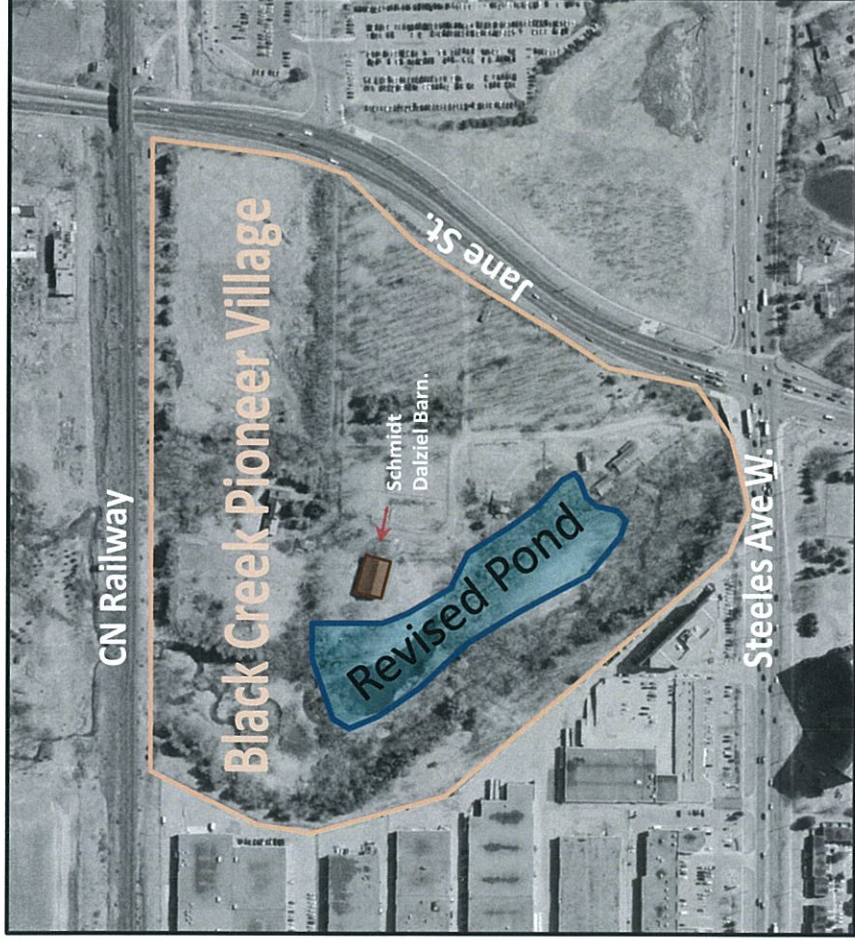
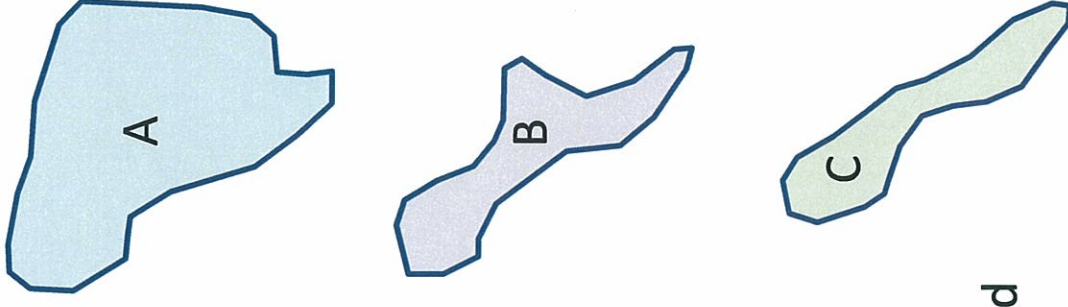


After TRCA consultation, a revised pond was designed to work in conjunction with the Hydro One pond.



# BLACK CREEK POND OPTIONS

The Black Creek Pond had three options:



After TRCA consultation, a revised pond was designed to work in conjunction with the Hydro One pond.



# CONSTRAINTS & OPPORTUNITIES

## CONSTRAINTS:

- **Physical limitation** relative to existing Dalziel Barn (existing built cultural heritage feature)
- **Ecological importance** of existing flora and fauna, terrestrial and aquatic habitat through studies undertaken by TRCA
- Any **archaeological findings** through studies undertaken by TRCA
- **Floodplain limits** associated with Black Creek
- **Opportunity cost** of the land used for an expansion of the existing facility





# CONSTRAINTS & OPPORTUNITIES

## OPPORTUNITIES:

- Utilizing facility as an **educational/interpretive** tool
- Extraction of water from facility for select re-use in Black Creek Pioneer Village as a **sustainable measure** for reduction of potable water use
- **Landscape design** complementary to the heritage surroundings of the Black Creek Pioneer Village
- **Trails and lookouts** incorporated into facility can provide pedestrian connection and alternative experience for visitors





# QUESTIONS & COMMENTS



# THANK YOU

FOR ATTENDING THE OPA 620 – STEELES CORRIDOR  
BLACK CREEK STORMWATER MANAGEMENT FACILITY STAKEHOLDER WORKSHOP

**From:** Lynn Collins  
**To:**

**Cc:**  
**Bcc:**  
**Subject:** Municipal Servicing Master Plan Class EA Steeles Avenue Corridor - Stakeholder Workshop - Black Creek Pioneer Village (09321.lc.05.04.10)  
**Date:** Tuesday, April 06, 2010 7:13:00 AM  
**Attachments:** [Question.docx](#)

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Thank you for attending the Stakeholder Workshop for the Black Creek Pioneer Village Stormwater Management Facility. We have taken the opportunity to summarize the comments from the Question and Answer session and from the plans at the roundtable discussions and have attached them to this e-mail for your information and files.

There was great dialogue and many thoughtful comments received during the evening. Comments received at the workshop will be considered in evaluating alternative solutions for stormwater strategy for the Municipal Servicing Master Plan Class Environmental Assessment Study – Steeles Avenue Corridor.

As discussed at the Workshop there will be an upcoming Public Information Centre for Municipal Servicing Master Plan Class EA where there will be additional opportunity to provide input and comments. You will receive notice of the Public Information Centre once the date has been scheduled.

In the meantime please call or e-mail if you would like to provide any additional comments or have any questions. Thank you again for taking the time to participate in the workshop.

Regards;

Lynn Collins, MCIP, RPP  
Associate, Environmental Project Coordinator  
**SRM Associates**  
(A member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7  
office: 905-686-6402  
fax: 905-432-7877

[www.sernasgroup.com](http://www.sernasgroup.com)

[lcollins@srmassociates.org](mailto:lcollins@srmassociates.org)



**BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY  
STAKEHOLDER WORKSHOP  
Summary of Questions & Answers**

***Why can't the stormwater be contained within the Jane to Keele area?***

- The existing SWMF is being decommissioned as part of an agreement between the City/Region, TTC and adjacent landowner
- Utilization of a tableland facility will be shown as an option in the EA process

***Where is the site to be decommissioned? Where is the second of the 2 ponds?***

- The site to be decommissioned is an existing SWMF that is north of Steeles Avenue, east of Jane Street.
- The second pond is proposed within the Hydro Corridor lands, east of the proposed parking lot for the future subway station and Regional transit hub.

***What is the effect of concentrating all the stormwater from north of Steeles to south of Steeles e.g. flooding 100 year storm event?***

- SWMF design needs to consider the impacts
- TRCA sets quantity control criteria
- Details must stand up to technical review

***Why wouldn't you treat stormwater on site e.g. rooftops and parking lot level?***

- Policies with respect to on- site treatment of stormwater are built into OPA 620
- This level of treatment and recommendations are discussed in the Stormwater Master Plan prepared by Sernas Associates
- This level of treatment will be built into the Stormwater Environmental Assessment (Municipal Servicing Master Plan Class EA Study)
- Criteria for flood control on Black Creek are onerous on individual sites
- End of pipe approach taken in lieu of on-site quantity control given the above

***Stakeholder note: Mixed use envisioned by OPA 620 is an overdevelopment of the study area and implications of stormwater should have been taken into account during the planning stage. On site controls aren't enough and now there has to be an end of pipe solution.***

- There are a number of stormwater controls that can be proposed on site but difficult to control all the volume on site

***Stakeholder note: Stormwater treatment should be occurring on the OPA 620 lands. Please provide details on how you found it to be prohibitive. Provide details on how much stormwater is being treated through recycling, green roof technology and sustainable measures.***

**BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY STAKEHOLDER  
WORKSHOP**

**Summary of Questions & Answers  
(Continued)**

***Are there limitations to the pond within the hydro corridor?***

- There are a number of limitations, including buy-in from the Ministry of Energy and Infrastructure that a pond in the Hydro Corridor is an acceptable use, grading restrictions, gravity flow unless you pump, implementation and limitations within hydro corridors to maintain access for maintenance, distance from towers etc., and need to accommodate the commuter parking lot associated with the Steeles West Subway Station.

***Stormwater currently drains along Steeles Avenue, will you not be pumping to Dalziel pond anyway?***

- Lands generally drain from east to west
- Dalziel site is lower than Keele Street
- Gravity outlet is at south end of the pond
- A new storm sewer alignment is proposed to convey flows to a pond expansion that would ensure gravity flow

***Has underground storage been considered in parking lot for the future subway station?***

- TYSSE (TTC) is proposing to deal with stormwater generated from the Steeles West Station on-site

***Are there opportunities for trails? The Dalziel barn site is not currently publically accessible.***

- Black Creek Pioneer Village is undertaking a Master Plan which will consider all opportunities which may include the Dalziel Barn being as accessible as the existing site

***Could the stormwater pond be located north? What are the limitations to locating it north? Could Black Creek be realigned again?***

- These suggestions would be subject to technical considerations
- There is nothing precluding the possibility of Black Creek moving

***Steeles Avenue has 2 large storm sewers, flow opportunity to use pond at the southeast corner of Jane and Steeles?***

- This pond is on lands that are surrounded by existing development which create constraints and physical limitations to what can be done

**BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY STAKEHOLDER  
WORKSHOP**

**Summary of Questions & Answers  
(Continued)**

***Has a structural analysis or soils analysis been carried out?***

- A vibration study is being undertaken as part of the Municipal Servicing Master Plan study

**Stakeholder note: *The Dalziel Barn requires stabilization; the barn could not be moved.***

***Could the pond be located in the northwest area of the study limits?***

- The land is up gradient which creates constraints such as the requirement to pump the stormwater
- The location is in proximity to an existing pumping station which may be a constraint
- For these reasons the idea may not be technically feasible

***Could the stormwater management facility be designed to dampen vibration?***

Speaker noted that, while he was not an expert in this field and could not definitively say whether the design of the SWMF could dampen vibration, the sense was likely that the degree of vibration dampening would be minimal

**Stakeholder note: *There is a family cemetery west of the field***



# BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY STAKEHOLDER WORKSHOP

## SUMMARY OF COMMENTS FROM THE ROUNDTABLE DISCUSSIONS

### NATURAL ENVIRONMENT

#### Habitat and Species

- Snake Hibernacula (X2) Snake Pits part of Habitat Projects by BCPV
- Good idea to reintegrate north land with native habitats/ reforestation
- Good idea to revitalize north land with native habitats/ reforestation
- Elizabeth Arden planted a single tree – protection?
- Butternuts?
- Field fitting so that improvements would result to the existing Creek up and downstream of the pond

#### Woodlots

- Lots of Manitoba Maple
- Asian Long Horn Beetle site
- Tree planting projects by Black Creek Project
- Butternut may exist on site and Red Mulberry (very sensitive species)
- Maple woodlot next to Jane Street
- The amount of vegetation (species) to be removed is a concern – what has been considered?
- The image we are getting is of a lake – could it be a “dry pond” – so that it could cope with a 100 year event but not be a fully “wet” pond – to maintain the quality
- What is the water temperature? How does this get affected?
- “Plantation” trees on eastern side next to Jane Street

#### Watercourse

- Flooding does occur on site currently
- Need to ensure floodwater does not mix with pond water
- Flooding maximums 2005 flood/ Hurricane Hazel
- Vibration control
- Look to area north of pond that is open possibly marshy for expansion of existing pond

#### Aquatic Habitat

- In Creek – species of concern

## **NATURAL ENVIRONMENT (Continued)**

### **Other Considerations**

- Monitor pond for environmental criteria e.g. insects and diseases
- What other options have been considered (particularly as regards to sustainability) and what would they cost?

## **SOCIAL ENVIRONMENT**

### **Servicing Development**

- Try to treat all water on site – off site consider Hydro Corridor first and use a series of ponds
- Determine percentages that can be accommodated on site and what amounts need to be accommodated off site
- Alignment of collection/ distribution across from Jane to expanded pond

### **Construction Disturbances**

- Many people are concerned about built heritage protection during and after construction
- State existing historic building impact
- Cemetery on site
- Understand noise and vibration impacts and mitigate as required

### **Planning and Policy**

- BCPV Master Plan will be critical for lands and needs to consider all use options and opportunities
- Implementation of the Master Plan needs to be supported (funded) and completed
- Plan needs to consider existing uses/programs to the south
- All planning studies and processes need to be integrated
- TRCA permitting and approval process

### **Other Considerations**

- Safe access in and out of village area for general public and vehicles
- Healthy/ active outdoor participation by general public (intimate and private yet so very natural)
- Public greenspace
- Partnership with other organizations (City of Vaughan, opportunity to make a statement)
- Learning experience for future generations



## **ECONOMIC ENVIRONMENT**

### **Capital Cost**

- Pumping costs not viable

### **Easement Negotiations**

- Alignment driven

### **Benefits**

- Create an ongoing revenue stream from the operation?

### **Other Considerations**

- Consider small commercial development along Jane, just north of Steeles, lease revenue to go to BCPV (land/lease agreement)
- Deed BCPV northeast corner in return for stormwater pond use (BCPV then negotiates land/lease agreement)
- Gives BCPV a constant revenue stream from the surrounding commercial development
- Must coordinate/ link with Vaughan Stormwater Optimization Study, Vaughan Metropolitan Centre and all other current planning processes on the Black Creek
- How would BCPV share in the profits generated by the use of the land as a pond?
- Compensation - annual

## **CULTURAL ENVIRONMENT**

### **Archaeological Resources**

- Found original site of first house foundation (1808)
- Stage 2 identifies area that need more investigation if impacted
- Cemetery on site

### **Built Heritage**

- Need to protect barn and other buildings from flooding/ misuse
- Stump fence
- How will this affect the mills?
- How will this affect the barn?
- Each option should have a compensation plan

### **Cultural Heritage**

- Orchard

## **CULTURAL ENVIRONMENT (Continued)**

### **Heritage Landscape (Mill Race/Run)**

- Retain the area shown on drawing of the Mill Race
- Potential to increase berm?

### **Other Considerations**

- What is fallout for the remediation already done in the area?

## **TECHNICAL FACTORS**

### **Construction & Maintenance**

- Ensure pond is monitored and managed properly
- Operational implications from construction activities and earth moving equipment
- The proposed pond footprint and new facility should not look like a typical pond (very natural)
- What about underground cisterns or catchments?

### **Conveyance**

- Using the east-west road for conveyance system (pipe) to northern expansion of pond

### **Other Considerations**

Re-use of stormwater for irrigation, should be considered (will reduce footprint) can be used for Village purposes (very interested)

## **GENERAL COMMENTS**

- Is it there (the pond) because TRCA is the softest “target”? – so pushed downstream from developments
- Great opportunity for Vaughan to showcase its “Green Directions Vaughan”, good news story for the City/TRCA/BCPV
- Show models of how this works visa-vie rainfall, flooding etc.
  - What are the options?
  - What are the technical considerations that bear on the whole issue?
- A set of overlays with different options and explanations would be useful

Community Workshop  
March 24, 2009

Name	Address	Email
Steve Jandrey ✓	Toronto, 70 Canuck Ave. Downsview. ON.	sjandrey@tree.on.ca ✓
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Connie Apprew	1400 Tefft Road Toronto M6S-2V9	cagnew@lgl.com
✓	UMBERLAND ST. SUITE - 2 TORONTO ONTARIO.	@sympatico.ca
✓	Black Creek Village 14 Sturton Court. Downsview, ON M1M2S8	j.hunter@tree.ca ✓ <small>Distel@tree.ca</small>
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Eric Gustaf	City of Vaughan	eric.gustaf@vaughan.ca



**Community Workshop**  
March 24, 2009

**SIGN-IN SHEET**

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ANNEX LEAUE	City of Vancouver.	
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.....	..... Architects 10 St Mary St Toronto	Please send PDF of Minutes .....@n.ca
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Community Workshop  
March 24, 2009

**SIGN-IN SHEET**

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**Community Workshop**  
March 24, 2009

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Alyce Berchistal	TRCA.	berchistal@trca.on.ca
"	Richmond St W	" @ ca ✓

## **Appendix 2C**

**PIC #1 (June 17, 2010)**



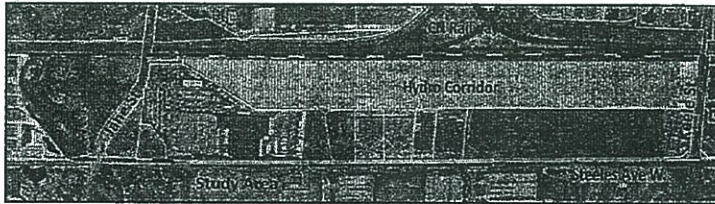


**NOTICE OF PUBLIC INFORMATION CENTRE #1  
MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL  
ASSESSMENT STUDY  
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN  
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City of Vaughan  
Development/ Transportation Engineering Department  
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Fax: 905-832-6145  
Email: carlos.couto@vaughan.ca

**Mr. Muneef Ahmad**  
Consultant Project Manager,  
The Sernas Group Inc.  
c/o Lynn Collins  
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Fax: 905-432-7877  
Email: lcollins@sernas.com

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**ANDREW PEARCE, Director of Development/ Transportation Engineering**  
This notice was issued on June 3rd, 2010



**ENJOYING**

Danielle Bizouati enjoys a jog in the last week.



19 Blowout Days of fabul

Monday - Friday  
11 am - 8 pm



# nder would er registry

ity plays a major role in allowing that  
vth to happen," Mr. Racco said.  
ut based on conversations with thou-  
s of residents, Mr. Racco said there is  
impression out there about how busi-  
is done at city hall.

People are convinced that developers  
the city," Mr. Racco said, adding there  
a few developers who have been domi-  
ng the city for years.

The people of Vaughan have more  
than the developers of Vaughan, Mr.  
o said.

or starters, under his plan, plain-lan-  
ge explanations will be posted on plan-  
g decisions, along with diagrams and  
iled explanations of any application  
ges.

he veteran politician also wants to see  
lic involvement at the beginning of the  
ication process.

fr. Racco's growth platform comes just  
ks after the first volume of the city's  
ial plan was released and during the  
e week the second volume is expected  
e released.

fr. Racco is running against incum-  
Mayor Linda Jackson, business man-  
David Natale, former city employee  
Donofrio, Savino Quatela and Tony  
ni.

or more information about Mr. Racco, visit [www.44Mayor.ca](http://www.44Mayor.ca).

**ANNUAL GENERAL MEETING**  
Blue Hills Child & Family Centre  
and Blue Hills Foundation  
**Wednesday, June 16 • 5:00 pm**  
2 Bloomington Rd. W., Aurora  
RSVP 905-773-4323 ext. 308

**LOSING SALE**  
**ALL LOCATION ONLY!**  
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**1/2 Off**  
**BEST OR BETTER!**  
purchases & sale priced items.  
s sold as-is. All sales final.  
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The City Above Toronto

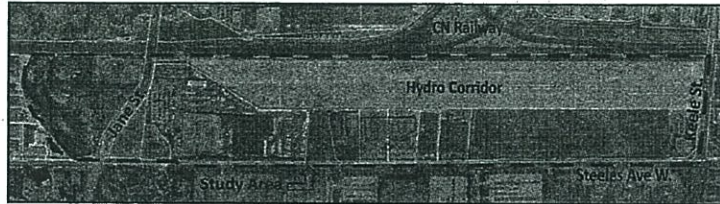


## NOTICE OF PUBLIC INFORMATION CENTRE #1 MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620 And Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)

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**ANDREW PEARCE, Director of Development/ Transportation Engineering**  
This notice was issued on June 3rd, 2010

17, The Thornhill Liberal, Thursday, June 3, 2010

R/C 182001

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UNITY  
EFS

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ull potential and  
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r, e-mail: karin@  
m, phone 647-

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e Outsourced, a  
e comedy June  
905-918-1816  
visit www.Living-  
for information.

**JUNE 10**  
s Parish invites  
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ludes borscht,  
a (sauerkraut), a  
ssert with bever-  
Church Lane in  
s, students \$5,  
Take-out orders  
Call 905-889-  
tails.

**JUNE 12**  
is invited to a  
event on Mid-  
12 at 11 a.m. to  
m. at Richmond  
central branch,  
Mackenzie. Mid-  
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**DON'T MISS  
THESE FLYERS  
IN TODAY'S  
LIBERAL!**

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Computers  
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*Some flyers delivered  
to selected areas only*

**To book your flyer  
call 905-881-3373  
For Distribution info  
call 905-660-9887**

**Can Be Costly**  
Key To Saving On Car Insurance

**Quality Discount Really Worth?**

That switching insurance companies means losing your  
ing insurance companies may cause you to lose your  
place), but that doesn't necessarily mean you'll pay  
ve a bundle in the end. The fact is, some insurance  
our premium: if you've been with them for a long time  
irrelevant if another company has a rate for you that is  
g. After all, what good is 5% off of an annual rate of \$1,500  
savings) with another company?

**Quality Differ Across Companies?**

Companies to insure the same driver, with the same car,  
s and even thousands of dollars. And with so many  
Ontario, odds are you are not currently insured with the  
g profile. This is where InsuranceHotline.com can help by  
ison from over 30 top insurance companies to find you the  
er, once your lowest rate is found, InsuranceHotline.com  
r or agent to seal the deal. It's Fast, Safe and FREE.

**Get Your Money Now**

Money by making insurance companies compete for your  
urance companies, InsuranceHotline.com is the simplest  
yng for your car insurance. So don't wait another minute.  
ving your money now.

**om** Your search engine for  
the lowest insurance rates

**SAVE TIME AND MONEY**  
Quickly comparing  
rates to the lowest  
rate available

**CONNECT WITH OUR  
LARGE NETWORK**  
of licensed insurance  
professionals

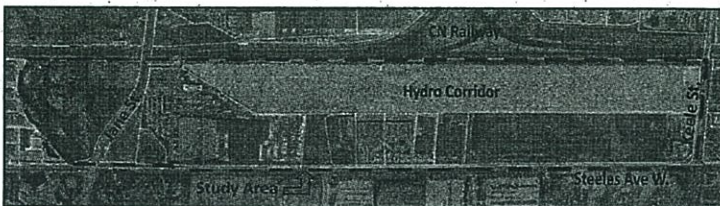


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11. The Thornhill Liberal, Saturday, June 5, 2010

RIC 182001

EM



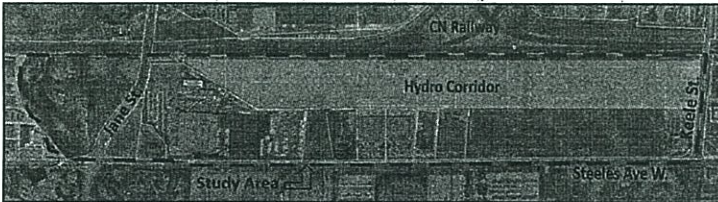


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<b>Location:</b>	Theatre Room, Black Creek Pioneer Village 1000 Murray Ross Parkway, Toronto, Ontario M3J 2P3

A brief presentation will commence at 2:30 p.m. and 7:30 p.m. after which City Staff and the Consultant will be available to answer questions about the project.

The purpose of the Public Information Centre is to introduce the study, answer questions regarding the project, identify a preliminary preferred solution, evaluation criteria, and solicit feedback and comments. Upon completion of the study, a Project File Report will be made available for public review and comment. The Study Team is interested in receiving any comments that you may have about the Study. Should you have any questions or comments, require further information, or wish to be added to the study mailing list, please contact one of the Study Team members:

**Mr. Carlos Couto, C.E.T.**  
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 City of Vaughan  
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Please note that information related to this Study will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments received will become part of the public record and may be included in Study documentation prepared for public review. Thank you for your interest in this study.

**ANDREW PEARCE, Director of Development/ Transportation Engineering**  
 This notice was issued on June 3rd, 2010

RIC 18200

# Education

## Public board \$2.6-billion

**\$30M in school repairs on the back burner; programs remain untouched**

**ERIC HEINO**  
 eheino@insidetoronto.com

The Toronto District School Board (TDSB) has passed a \$2.6-billion operating budget, voting to keep as many school services as possible while deferring \$30 million in planned maintenance and renewal on buildings.

Last Wednesday, trustees debated the finer points of finances for more than three hours to determine the best way to make up for a \$42-million deficit. Deep cuts to discretionary costs and lists of potentially expendable programs were also considered, but deferring repairs on schools was deemed to be the least detrimental to students.

This adds to a \$2.8-billion backlog of renewal projects at the TDSB. Many trustees were concerned about how delaying the repairs of roofs, stairwells and masonry would affect the safety of students.

"I've heard consistently that ongoing deferral is a risk for our children," said Scarborough-Agincourt

Trustee Soo Wong. Other trustees unclear on how they would be able to deal with a backlog in an area that is larger than the entire operating budget of Scarborough-Rouge. Trustee Shaun Clark put the blame on the provincial funding formula, but thought continuing repairs and to deal with wasn't the ideal way with the board's finances.

"We are going to close dozens of schools to make them go away," said Clark. "We are going down the wrong path. The systemic underfunding of our education system could sit here all day long, but the problem goes away."

His comments drew applause from his colleagues but the province has changed its formula multiple requests in the past. Meanwhile, plans to vote on school closures in the next few months.

Facility maintenance and renewal took up as a result many programs escaped unscathed for French immersion schools, cuts to purchases, weekly national language general school bus and teaching staff escaped major cuts.

## Summer School once again on

Toronto's Catholic school board will once again offer Summer School for the Arts through its Continuing Education department.

The summer courses are designed for students who have a talent and passion for creative writing, dance, drama, music, theatre or visual arts, or those interested in illustration, design, photography or journalism.

No audition is required. The program is open to students in grades 8 to 12.

Students can select a wide range of options — dance, drama, music, visual art design, digital print communications, film and video, multimedia, English academic writing and analysis, literature, film and writer's craft.

Running in tandem with secondary school courses offered in the summer, courses 5 and run through



# WELCOME

## MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY

STEELES AVENUE CORRIDOR, JANE STREET TO KEELE STREET  
CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620 &  
MINISTRY OF ENERGY & INFRASTRUCTURE CLASS ENVIRONMENTAL ASSESSMENT  
(CATEGORY B)

### PUBLIC INFORMATION CENTRE

JUNE 17, 2010

THE CITY OF VAUGHAN is currently undertaking a Municipal Class Environmental Assessment Study for the Municipal Servicing Master Plan - Steeles Avenue Corridor, Jane Street to Keele Street.

This Public Information Centre (PIC) provides the public with the opportunities to formally participate in the process.

You are invited to review the information presented at this PIC and to complete a comment sheet after reviewing the display panels. Members of the study team are available to answer any questions you have.

All comments and information received at this PIC will form part of the study and will be reviewed by the project team and will be considered in finalizing the servicing strategies.

THIS PURPOSE OF THIS INFORMATION CENTRE is to provide for an exchange of information and ideas between the proponent (City of Vaughan) and affected and interested stakeholders.

#### THIS PUBLIC INFORMATION CENTRE WILL:

- Present alternatives for stormwater management strategies to meet the needs of the approved OPA 620
- Present the preliminary recommended alternatives for water & wastewater services
- Outline the the next steps of the Master Plan



The City of Vaughan Toronto



THE SERNAS GROUP INC.



# PROJECT LOCATION

## PROJECT BACKGROUND

THE STEELES CORRIDOR SECONDARY PLAN (OPA 620) WAS APPROVED BY THE ONTARIO MUNICIPAL BOARD IN AUGUST 2008

- THE SECONDARY PLAN ESTABLISHED POLICIES THAT WILL ASSIST THE CITY IN MANAGING THE LAND USE TRANSFORMATION OF THE AMENDMENT AREA FROM PREDOMINANTLY EMPLOYMENT AND COMMUTER BASED TO A TRANSIT-SUPPORTIVE URBAN ENVIRONMENT FEATURING INCREASED DENSITIES THROUGH DEVELOPMENT OF MIXED AND COMMERCIAL LAND USES
  - Population Target: 11,000
  - Employment Target: 4,000

- THE SECONDARY PLAN WAS DEVELOPED TO RESPOND TO TWO(2) MAIN ISSUES:
  1. Significant transit initiatives within the study area
  2. Significant influence of the evolving and urbanizing York University Campus

- THE STRUCTURAL FRAMEWORK OF THE PLAN IS BASED ON FIVE(5) UNDERLYING PREMISES:
  1. Provides support for high order transit
  2. Establishes an increased range of high density land uses
  3. Establishes a grid pattern of roads, public realm and blocks
  4. Promotes an urban form and pedestrian friendly urban environment and streetscape
  5. Encourages land uses that can intensify over time, and at the same time establish OPA 620 transit supportive density, and design at the outset

CN RAILWAY



## STUDY PURPOSE AND OBJECTIVES

IN ORDER TO ENSURE THE GOALS OF THE SECONDARY PLAN (OPA 620) ARE ACHIEVED AND THAT INFRASTRUCTURE TO SUPPORT THE ESTABLISHED GOALS IS COMPREHENSIVELY PLANNED AND DELIVERED IN A TIMELY MANNER THE CITY HAS INITIATED THIS WATER, WASTEWATER AND STORMWATER SERVICING STRATEGY MASTER PLAN.

RECOMMENDATIONS OF TTC SPADINA EXTENSION-DOWNSVIEW STATION TO STEELES AVENUE ENVIRONMENTAL ASSESSMENT (FEBRUARY 2006)

STEELES WEST TTC STATION  
BUS TERMINAL  
TTC COMMUTER PARKING LOT

## LEGEND

- STUDY AREA BOUNDARY
- PROPERTY BOUNDARY
- BOUNDARY OF OPA 620 SECONDARY PLAN

City of Vaughan  
The City Always Evolves



THE SERINAS GROUP INC.



# MASTER PLAN

## WHAT IS A MASTER PLAN?

A Master Plan is a long range plan that ties together the various servicing needs of an overall system, such as stormwater management, water distribution, wastewater collection or a road network.

## WHY UNDERTAKE A MASTER PLAN?

It is beneficial to begin the planning process by developing a Master Plan because this approach allows the individual needs of an area to be defined in the broader context. A Master Plan will develop an overall strategy for implementing all of these requirements, which will likely entail a number of individual projects.

## HOW IS A MASTER PLAN DEVELOPED?

Master Plans integrate infrastructure needs with environmental assessment planning principles. When preparing a Master Plan the principles of the Municipal Class EA process are applied, including the requirement that an effective stakeholder consultation program be undertaken. At a minimum, a Master Plan addresses Phases 1 and 2 of the Municipal Class EA process.

A Master Plan is typically subject to the approval of the municipality for which it was prepared. Prior to being approved, a clear and concise Master Plan report is made available for public comment. Following consideration of any public comment and subsequent approval of the Master Plan, the report is reviewed periodically to determine whether there is a need for formal updating of the Master Plan. Details on how and when a specific Master Plan will be reviewed are generally documented in that Master Plan.

## HOW ARE THE RECOMMENDED PROJECTS IN A MASTER PLAN IMPLEMENTED?

The individual projects recommended under a Master Plan may be categorized as Schedule 'A', Schedule 'B' or Schedule 'C' under the Municipal Class EA process. For Schedule 'B' and Schedule 'C' projects identified within a Master Plan, the work undertaken during the development of the Master Plan can be used in support of the requirements of Phases 1 and 2 of the Municipal Class EA.

For example, if an individual project is to be implemented and it is a Schedule 'C' project under the Municipal Class EA process, it would be necessary to fulfill the additional requirements of Phases 3 and 4 in order to consider the project specific issues that were beyond the scope of the Master Planning process. For Schedule 'B' projects identified in this Master Plan the consultation and documentation requirements will be completed.

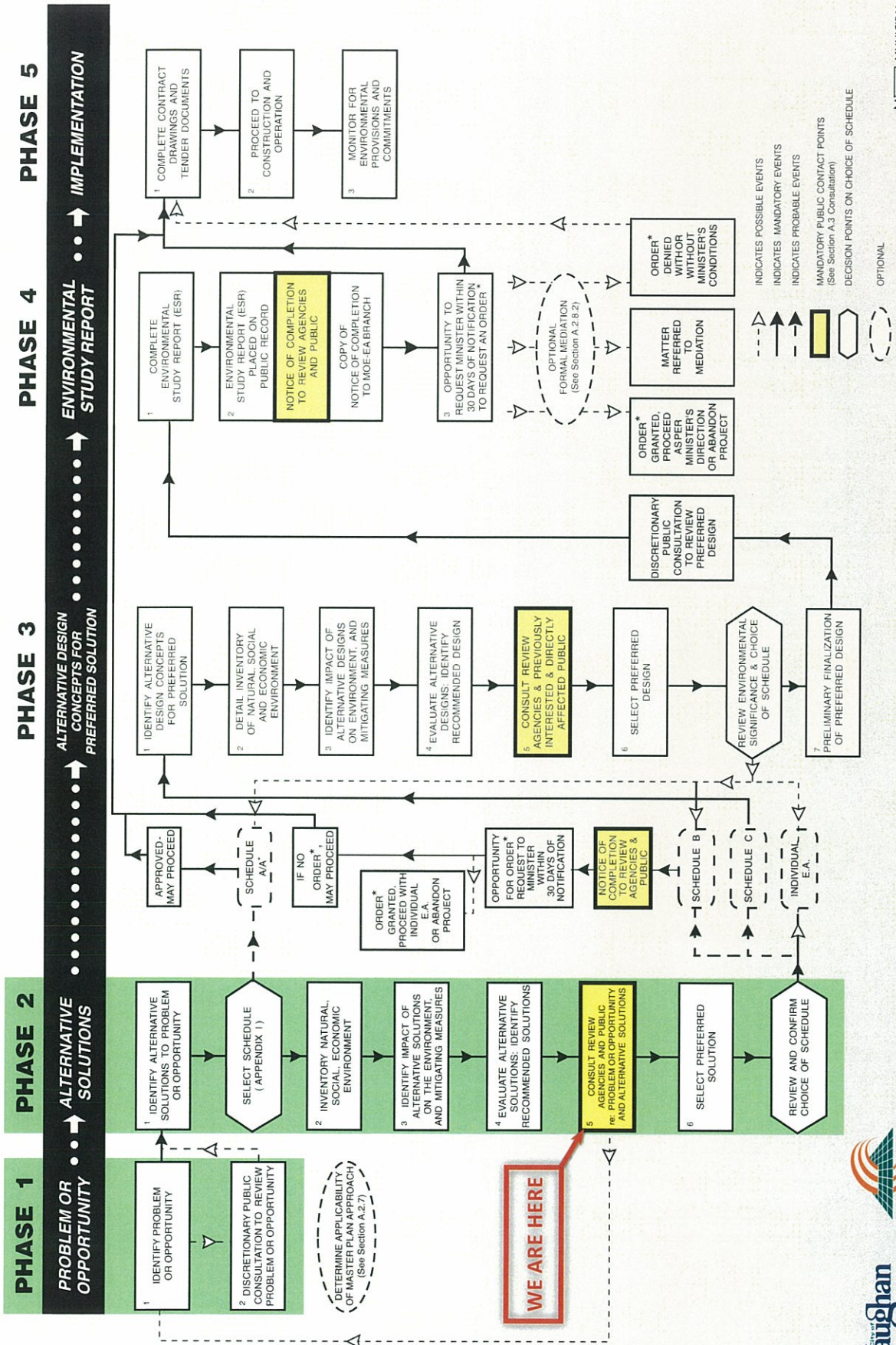
## CAN A MASTER PLAN BE SUBJECT TO A "PART II ORDER"?

A Master Plan itself cannot be ordered to comply with Part II of the Environmental Assessment Act (EAA), also known as a "Part II Order". However, the individual projects included in the Master Plan are subject to the requirements of the Municipal Class EA process at the time that they are implemented, therefore, a request for a "Part II Order" can be made for individual projects at that time under the Municipal Class EA process.



# MUNICIPAL CLASS EA PROCESS

THIS STUDY WILL FULFILL PHASE 1 & 2, SATISFYING THE REQUIREMENTS FOR ANY SCHEDULE 'A' AND 'B' PROJECTS AND WILL OUTLINE ANY SCHEDULE 'C' PROJECTS.



**WE ARE HERE**



THE SERNAS GROUP INC.





# BLACK CREEK PIONEER VILLAGE WORKSHOP QUESTIONS & ANSWERS

A Workshop was held at Black Creek Pioneer Village (BCPV) on March 24, 2010. The purpose of the workshop was to allow for a constructive exchange of ideas and information between the proponents (study team) and stakeholders identified as having particular interest in BCPV and Black Creek. All comments received will form part of the study and will be reviewed by the project team in finalizing the servicing strategies.

## SUMMARY OF COMMENTS RECEIVED AT BLACK CREEK PIONEER VILLAGE WORKSHOP

Category	Criterion	Comments Received at BCPV Workshop
Natural Environment	Habitat and Species	<ul style="list-style-type: none"> <li>• Soaks (habitat) (O) Soaks (part of Habitat Project) by (BCPV)</li> <li>• Good idea to revegetate north land with native habitats/ reforestation</li> <li>• Good idea to revegetate north land with native habitats/ reforestation</li> <li>• Elizabeth Aiden planted a single tree - protection?</li> <li>• Field fitting so that improvements would result to the existing creek up and downstream of the pond</li> </ul>
	Woodlots	<ul style="list-style-type: none"> <li>• Lots of Manitoba Maple</li> <li>• Asian Long Horn Beetle site</li> <li>• Tree planting projects by Black Creek Project</li> <li>• Tree planting projects by Black Creek Project</li> <li>• Maple woodlot next to Jane Street</li> <li>• Maple woodlot next to Jane Street</li> <li>• The amount of vegetation (species) to be removed is a concern - what has been considered?</li> <li>• The maple we are getting is of a late - could it be a "dry pond" - so that it could cope with a 100 year event but not be a fully functional stream?</li> <li>• What is the water table? How does this get affected?</li> <li>• "Plantation" trees on eastern side next to Jane Street</li> </ul>
Social Environment	Watercourse	<ul style="list-style-type: none"> <li>• Flooding does occur on site currently</li> <li>• Need to ensure flowwater does not mix with pond water</li> <li>• Need to ensure 2005 Flood/Hurricane Hazel</li> <li>• Look to re-align water table to ensure possibility for expansion of existing pond</li> </ul>
	Aquatic Habitat	<ul style="list-style-type: none"> <li>• In creek - species of concern</li> </ul>
Other Considerations	Other	<ul style="list-style-type: none"> <li>• Monitor pond for environmental criteria e.g. insects and diseases</li> <li>• What other options have been considered (particularly as regards to sustainability) and what would they cost?</li> <li>• Try to treat all water on site - off site consider Hydro Corridor first and use a series of ponds</li> <li>• Determine percentages that can be accommodated on site and what amounts need to be accommodated off site</li> <li>• Agreement of collection/distribution across from Jane to expanded pond</li> </ul>
	Construction Considerations	<ul style="list-style-type: none"> <li>• State existing historic building impact</li> <li>• Cemetery on site</li> <li>• Understand noise and vibration impacts and mitigate as required</li> <li>• BCPV Master Plan will be critical for lands and needs to consider all use options and opportunities</li> <li>• Final needs of the Master Plan needs to be supported (funds/land completed)</li> <li>• All planning studies and processes need to be integrated</li> <li>• TRCA permitting and approval process</li> </ul>
Economic Environment	Capital Cost	<ul style="list-style-type: none"> <li>• Safe access in and out of village area for general public and vehicles</li> <li>• Feasibility of active outdoor participation by general public (immediate and private yet to very natural)</li> <li>• Partnership with other organizations (City of Vaughan, opportunity to make a statement)</li> <li>• Learned experience for future generations</li> </ul>
	Other Considerations	<ul style="list-style-type: none"> <li>• Pumping costs not viable</li> <li>• Alignment driven</li> <li>• Create an ongoing revenue stream from the operation?</li> <li>• Consider small commercial development along Jane - just north of Steeles, lease revenue to go to BCPV (land/lease agreement)</li> <li>• Develop a business plan in return for stormwater pond use (BCPV then negotiates land/lease agreement)</li> <li>• BCPV Master Plan will be critical for lands and needs to consider all use options and opportunities</li> <li>• Most coordinated link with Vaughan Stormwater Optimization Study, Vaughan Metropolitan Centre and all other current planning processes on the Black Creek</li> <li>• How would BCPV share in the profits generated by the use of the land as a pond?</li> </ul>
Cultural Environment	Archaeological Resources	<ul style="list-style-type: none"> <li>• Found original site of first house foundation (1899)</li> <li>• Stage 2 identifies area that need more investigation if impacted</li> <li>• Cemetery on site</li> </ul>
	Built Cultural Heritage	<ul style="list-style-type: none"> <li>• Need to protect barn and other buildings from flooding/ misuse</li> <li>• Stamp fence - affect the walls?</li> <li>• How will this affect the barn?</li> <li>• Each option should have a compensation plan</li> </ul>
Technical Factors	Cultural Heritage	<ul style="list-style-type: none"> <li>• Orchard</li> <li>• Retain the area shown on drawing of the Mill Race</li> <li>• Potential to increase beam?</li> <li>• What is habitat for the remediation already done in the area?</li> </ul>
	Construction & Maintenance	<ul style="list-style-type: none"> <li>• Ensure pond is monitored and managed properly</li> <li>• Operational implications from construction activities and earth moving equipment</li> <li>• The proposed pond footprint and new facility should not look like a typical pond (very natural)</li> <li>• Look at about underground criteria/criteria</li> </ul>
Other Considerations	Other Considerations	<ul style="list-style-type: none"> <li>• Using the east-west road for stormwater system (pipe) to western expansion of pond</li> <li>• Re-use of stormwater for irrigation, should be considered (full reduce footprint) can be used for Village purposes (very interested)</li> </ul>



### 7. ARE THERE OPPORTUNITIES FOR TRAILS? THE DALZIEL BARN SITE IS NOT CURRENTLY PUBLICLY ACCESSIBLE?

- Black Creek Pioneer Village is undertaking a Master Plan which will consider all opportunities which may include the Dalziel Barn being as accessible as the existing site

### 8. ARE THERE LIMITATIONS TO THE POND WITHIN THE HYDRO CORRIDOR?

- There are a number of limitations, including buy-in from the Ministry of Energy and Infrastructure that a pond in the Hydro Corridor is an acceptable use, grading restrictions, gravity flow unless you pump, implementation and limitations within hydro corridors to maintain access for maintenance, distance from towers etc., and need to accommodate the commuter parking lot associated with the Steeles West Subway Station

### 9. COULD THE STORMWATER POND BE LOCATED NORTH? WHAT ARE THE LIMITATIONS TO LOCATING IT NORTH? COULD BLACK CREEK BE REALIGNED AGAIN?

- These suggestions would be subject to technical considerations
- There is nothing precluding the possibility of Black Creek moving

### 10. HAS UNDERGROUND STORAGE BEEN CONSIDERED IN PARKING LOT FOR THE FUTURE SUBWAY STATION?

- TYSEE (TTC) is proposing to deal with stormwater generated from the Steeles West Station on-site

### 11. HAS A STRUCTURAL ANALYSIS OR SOILS ANALYSIS BEEN CARRIED OUT?

- A vibration study is being undertaken as part of the Municipal Servicing Master Plan Study

STAKEHOLDER NOTE: The Dalziel Barn requires stabilization; the barn could not be moved

### 12. COULD THE POND BE LOCATED IN THE NORTHWEST AREA OF THE STUDY LIMITS?

- The land is up gradient which creates constraints such as the requirement to pump the stormwater
- The location is in proximity to an existing pumping station which may be a constraint
- For these reasons the idea may not be technically feasible

### 13. COULD THE STORMWATER MANAGEMENT FACILITY BE DESIGNED TO DAMPEN VIBRATION?

- Speaker noted that, while he was not an expert in this field and could not definitively say whether the design of the SWMF could dampen vibration, the sense was likely that the degree of vibration dampening would be minimal

STAKEHOLDER NOTE: There is a family cemetery west of the field

### 1. WHY CAN'T THE STORMWATER BE CONTAINED WITHIN THE JANE TO KEELE AREA?

- The existing SWMF is being decommissioned as part of an agreement between the City/Region, TTC and adjacent landowner
- Utilization of a table and facility will be shown as an option in the EA process

### 2. WHERE IS THE SITE TO BE DECOMMISSIONED? WHERE IS THE SECOND OF THE TWO PONDS?

- The site to be decommissioned is an existing SWMF that is north of Steeles Avenue, east of Jane Street
- The second pond is proposed within the Hydro Corridor lands, east of the proposed parking lot for the future subway station and Regional transit hub

### 3. WHAT IS THE EFFECT OF CONCENTRATING ALL THE STORMWATER FROM NORTH OF STEELES TO SOUTH OF STEELES E.G. FLOODING 100 YEAR STORM EVENT?

- SWMF design needs to consider the impacts
- TRCA sets quantity control criteria
- Details must stand up to technical review

### 4. WHY WOULDN'T YOU TREAT STORMWATER ON SITE E.G. ROOFTOPS AND PARKING LOT LEVEL?

- Policies with respect to on-site treatment of stormwater are built into OPA 620
- This level of treatment and recommendations are discussed in the Stormwater Master Plan prepared by Sernas Associates
- This level of treatment will be built into the Stormwater Environmental Assessment (Municipal Servicing Master Plan Class EA Study)
- Criteria for flood control on Black Creek are onerous on individual sites
- End of pipe approach taken in lieu of on-site quantity control given the above

STAKEHOLDER NOTE: Mixed use envisioned by OPA 620 is an over development of the study area and implications of stormwater should have been taken into account during the planning stage. On site controls aren't enough and now there has to be an end-of-pipe solution

### 5. STEELES AVENUE HAS 2 LARGE STORM SEWERS, FLOW OPPORTUNITY TO USE POND AT THE SOUTHEAST CORNER OF JANE AND STEELES?

- This pond is on lands that are surrounded by existing development which create constraints and physical limitations to what can be done

### 6. STORMWATER CURRENTLY DRAINS ALONG STEELES AVENUE; WILL YOU NOT BE PUMPING TO DALZIEL POND ANYWAY?

- Lands generally drain from east to west
- Dalziel site is lower than Keele Street
- Gravity outlet is at south end of the pond
- A new storm sewer alignment is proposed to convey flows to a pond expansion that would ensure gravity flow



# EXISTING CONDITIONS

## CULTURAL ENVIRONMENT BUILT CULTURAL HERITAGE RESOURCES

1. James Dalziel House, 1870
2. Schmidt Dalziel Barn, 1809
3. John Dalziel House, 1808
4. Sawyer's House, 1835
5. Robert Nesbitt Sawmill, 1889

## ARCHAEOLOGY

- Stage 1 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment should be conducted if proposed project impact these lands
- Area currently being assessed by TRCA
- † Approximate extent of Dalziel Family Cemetery

## NATURAL ENVIRONMENT HABITAT & SPECIES

### WETLAND COMMUNITIES

- Cattail Mineral Shallow Marsh
- Mineral Meadow Marsh Ecosite
- Pondweed Submergent Shallow Aquatic Type
- Bur Oak Mineral Deciduous Swamp Type

### CULTURAL COMMUNITIES

- Mineral Cultural Meadow Ecosite
- Mineral Cultural Thicket Ecosite
- Basswood Deciduous Plantation Type

### UPLAND COMMUNITIES

- Fresh-Moist Bur Oak Deciduous Forest Type

## SOCIAL ENVIRONMENT

- Water Well Used for Water Supply
- Water Well Used for Observation
- Water Well Abandoned
- Water Well Status Unknown



## SPECIES OF CONCERN:



SNAPPING TURTLE  
SOURCE: TORONTO ZOO, 2010



PONDWEED

## COMMON SPECIES:



GREEN FROG  
SOURCE: TORONTO ZOO, 2010



AMERICAN TOAD  
SOURCE: ANTIPODARIAN POND, 2010



LEOPARD FROG  
SOURCE: WILSON & HOFFMANN, 2010

AMPHIBIAN BREEDING ACTIVITY

POTENTIAL AMPHIBIAN BREEDING ACTIVITY



# SUSTAINABLE TECHNOLOGIES

## SOURCE CONTROL :

source control measures are physical measures that promote ground infiltration, evapotranspiration, and/or retention to mitigate stormwater overflow. Generally these control measures are located at the beginning of a drainage system on private property (e.g. rain barrel, rain garden, pervious driveway).

## CONVEYANCE CONTROL:

Conveyance control measures are stormwater transport systems that are generally located within the road right-of-way. These facilities promote infiltration, reduce pollutant loadings and cool stormwater runoff prior to discharging to the stream (e.g. perforated pipe (underground), swale/ditch)

## EVALUATION OF SUSTAINABLE TECHNOLOGY SOURCE & CONVEYANCE CONTROLS

URBAN WATER MANAGEMENT PRACTICES	LOW IMPACT ALTERNATIVES	RATIONALE
Roof leader disconnection	✗	Mainly applicable to residential low density development.
Rain barrels	✗	Mainly applicable to residential low density development.
Meets lot grading for enable roof disconnection	✗	Mainly applicable to residential low density development.
Foundation drain disconnection	✗	Mainly applicable to residential low density development.
Foundation drainage to protect wetland	✗	Not applicable to high density residential in the OPA 620 Plan. Would not independently address the requirement to retain 15mm of rainfall from site, or a requirement to retain 15mm of rainfall from site.
Green roof	★	In combination with other practices, can assist in meeting the requirement to retain 15mm of rainfall from site, or roof areas and address in part quality control requirements.
Infiltrable roof runoff	★	In combination with other practices will assist in meeting the requirement to retain 15mm of rainfall from site, or roof areas and address in part quality control requirements.
Permeable pavements (e.g. Re-use in food trucking and erosion, etc.)	★	In combination with other practices, will assist in meeting the requirement to retain 15mm of rainfall from site, or roof areas and address in part quality control requirements.
Plant trees and shrubs	✓	Provides some opportunity to address the requirement to retain 7.5mm of rainfall from site, or roof areas and address quality control requirements.
Reduce fertilizer/pesticide use	✓	Will improve stormwater quality but has minimal impact on addressing the requirement to retain 7.5mm of rainfall from site areas.
Reduce lot gradients to allow for low flow infiltration	✓	Has minimal impact on addressing the requirement to retain 7.5mm of rainfall from site, or roof areas and address quality control requirements.
Absorption landscaping	✓	Can provide opportunities to treat 7.5mm of rainfall from site areas or address quality control requirements.
Oil/grit separators	✓	Addresses water quality control requirements but does little to address the requirement to retain 7.5mm of rainfall from site areas.
Direct paving lot runoff to pervious areas (where possible)	✓	Can provide opportunities to treat 7.5mm of rainfall from site areas or address quality control requirements.
Pervious pavement in parking areas/driveways	★	Can significantly assist to address the provide opportunities to treat 7.5mm of rainfall from site areas or address quality control requirements.
Use of infiltration retention (e.g. rainwater harvesting, rainwater gardens, rainwater barrels, rainwater cisterns, etc.)	★	In combination with other measures, can be a significant component to address quality control requirements from site areas and to meet quality control requirements.
Infiltration trench	✓	Can provide opportunities to treat 7.5mm of rainfall from site areas or address quality control requirements.
Enhanced street/curb swales	✗	Typically applicable to rural and low density development.

★ BEST   ✓ GOOD   ▼ POOR   ✗ FAIL

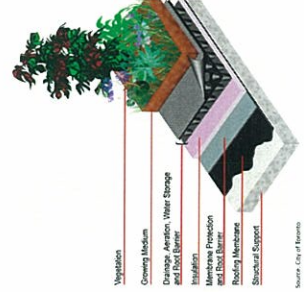
## THE STORMWATER MANAGEMENT DESIGN CRITERIA

for OPA 620 provides direction for SOURCE and CONVEYANCE CONTROLS, where feasible, in accordance with the principles of sustainable water management practices.

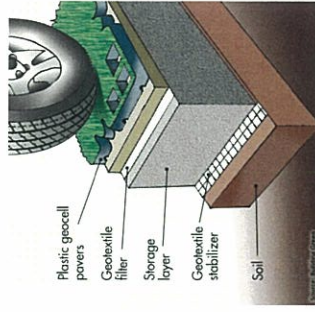
### ROOF RUNOFF

shall be managed such that a minimum of 15mm from 50% of all roof areas is captured or re-used. This is intended to allow for realistic implementation of necessary mechanical systems and allow for uptake of other sustainable measures. The target can be achieved through the implementation of:

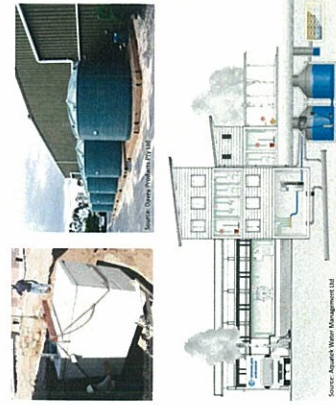
#### GREEN ROOF



#### PERMEABLE PAVEMENTS



#### RAINWATER HARVESTING



#### BIOSWALES



#### OIL GRIT SEPARATORS



### IMPLEMENTATION

of these measures means that a substantial portion of the OPA 620 lands are dealt with for quality treatment at the site level. It is predominantly only roads that still require quality treatment in end-of-pipe facilities.

### ADOPTION

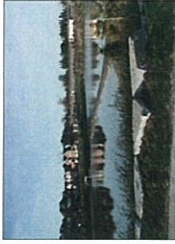
of sustainable technologies can translate to approximately 5-10% of reduction in quantity volume for stormwater treatment.

### END-OF-PIPE FACILITIES

have been sized to factor in reduction in quality treatment volume but conservatively account for full quantity treatment volume (e.g. no 5-10% volume reduction).



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES



**WET PONDS** in the 1990's wet ponds were commonly constructed to remove pollutants, provide flood and erosion controls/protection and thereby improve water quality.



**DRY PONDS** were commonly constructed in the 1970's and 1980's to control flooding and erosion resulting from increased urbanization.

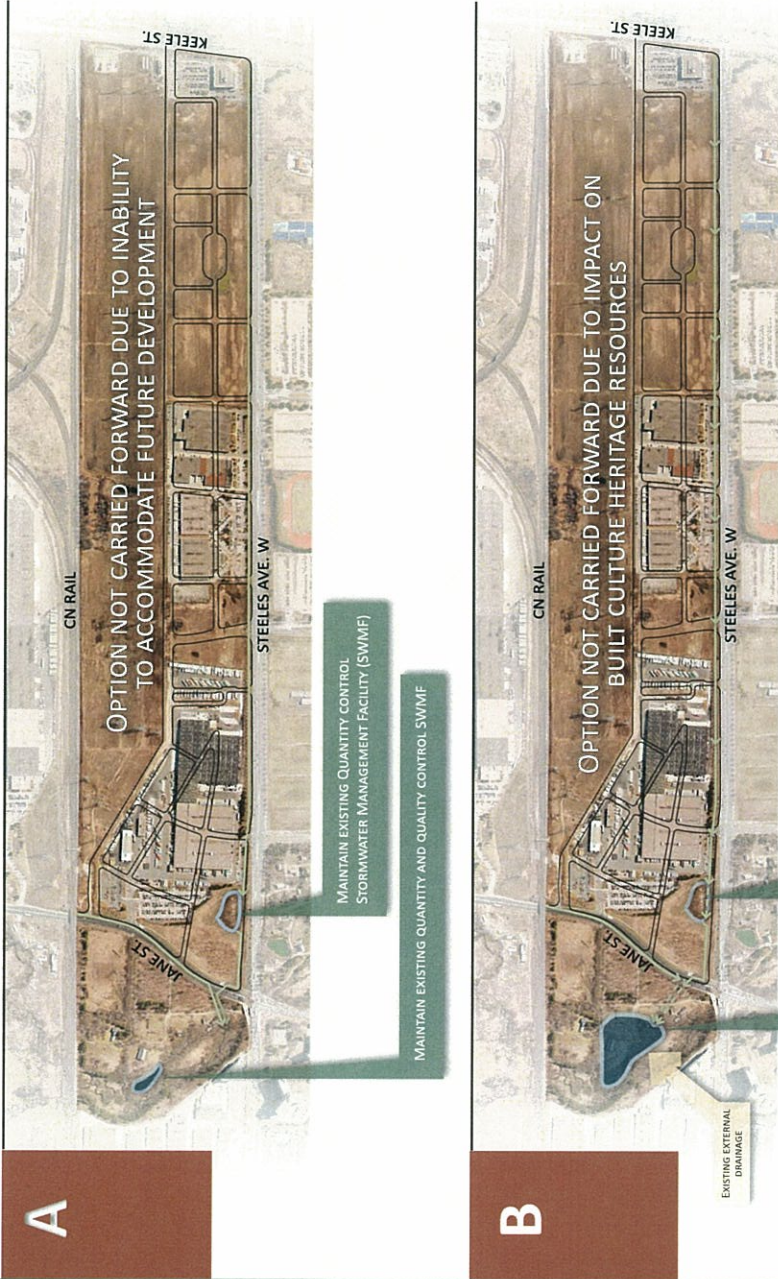


**UNDERGROUND QUANTITY STORAGE** this could be a manufactured unit or a site specific tank designed to store stormwater underground to provide flood control.



**OIL GRIT SEPARATOR** is a manufactured unit designed to capture sediment from stormwater and contain floatable pollutants within the unit.

## LEGEND



## EVALUATION MATRIX

Category	Criterion	Measure	Option '1'	Option '2'	
Stormwater Management	Volume and Inflow	Extent of maintenance of vegetation cover/soil	▶	▶	
		Scheduling of vegetation maintenance	▶	▶	
		Effect on species at risk	▶	▶	
		Extent of disturbance to ecotone	▶	▶	
		How to fit habitat	▶	▶	
	Quality Control	Planting and Filter	Ability of riparian vegetation to filter pollutants	▶	▶
			Provision of riparian vegetation to filter pollutants	▶	▶
			Assessment of riparian vegetation to filter pollutants	▶	▶
			Assessment of riparian vegetation to filter pollutants	▶	▶
			Assessment of riparian vegetation to filter pollutants	▶	▶
		Assessment of riparian vegetation to filter pollutants	▶	▶	
		Assessment of riparian vegetation to filter pollutants	▶	▶	
		Assessment of riparian vegetation to filter pollutants	▶	▶	
		Assessment of riparian vegetation to filter pollutants	▶	▶	
		Assessment of riparian vegetation to filter pollutants	▶	▶	
Quantity Control	Capital Cost	Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
		Cost of stormwater management	▶	▶	
Heritage Resources	Presence of riparian vegetation	Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
		Presence of riparian vegetation	▶	▶	
Other	Competition	Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	
		Competition	▶	▶	

★ BEST ✓ GOOD ▶ POOR ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

### LEGEND

Existing Stormwater Sewer ← - - - Proposed Stormwater Sewer

**QUANTITY CONTROL**

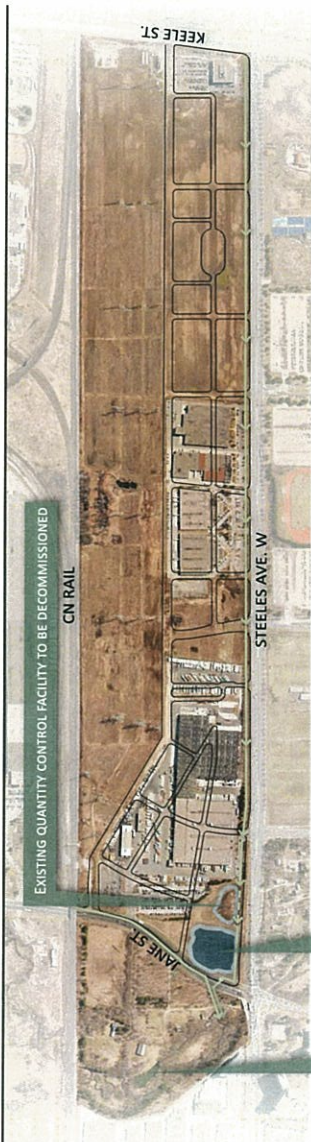
- Dry Pond
- Underground Quantity Storage

**QUALITY CONTROL**

- Wet Pond
- Oil Grit Separator

**QUALITY & QUANTITY CONTROL**

- Combined Pond



**C**



**D**

## EVALUATION MATRIX

Category	Criterion	Measure	Option 'C'	Option 'D'	
Natural Environment	Habitat and Species	Extent of disturbance to natural vegetation communities	✓	✓	
		Sensitivity of vegetation communities	✓	✓	
		Effect on species at risk	✓	✓	
	Woods	Extent of disturbance to woodlots	✓	✓	
	Wetlands	Risk to fish habitat	✓	✓	
	Social Environment	Planning and Policy	Ability of option to satisfy planning policy and guidelines	✓	✗
		Service	Provision of adequate stormwater management for adjacent areas	✓	✓
		Development	Provision of adequate stormwater management for adjacent areas	✓	✓
		Sustainability	Use of sustainable methods through design	✓	✓
		Land Tenure	Impact on existing tenures - impact of all properties impacted	✓	✓
		Noise disturbance	✓	✓	
		Vibration	✓	✓	
		Extent of open excavations & heavy equipment operation	✓	✓	
		Dust accumulation during construction	✓	✓	
		Visual disturbance during construction	✓	✓	
Economic Environment	Impact on typical business operations during construction		✓	✓	
	Impact on air quality		✓	✓	
	Impact on well water supplies		✓	✓	
	Impact on existing tenures/ agricultural operation		✓	✓	
	Cost of stormwater management ponds		★	✓	
	Cost of acquiring property for stormwater ponds		✓	✓	
	Presence of historic artifacts		✓	✓	
	Presence of potential cultural heritage landscapes (e.g. trees, water features, etc.)		✓	✓	
	Presence of culturally significant buildings		★	✓	
	Construction duration & complexity		✓	✓	
Overall	Utility Conflicts	Presence of utilities near stormwater management ponds	✓	✓	
	Soil Conditions	Contamination	✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	
			✓	✓	

★ BEST    ✓ GOOD    ▼ POOR    ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

## LEGEND

Existing Stormwater Sewer ← - - - Proposed Stormwater Sewer

### QUANTITY CONTROL

Dry Pond Underground Quantity Storage

### QUALITY CONTROL

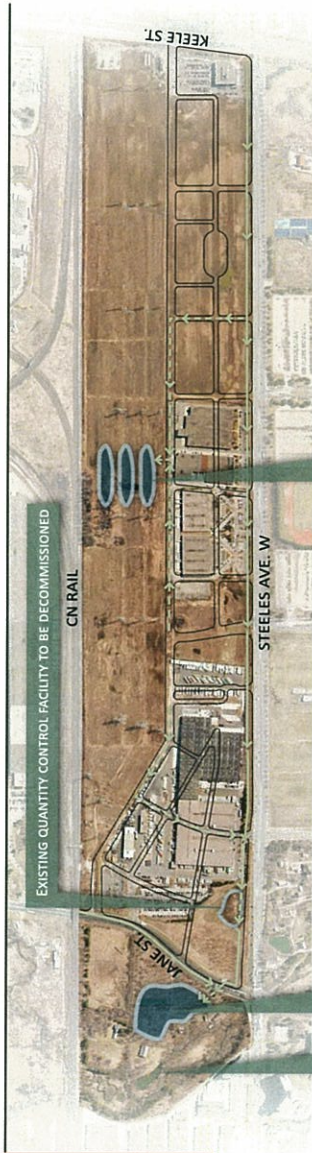
Wet Pond Oil Grit Separator

### QUALITY & QUANTITY CONTROL

Combined Pond



**E**



**F**

## EVALUATION MATRIX

Category	Criterion	Measure	Option 'E'	Option 'F'
Natural Environment	Habitat and Species	Extent of disturbance to natural vegetation communities	▶	▶
		Sensitivity of vegetation communities	▶	▶
		Effect on species at risk	✓	✓
		Extent of disturbance to woodlots	▶	▶
Social Environment	Warehouse	Risk to fish habitat	✓	✓
	Planning and Policy	Ability of project to comply with existing and guidelines	✓	✓
	Service Development	Provision of adequate services for neighbourhood	✓	✓
	Sustainability	Accommodation of sustainability methods through design	✓	✓
	Land Tenure	Impact on existing tenures based on # of properties impacted	▶	▶
		Noise disturbance	✓	✓
		Vibration	▶	▶
		Effect of operations & heavy equipment on adjacent properties	✓	✓
		Dust accumulation during construction	✓	✓
		Visual disturbance during construction	✓	✓
Economic Environment	Capital Cost	Cost of stormwater management ponds	▶	▶
	Estimate Cost	Cost of acquiring property for easement	✓	✓
		Presence of historic artifacts	✓	✓
		Impact on potential cultural heritage (e.g. mill race, pump house, barns)	▶	▶
Cultural Environment	Built Heritage	Presence of culturally significant buildings	▶	▶
	Construction & Maintenance	Construction duration & complexity	▶	▶
	Utility Conflicts	Ease of maintenance access	▶	▶
Technical Issues	Soil Conditions	Presence of utilities near stormwater management ponds	▶	▶
		Contamination	✓	✓
Overall			<p>▶ Design allows for stormwater management to be installed on property</p> <p>★ Design allows for stormwater management to be installed on property</p>	<p>★ BEST</p> <p>✓ GOOD</p> <p>▶ POOR</p> <p>✗ FAIL</p>



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

### LEGEND

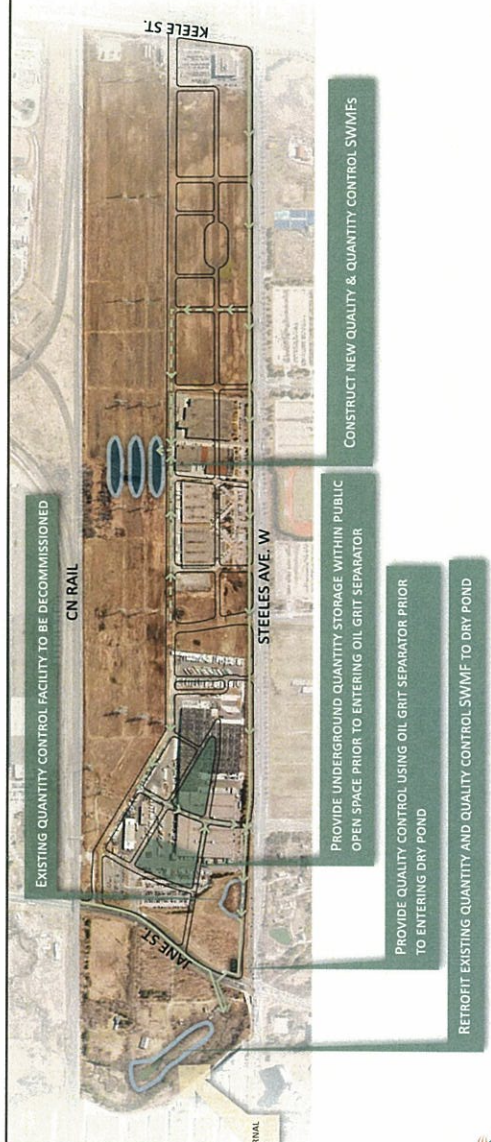
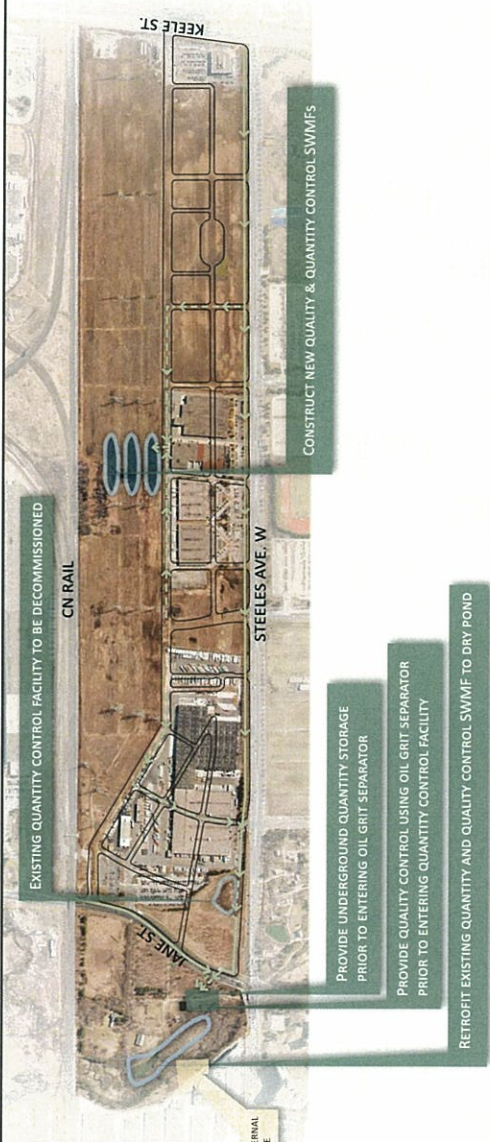
Existing Stormwater Sewer ←  
Proposed Stormwater Sewer - - -

**QUANTITY CONTROL**

- Dry Pond
- Underground Quantity Storage
- Wet Pond
- Oil Grit Separator

**QUALITY & QUANTITY CONTROL**

- Combined Pond



## EVALUATION MATRIX

Category	Criterion	Measure	Option 'G'	Option 'H'	Option 'H'
Natural Environment	Habitat and Species	Extent of disturbance to natural vegetation communities	▶	▶	▶
		Sensitivity of vegetation communities	▶	▶	▶
		Effect on species at risk	▶	▶	▶
		Extent of disturbance to woodlots	▶	▶	▶
		Nick to fish habitat	▶	▶	▶
		Ability of soils to catch, store and filter water	▶	▶	▶
		Provision of adequate riparian habitat for fish and wildlife	▶	▶	▶
		Accommodation of sustainability methods through design	▶	▶	▶
		Land Tenure	▶	▶	▶
		Impact to existing streams - based on # of properties impacted	▶	▶	▶
Social Environment	Construction Disturbances	Noise disturbance	▶	▶	▶
		Vibration	▶	▶	▶
		Extent of open excavations & heavy equipment operation	▶	▶	▶
		Dust accumulation during construction	▶	▶	▶
		Visual disturbance during construction	▶	▶	▶
		Impact on typical business operations during construction	▶	▶	▶
		Impact on air quality	▶	▶	▶
		Impact on well water supplies	▶	▶	▶
		Impact on existing forest/agricultural operations	▶	▶	▶
		Cost of stormwater management	▶	▶	▶
Economic Environment	Capital Cost	Cost of stormwater management	▶	▶	▶
	Estimate Cost	Cost of acquiring property for assessment	▶	▶	▶
Cultural Environment	Archaeological Resources	Presence of historic artifacts	▶	▶	▶
	Ecological Heritage Landmarks	Presence of provincially designated ecological features, historic resources, etc. (trees, original mill race, stone bridge, etc.)	▶	▶	▶
	Wild Heritage	Presence of culturally significant buildings	▶	▶	▶
	Construction & Maintenance	Construction duration & complexity	▶	▶	▶
	Utilities/Conflicts	Ease of maintenance access	▶	▶	▶
Technical Issues	Soil Conditions	Presence of utilities near stormwater management ponds	▶	▶	▶
		Consumption	▶	▶	▶
Overall			▶	▶	▶

★ BEST    ✓ GOOD    ▶ POOR    ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

## LEGEND

Existing Stormwater Sewer

Proposed Stormwater Sewer

QUANTITY CONTROL

QUALITY CONTROL

QUALITY & QUANTITY CONTROL



Dry Pond



Wet Pond



Combined Pond

Underground Quantity Storage



CONSTRUCT NEW QUALITY & QUANTITY CONTROL SWMFs

CONSTRUCT NEW QUALITY AND QUANTITY CONTROL SWMF PRIOR TO ENTERING RETROFITTED SWMF

RETROFIT EXISTING QUANTITY AND QUALITY CONTROL SWMF TO DRY POND



OPTION NOT CARRIED FORWARD DUE TO IMPACT ON LAND DESIGNATED FOR DEVELOPMENT AND RESULTING IMPACT TO DENSITY TARGETS

PROVIDE QUALITY CONTROL USING OIL GRIT SEPARATOR

MAINTAIN EXISTING QUANTITY AND QUALITY CONTROL SWMF

CONSTRUCT ON SITE UNDERGROUND QUANTITY STORAGE THROUGHOUT OPA 620 LANDS

## EVALUATION MATRIX




Category	Criterion	Measure	Option 1?	Option 7?	
Natural Environment	Habitat and Fauna	Extent of disturbance to natural vegetation communities	▶	✓	
		Sensitivity of vegetation communities	▶	✓	
		Effect on species at risk	▶	✓	
		Extent of disturbance to woodlots	▶	✓	
		Risk to fish habitat	▶	✓	
	Social Environment	Planning and Policy	Ability of option to satisfy planning policy and guidelines	✓	✓
		Service Development	Provision of adequate stormwater management for subwatershed areas	✓	✓
		Sustainability	Accommodation of sustainability objectives through design	✓	✓
		Land Tenure	Impact to existing tenures - nature of properties impacted	▶	▶
			Noise disturbance	▶	✓
		Vibration	▶	✓	
		Extent of open excavations & heavy equipment operation	▶	✓	
		Dust accumulation during construction	▶	✓	
		Visual disturbance during construction	▶	✓	
		Impact on typical business operations during construction	▶	✓	
Technical Environment	Capital Cost	Impact on air quality	▶	▶	
		Impact on well water supplies	▶	▶	
		Impact on existing brownfield agricultural operations	▶	▶	
		Cost of stormwater management ponds	▶	▶	
		Cost of acquiring property for stormwater	▶	▶	
	Cultural Environment	Archaeological Resources	Presence of historic artifacts	▶	▶
		Cultural Heritage Landscape	Impact on potential cultural heritage landscape (e.g. trees, landscape features, historic buildings)	▶	▶
		Built Heritage	Presence of culturally significant buildings	▶	▶
		Construction & Maintenance	Construction activities & company	▶	▶
			Ease of maintenance access	▶	▶
		Presence of utilities near stormwater management ponds	▶	▶	
		Utility Conflicts	▶	▶	
		Soil Conditions	▶	▶	
		Contamination	▶	▶	
		Overall	Option has the greatest potential for adverse impacts on designated for development lands to be retained for construction activities. Stormwater storage on site for the life of the project.	▶	✗

★ BEST ✓ GOOD ▶ POOR ✗ FAIL



# WATERMAIN EVALUATION OF ALTERNATIVES

## LEGEND

-  Existing Trunk Watermain
-  Proposed Trunk Watermain
-  Proposed Distribution Watermain



1

### ALTERNATIVE 1

Alternative 1 proposes to use the existing trunk infrastructure on Steeles Avenue and provides watermain connections to future development from Steeles Avenue.

**Negative Effects:**

- Security of water system at risk due to one distribution system

**Positive Effects:**

- Utilizing existing infrastructure

### USING EXISTING TRUNK INFRASTRUCTURE

Local servicing to be extended from existing trunk watermain on Steeles Avenue



2

### ALTERNATIVE 2

Alternative 2 includes a new trunk watermain on the future East-West Road and smaller distribution watermains on the internal streets as shown on the OPA 620 road network.

**Negative Effects:**

- Increased capital cost

**Positive Effects:**

- Second trunk watermain provides improved security to water distribution system
- Provides flexibility for phasing in the water distribution system in accordance with OPA 620

### NEW TRUNK WATERMAIN ON FUTURE EAST-WEST ROAD

Local servicing to be extended from existing trunk watermain on Steeles Avenue for south portion of site, local servicing to be extended from trunk watermain on future east-west road for north portion of site, interconnection between trunk watermain provided on select internal streets





# SANITARY SEWER EVALUATION OF ALTERNATIVES

## LEGEND

- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Black Creek Pumping Station
- Future TTC Subway Station

1



## ALTERNATIVE 1

Alternative 1 utilizes the existing sanitary sewer on Steele's Avenue, with an extension to the east to service all lands within OPA 620, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steele's Avenue and Jane Street (if required to avoid conflicts with existing sewer route and development plans within OPA 620).

### Negative Effects:

- Sewer replacement along Jane Street anticipated to accommodate increased flows

### Positive Effects:

- Provides sanitary services to accommodate growth envisioned by OPA 620 and addresses potential conflicts with future land uses

2



## ALTERNATIVE 2

Alternative 2 proposes a new sanitary sewer on the future East-West Road as shown on the OPA 620 road network, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steele's Avenue and Jane Street.

### Negative Effects:

- Increased capital cost

### Positive Effects:

- Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer on Jane Street
- Provides flexibility for phasing of construction of the system in accordance with OPA 620

3



## ALTERNATIVE 3

Alternative 3 proposes a new sanitary sewer on the future east-west road as shown on the OPA 620 road network, a diversion around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steele's Avenue and Jane Street.

### Negative Effects:

- Further increased capital cost from Alternative 2 for diversion from Steele's to future East-West Road

### Positive Effects:

- Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer
- Provides flexibility for phasing of construction of the system in accordance with OPA 620

### UTILIZE EXISTING TRUNK INFRASTRUCTURE

All wastewater would be directed to the existing sewer on Steele's Avenue and Jane Street

### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD

Drainage from south portion of site is directed to Steele's Avenue sewer, while north portion of site is directed to new sewer on future East-West Road

### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD WITH DIVERSION OF STEELES AVENUE SEWER AT TTC STATION

Same as Alternative 2, plus flow from south-east portion of site is diverted to new sewer on future East-West Road (addresses sewer capacity issue on Jane Street)

ALTERNATIVE 3 IS THE PRELIMINARY PREFERRED ALTERNATIVE. Specific services to be determined at the development application stage.



**THE CITY OF VAUGHAN WILL:**

- Review & respond to public & agency comments expressed at this public information centre & throughout the project
- Undertake further analysis of the alternatives to select a preferred alternative that considers all input from agencies & public
- Complete Master Plan report & make available for public review
- Preferred alternative for stormwater will be presented at Public Information Centre #2 scheduled for August 10th, 2010

**ADDITIONAL COMMENTING OPPORTUNITIES:**

- Please complete a comment sheet
- A notice of Public Information Centre #2 will be advertised, identifying the time period & locations where the Master Plan report will be available for public review



**THANK YOU!**

**FOR ATTENDING THE PUBLIC INFORMATION CENTRE FOR THE MUNICIPAL  
SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY  
OFFICIAL PLAN AMENDMENT (OPA) 620**





PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)

Name (Please Print):

Mailing Address:

CHRISLEA ROAD STE 103  
VAUGHAN, ON L4L 8S5

Phone:

416.1  
BUS - Home / Cell (circle one)

ON BEHALF OF KEELE-STEELERS FAMILIESTONE

Email Address:

1. PLEASE CONFIRM TIMING/COMPLETION OF PROJECT.

2. HOW DOES THIS PROJECT IMPACT EXISTING DEVELOPMENT APPLICATIONS IN PROCESS

3. MARCA STAKEHOLDERS WORKSHOP - WHO WAS NOTIFIED & HOW

4. HOW WAS NOTIFICATION PROVIDED FOR THIS MEETING? + TO WHOM

5. HOW WERE SWM POND SIZE DETERMINED? / WHAT FACTORS OF SUSTAINABILITY IN PUBLIC/PRIVATE REALM?

6. SWM IN HYDRO CORRIDOR - HOW REALISTIC? - ARE THEY A WILING PARTY?

7. HAS THE KEELE STEELERS SITE PLAN BEEN FACTORED INTO YOUR WORK?

8. PLEASE PROVIDE X-SECTIONS FOR E/W ROAD AS RELATED TO

WATER + SANITARY SERVICE LOCATIONS + SIZING ETC. - OVER

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by July 23, 2010 to either contact below:

Muneeb Ahmad - Consultant Project Manager  
c/o Lynn Collins - Environmental Project Coordinator  
The Sernas Group Inc.

110 Scotia Court, Unit 41, Whitby, Ontario, L1N 8Y7  
Tel: (905) 686-6402; Fax (905) 432-7877  
lcollins@srmassociates.org

Mr. Carlos Couto - Project Manager  
City of Vaughan

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel: (905) 832-8585 x 8736; Fax: (905) 832-6145

carlos.couto@vaughan.ca



9. GIVEN THE MILESTONE IS THE LARGEST VACANT LANDOWNERS IN THIS STUDY AREA WE ARE REQUESTING A MEETING WITH CITY STAFF & CONSULTANTS TO DISCUSS THIS PROJECT AS SPECIFICALLY RELATED TO PENDING SITE PLAN APPLICATION + PROPOSE SERVICING PLAN + ANTICIPATED INFRASTRUCTURE - TIMING OF DESIGN, IMPLEMENTATION + COSTING ETC -

THANK - YOU.  
R.H . 1









**PUBLIC INFORMATION CENTRE #1**

JUNE 17, 2010 2pm. Session.

PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)

Name (Please Print):	D. S. ...		17 JUN / 10
Mailing Address:	KEELE ST TORONTO ONT M3J 1P3		Phone: 416 -
Email Address:	PDELANEY@YORKU.CA		Home / Cell (circle one)
<p>OUR MAIN CONCERN IS RAISING AWARENESS OF THE IMPACT OF POOR LIGHTING ON THE NIGHT SKY. YORK UNIVERSITY'S OBSERVATORY IS JUST SOUTH OF STEELES AND ANY POOR LIGHTING (NOT FLOW CUT OFF LIGHTING FIXTURES) WILL IMPACT THE EDUCATIONAL AND RESEARCH ACTIVITIES CONDUCTED AT THE TELESCOPE DOMES.</p>			

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by July 23, 2010 to either contact below:

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c/o Lynn Collins – Environmental Project Coordinator  
The Sernas Group Inc.  
110 Scotia Court, Unit 41, Whitby, Ontario, L1N 8Y7  
Tel: (905) 686-6402; Fax (905) 432-7877  
lcollins@srmassociates.org

**Mr. Carlos Couto – Project Manager**  
City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel: (905) 832-8585 x 8736; Fax: (905) 832-6145  
carlos.couto@vaughan.ca





**PUBLIC INFORMATION CENTRE #1**  
JUNE 17, 2010

Name	Address	Email	CD
	Bloomington Cres. #3N IR2		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Danville ON.		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	1737 3A6	ghorvath@trca.on.ca Black Creek Cons. Proj.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	YORK UNIVERSITY		<input type="checkbox"/> Y <input type="checkbox"/> N
	4700 KEELE ST TORONTO		<input type="checkbox"/> Y <input type="checkbox"/> N
	11		<input type="checkbox"/> Y <input type="checkbox"/> N
Jenice		j.j. @ yorku.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Teichroch	TRCA.	jteichroeb@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Carlos Camp	City of Vaughan		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Witkin	2600 Steeles Ave W.		<input type="checkbox"/> Y <input type="checkbox"/> N
Ashley Benvenuto	BCPV		<input type="checkbox"/> Y <input type="checkbox"/> N
RONNIE BURBANK	BCPV		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	STEELES AVE. W.		<input type="checkbox"/> Y <input type="checkbox"/> N
	SUITE 101		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Rina Ramani	BCPV		<input type="checkbox"/> Y <input type="checkbox"/> N





**PUBLIC INFORMATION CENTRE #1**  
JUNE 17, 2010

Name	Address	Email	CD
	Condessa Ave Tor	" " s@rogers.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Julie Hordeniel	TRCA	Jhordeniel@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Wendy Rowney	TRCA - BCPV	Wronney@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Dave Ashfield	T MIG	dashafield@tmig.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
PAW KIRU	TRCA	blum@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
S. DHALLA	TRCA	Sohalla@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
M. Loxton	TRCA	Mloxtan@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Saad yousef	CITY OF VAUGHAN	Saad.yousef@vaughan.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Shahid Matlob	York Region, Planning	Shahid.matlob@york.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N





The City Above Toronto

CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #1  
 JUNE 17, 2010

Name	Address	Email	CD
STEPHEN HOUWIGER	YORK REGION RAPID TRANSIT CORP.	STEPHEN.HOUWIGER@YORK.CA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
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			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N

SIGN IN SHEET





The City Above Toronto

CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
CLASS ENVIRONMENTAL ASSESSMENT STUDY  
Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #1  
JUNE 17, 2010

SIGN IN SHEET

Name	Address	Email	CD
MICHAEL DU	LEA CONSULTING LTD. 625 COCHRANE DRIVE	NDU@LEA.CA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Kinloch Cres Maple, Ontario		<input type="checkbox"/> Y <input type="checkbox"/> N
Chris Bagley	Black Creek Pioneer Village 1000 Murray Ross Parkway Toronto, ON M3J 2P3	c.bagley@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Mary Brent	BCPV	mbrent@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
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7-9 p.m.



## **Appendix 2D**

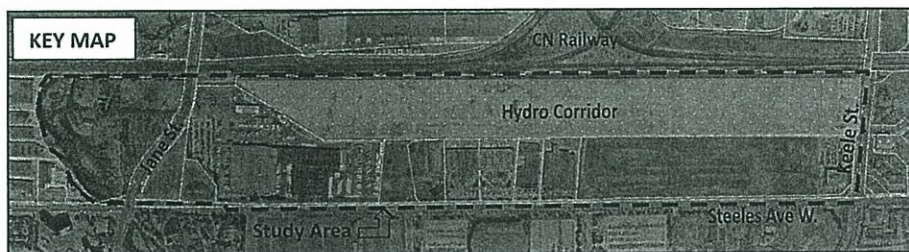
**PIC #2 (August 17, 2010)**



**NOTICE OF PUBLIC INFORMATION CENTRE #2**  
**MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY**  
**STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN**  
**OFFICIAL PLAN AMENDMENT (OPA) 620 And**  
**Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)**

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process.

**STUDY AREA:** The study area, as depicted on the Key Map below, is bounded by the CN Railway to the north, Keele Street to the east, Steeles Avenue to the south, and Black Creek to the west (immediately west of Jane Street).



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Development/ Transportation Engineering Department  
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Tel: 905-832-8585 Ext: 8736, Fax: 905-832-6145  
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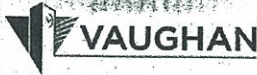
**Mr. Dale Dionne, P. Eng, MBA, PMP**  
Principal, General Manager,  
SRM Associates (A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41, Whitby, ON L1N 8Y7  
Tel: 905-686-6402 Ext. 288, Fax: 905-432-7877  
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**Public Open House:** Toronto and Region Conservation Authority has retained Schollen & Company Inc. to undertake the preparation of a Master Plan for the BCPV North property. The Master Plan will determine future site use and programming for this significant cultural heritage resource, including a cultural heritage assessment, concept development, facility and site servicing, land needs, and strategies to facilitate the future vision. This Master Plan is being developed in conjunction with the Municipal Servicing Master Plan Class EA Study. The BCPV North Master Plan Public Open House will be held together with the Municipal Servicing Master Plan Class EA Public Information Centre on August 17<sup>th</sup>, 2010. If you have questions or comments, require further information, or wish to be added to the study mailing list, contact:

**Mr. Mark Schollen, Schollen & Company**  
220 Duncan Mill Road, Suite 109, Don Mills, ON M3B 3J5  
Tel: 416.441.3044, Fax: 416.441.6010

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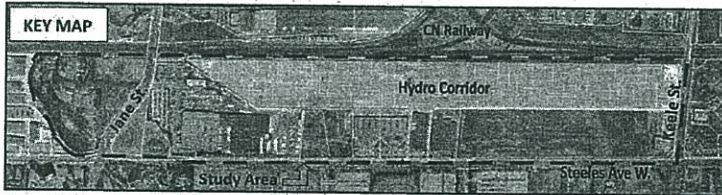




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*This notice was issued on August 5th, 2010*

# Extended hou on hand to an

*From page 1.*  
reading the number wrong or that there was a mistake. She paid the same instalments last year and ended up with a credit, not a balance due.

"I'm not sure where to go or who to turn to," she said. "I spent my only day off trying to call them. I started at 8 a.m. and it's now 5 p.m. and I have given up."

Of the two million Enbridge Gas customers, nearly 800,000 participate in the budget billing plan, spokesperson Lisa McCarney said.

The option allows customers to pay a set amount throughout the year, spreading out costs to make the service more affordable.

The monthly payment amount is worked out in September and an adjustment statement, showing the difference between the set payment amount and actual gas used, is sent in June.

Ms Ramos is not alone. Newmarket resident Anne Lemon was hit with a \$600 bill just before going on holidays.

She received a letter from Enbridge advising her to call in to talk about a mistake that had been made on her bill. A short time later, she received her final adjustment after paying \$100 monthly. She called the number listed at the bottom of the letter for inquiries and the line wasn't yet set up. The second day she attempted to call, she

## WHERE T

▶ If you have que make alternate payments for your adj Enbridge customer 1-877-362-7434.

▶ If you feel your being met, ask to s visor.

▶ If you feel the h been resolved, con ombudsman Debb 416-495-6155 or o enbridge.com

▶ Still not satisfie concern to the Ontario Energy Boa oeb.gov.on.ca

couldn't get thr "I mean, it meant we h between eating the bill, but it finances in a ti "We did pay th so frustrating a don't have a c want to use gas.

Her home with a natural ge she doesn't be provider would better. She felt she didn't have to pay the bill.

She might installing solar roof, she with

**The BRICK**

**39th Birthday Party!**

**3 DAYS ONLY!**

**39% OFF**

our ticket price on any  
Includes discounted, clearance, coupon book etc

**BONUS CHAIR, TABLES AND 1**

When you purchase the matching seating sets and banquet packs

Rising

Rene Dual Race  
2-Pc. \$99  
Only

**Look for o  
today's**

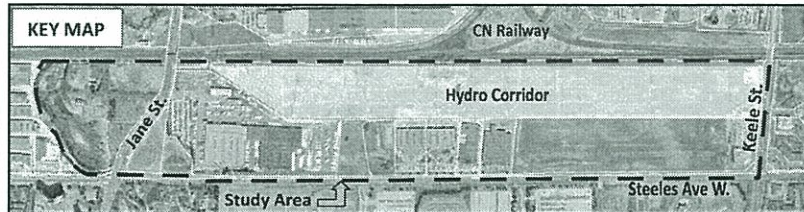
Only in selected areas. See in



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*This notice was issued on August 5th, 2010*

FINAL PROOF FOR  
ADS PLACED IN  
THE LIBERAL ON  
AUG 5+8/2010  
AND  
NORTH YORK  
MIRROR  
AUG. 5/2010



# WELCOME

## MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY

STEELES AVENUE CORRIDOR, JANE STREET TO KEELE STREET  
CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620 &  
MINISTRY OF ENERGY & INFRASTRUCTURE CLASS ENVIRONMENTAL ASSESSMENT  
(CATEGORY B)

PUBLIC INFORMATION CENTRE #2  
AUGUST 17, 2010

THE CITY OF VAUGHAN is currently undertaking a Municipal Class Environmental Assessment Study for the Municipal Servicing Master Plan - Steeles Avenue Corridor, Jane Street to Keele Street.

This Public Information Centre (PIC) provides the public with the opportunities to formally participate in the process.

You are invited to review the information presented at this PIC and to complete a comment sheet after reviewing the display panels. Members of the study team are available to answer any questions you have.

All comments and information received at this PIC will form part of the study and will be reviewed by the project team and will be considered in finalizing the servicing strategies.

THIS PURPOSE OF THIS INFORMATION CENTRE is to provide for an exchange of information and ideas between the proponent (City of Vaughan) and affected and interested stakeholders.

### THIS PUBLIC INFORMATION CENTRE WILL:

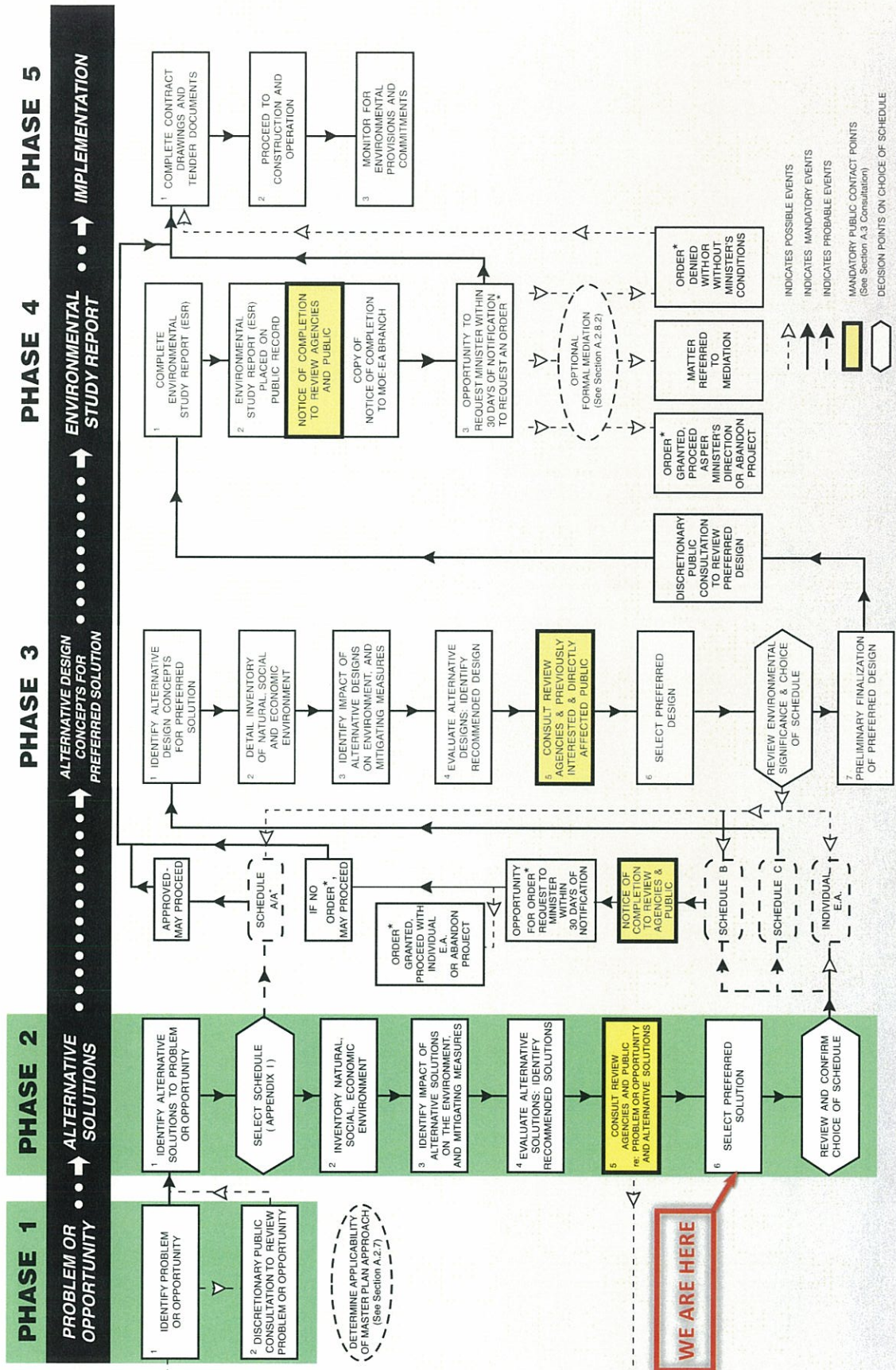
- Present the preferred alternative for stormwater management strategies to meet the needs of the approved OPA 620
- Present the preferred alternatives for water & wastewater services
- Outline the next steps of the Master Plan





# MUNICIPAL CLASS EA PROCESS

THIS STUDY WILL FULFILL PHASE 1 & 2, SATISFYING THE REQUIREMENTS FOR ANY SCHEDULE 'A' AND 'B' PROJECTS AND WILL OUTLINE ANY SCHEDULE 'C' PROJECTS.



**WE ARE HERE**

INDICATES POSSIBLE EVENTS  
 INDICATES MANDATORY EVENTS  
 INDICATES PROBABLE EVENTS  
 MANDATORY PUBLIC CONTACT POINTS (See Section A.3 Consultation)  
 DECISION POINTS ON CHOICE OF SCHEDULE  
 OPTIONAL  
 \* PART II ORDER (See Section A.2.8)





# PROJECT LOCATION

## PROJECT BACKGROUND

THE STEELES CORRIDOR SECONDARY PLAN (OPA 620) WAS APPROVED BY THE ONTARIO MUNICIPAL BOARD IN AUGUST 2008

- THE SECONDARY PLAN ESTABLISHED POLICIES THAT WILL ASSIST THE CITY IN MANAGING THE LAND USE TRANSFORMATION OF THE AMENDMENT AREA FROM PREDOMINANTLY EMPLOYMENT AND COMMUTER BASED TO A TRANSIT-SUPPORTIVE URBAN ENVIRONMENT FEATURING INCREASED DENSITIES THROUGH DEVELOPMENT OF MIXED AND COMMERCIAL LAND USES

- Population Target: 11,000
- Employment Target: 4,000

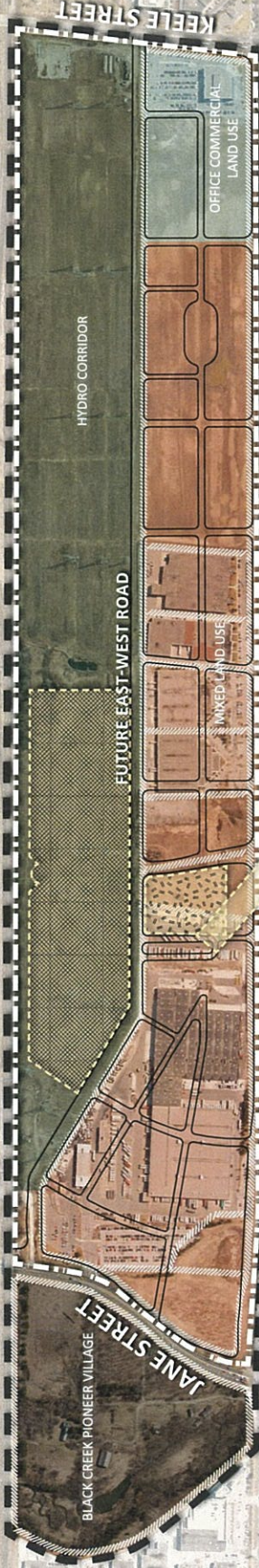
- THE SECONDARY PLAN WAS DEVELOPED TO RESPOND TO TWO(2) MAIN ISSUES:

1. Significant transit initiatives within the study area
2. Significant influence of the evolving and urbanizing York University Campus

- THE STRUCTURAL FRAMEWORK OF THE PLAN IS BASED ON FIVE(5) UNDERLYING PREMISES:

1. Provides support for high order transit
2. Establishes an increased range of high density land uses
3. Establishes a grid pattern of roads, public realm and blocks
4. Promotes an urban form and pedestrian friendly urban environment and streetscape
5. Encourages land uses that can intensify over time, and at the same time establish OPA 620 transit supportive density and design at the outset

CN RAILWAY



## STUDY PURPOSE AND OBJECTIVES

IN ORDER TO ENSURE THE GOALS OF THE SECONDARY PLAN (OPA 620) ARE ACHIEVED AND THAT INFRASTRUCTURE TO SUPPORT THE ESTABLISHED GOALS IS COMPREHENSIVELY PLANNED AND DELIVERED IN A TIMELY MANNER THE CITY HAS INITIATED THIS WATER, WASTEWATER AND STORMWATER SERVICING STRATEGY MASTER PLAN.

RECOMMENDATIONS OF TTC SPADINA EXTENSION-DOWNSVIEW STATION TO STEELES AVENUE ENVIRONMENTAL ASSESSMENT (FEBRUARY 2006)

STEELES WEST TTC STATION  
BUS TERMINAL  
TTC COMMUTER PARKING LOT

## LEGEND

- STUDY AREA BOUNDARY
- PROPERTY BOUNDARY
- BOUNDARY OF OPA 620 SECONDARY PLAN

VAUGHAN



THE SERKIS GROUP INC.



# EXISTING CONDITIONS

## CULTURAL ENVIRONMENT BUILT CULTURAL HERITAGE RESOURCES

1. James Dalziel House, 1870
2. Schmidt Dalziel Barn, 1809
3. John Dalziel House, 1808
4. Sawyer's House, 1835
5. Robert Nesbitt Sawmill, 1889

## ARCHAEOLOGY

- Stage 1 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment should be conducted if proposed project impact these lands
- Area currently being assessed by TRCA
- Approximate extent of Dalziel Family Cemetery

## NATURAL ENVIRONMENT HABITAT & SPECIES

### WETLAND COMMUNITIES

- Cattail Mineral Shallow Marsh
- Mineral Meadow Marsh Ecosite
- Pondweed Submergent Shallow Aquatic Type
- Bur Oak Mineral Deciduous Swamp Type

### CULTURAL COMMUNITIES

- Mineral Cultural Meadow Ecosite
- Mineral Cultural Thicket Ecosite
- Basswood Deciduous Plantation Type

### UPLAND COMMUNITIES

- Fresh-Moist Bur Oak Deciduous Forest Type

## SOCIAL ENVIRONMENT

- Water Well Used for Water Supply
- Water Well Used for Observation
- Water Well Abandoned
- Water Well Status Unknown



## COMMON SPECIES:



GREEN FROG  
(Source: Natural Resources Canada, 2019)



AMERICAN TOAD  
(Source: Natural Resources Canada, 2019)



LEOPARD FROG  
(Source: Natural Resources Canada, 2019)

AMPHIBIAN BREEDING ACTIVITY

POTENTIAL AMPHIBIAN BREEDING ACTIVITY



# MASTER PLAN

## WHAT IS A MASTER PLAN?

A Master Plan is a long range plan that ties together the various servicing needs of an overall system, such as stormwater management, water distribution, wastewater collection or a road network.

## WHY UNDERTAKE A MASTER PLAN?

It is beneficial to begin the planning process by developing a Master Plan because this approach allows the individual needs of an area to be defined in the broader context. A Master Plan will develop an overall strategy for implementing all of these requirements, which will likely entail a number of individual projects.

## HOW IS A MASTER PLAN DEVELOPED?

Master Plans integrate infrastructure needs with environmental assessment planning principles. When preparing a Master Plan the principles of the Municipal Class EA process are applied, including the requirement that an effective stakeholder consultation program be undertaken. At a minimum, a Master Plan addresses Phases 1 and 2 of the Municipal Class EA process.

A Master Plan is typically subject to the approval of the municipality for which it was prepared. Prior to being approved, a clear and concise Master Plan report is made available for public comment. Following consideration of any public comment and subsequent approval of the Master Plan, the report is reviewed periodically to determine whether there is a need for formal updating of the Master Plan. Details on how and when a specific Master Plan will be reviewed are generally documented in that Master Plan.

## HOW ARE THE RECOMMENDED PROJECTS IN A MASTER PLAN IMPLEMENTED?

The individual projects recommended under a Master Plan may be categorized as Schedule 'A', Schedule 'B' or Schedule 'C' under the Municipal Class EA process. For Schedule 'B' and Schedule 'C' projects identified within a Master Plan, the work undertaken during the development of the Master Plan can be used in support of the requirements of Phases 1 and 2 of the Municipal Class EA.

For example, if an individual project is to be implemented and it is a Schedule 'C' project under the Municipal Class EA process, it would be necessary to fulfill the additional requirements of Phases 3 and 4 in order to consider the project specific issues that were beyond the scope of the Master Planning process. For Schedule 'B' projects identified in this Master Plan the consultation and documentation requirements will be completed.

## CAN A MASTER PLAN BE SUBJECT TO A "PART II ORDER"?

A Master Plan itself cannot be ordered to comply with Part II of the Environmental Assessment Act (EAA), also known as a "Part II Order". However, the individual projects included in the Master Plan are subject to the requirements of the Municipal Class EA process at the time that they are implemented, therefore, a request for a "Part II Order" can be made for individual projects at that time under the Municipal Class EA process.



THE BERNAS GROUP INC.



# BLACK CREEK PIONEER VILLAGE WORKSHOP QUESTIONS & ANSWERS

A Workshop was held at Black Creek Pioneer Village (BCPV) on March 24, 2010. The purpose of the workshop was to allow for a constructive exchange of ideas and information between the proponents (study team) and stakeholders identified as having particular interest in BCPV and Black Creek. All comments received will form part of the study and will be reviewed by the project team in finalizing the servicing strategies.

- 1. WHY CAN'T THE STORMWATER BE CONTAINED WITHIN THE JANE TO KEELE AREA?**
    - The existing SWMF is being decommissioned as part of an agreement between the City/Region, TTC and adjacent landowner
    - Utilization of a table and facility will be shown as an option in the EA process
  - 2. WHERE IS THE SITE TO BE DECOMMISSIONED? WHERE IS THE SECOND OF THE TWO PONDS?**
    - The site to be decommissioned is an existing SWMF that is north of Steeles Avenue, east of Jane Street
    - The second pond is proposed within the Hydro Corridor lands, east of the proposed parking lot for the future subway station and Regional Transit hub
  - 3. WHAT IS THE EFFECT OF CONCENTRATING ALL THE STORMWATER FROM NORTH OF STEELES TO SOUTH OF STEELES e.g. FLOODING 100 YEAR STORM EVENT?**
    - SWMF design needs to consider the impacts
    - TRCA sets quantity control criteria
    - Details must stand up to technical review
  - 4. WHY WOULDN'T YOU TREAT STORMWATER ON SITE e.g. ROOFTOPS AND PARKING LOT LEVEL?**
    - Policies with respect to on-site treatment of stormwater are built into OPA 620
    - This level of treatment and recommendations are discussed in the Stormwater Master Plan prepared by Sernas Associates
    - This level of treatment will be built into the Stormwater/Environmental Assessment (Municipal Servicing Master Plan Class EA Study)
    - Criteria for flood control on Black Creek are onerous on individual sites
    - End of pipe approach taken in lieu of on-site quantity control given the above
- STAKEHOLDER NOTE:** Mixed use envisioned by OPA 620 is an over development of the study area and implications of stormwater should have been taken into account during the planning stage. On site controls aren't enough and now there has to be an end-of-pipe solution
- 5. STEELES AVENUE HAS 2 LARGE STORM SEWERS, FLOW OPPORTUNITY TO USE POND AT THE SOUTHEAST CORNER OF JANE AND STEELES?**
    - This pond is on lands that are surrounded by existing development which create constraints and physical limitations to what can be done
  - 6. STORMWATER CURRENTLY DRAINS ALONG STEELES AVENUE, WILL YOU NOT BE PUMPING TO DALZIEL POND ANYWAY?**
    - Lands generally drain from east to west
    - Dalziel site is lower than Keele Street
    - Gravity outlet is at south end of the pond
    - A new storm sewer alignment is proposed to convey flows to a pond expansion that would ensure gravity flow
- 7. ARE THERE OPPORTUNITIES FOR TRAILS? THE DALZIEL BARN SITE IS NOT CURRENTLY PUBLICLY ACCESSIBLE?**
    - Black Creek Pioneer Village is undertaking a Master Plan which will consider all opportunities which may include the Dalziel Barn being as accessible as the existing site
  - 8. ARE THERE LIMITATIONS TO THE POND WITHIN THE HYDRO CORRIDOR?**
    - There are a number of limitations, including buy-in from the Ministry of Energy and Infrastructure that a pond in the Hydro Corridor is an acceptable use, grading restrictions, gravity flow unless you pump, implementation and limitations within hydro corridors to maintain access for maintenance, distance from towers etc., and need to accommodate the commuter parking lot associated with the Steeles West Subway Station
  - 9. COULD THE STORMWATER POND BE LOCATED NORTH? WHAT ARE THE LIMITATIONS TO LOCATING IT NORTH? COULD BLACK CREEK BE REALIGNED AGAIN?**
    - These suggestions would be subject to technical considerations
    - There is nothing precluding the possibility of Black Creek moving
  - 10. HAS UNDERGROUND STORAGE BEEN CONSIDERED IN PARKING LOT FOR THE FUTURE SUBWAY STATION?**
    - TYSS (TTC) is proposing to deal with stormwater generated from the Steeles West Station on-site
  - 11. HAS A STRUCTURAL ANALYSIS OR SOILS ANALYSIS BEEN CARRIED OUT?**
    - A vibration study is being undertaken as part of the Municipal Servicing Master Plan Study
- STAKEHOLDER NOTE:** The Dalziel Barn requires stabilization; the barn could not be moved
- 12. COULD THE POND BE LOCATED IN THE NORTHWEST AREA OF THE STUDY LIMITS?**
    - The land is up gradient which creates constraints such as the requirement to pump the stormwater
    - The location is in proximity to an existing pumping station which may be a constraint
    - For these reasons the idea may not be technically feasible
  - 13. COULD THE STORMWATER MANAGEMENT FACILITY BE DESIGNED TO DAMPEN VIBRATION?**
    - Speaker noted that, while he was not an expert in this field and could not definitively say whether the design of the SWMF could dampen vibration, the sense was likely that the degree of vibration dampening would be minimal
- STAKEHOLDER NOTE:** There is a family cemetery west of the field

## SUMMARY OF COMMENTS RECEIVED AT BLACK CREEK PIONEER VILLAGE WORKSHOP

Category	Criterion	Comments Received at BCPV Workshop
Natural Environment	Habitat and Species	<ul style="list-style-type: none"> <li>Snake (hemlock) (K) Snake Pit (part of Habitat Project by BCPV)</li> <li>Good idea to revegetate north land with native habitat/ reforestation</li> <li>Good idea to revegetate north land with native habitat/ reforestation</li> <li>Elizabeth Aiden planned a single tree - protection?</li> <li>Field fitting so that improvements would result to the existing Creek up and downstream of the pond.</li> </ul>
	Woods	<ul style="list-style-type: none"> <li>Lots of Manitoba Maple</li> <li>Main Long Horn Beetle site</li> <li>Tree planting projects by Black Creek Project</li> <li>Maple woodlot next to Jane Street</li> <li>Maple woodlot next to Jane Street</li> <li>The amount of vegetation (species) to be removed is a concern - what has been considered?</li> <li>The margin we are getting is a fair - could it be a "dry pond" - so that it could cope with a 100 year event but not be a fully "flooded" trees on eastern side next to Jane Street</li> <li>What is the water temperature? How does this affect fish?</li> <li>"Habitat" trees on eastern side next to Jane Street</li> </ul>
	Watercourse	<ul style="list-style-type: none"> <li>Flooding does occur on site currently</li> <li>Need to ensure floodwater does not mix with pond water</li> <li>Flowing maximum 2000/yr flood/ Hurricane flood</li> <li>Look at possibility of bank to support possibly mainly for expansion of existing pond</li> <li>Is Creek - species of concern</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Monitor pond for environmental criteria e.g. insects and diseases</li> <li>What other options have been considered (particularly as regards to sustainability) and what would they cost?</li> <li>Try to treat all water on site - off site consider Hydro Corridor (first and use a series of ponds)</li> <li>Determine percentages that can be accommodated on site and what amounts need to be accommodated off site</li> </ul>
Social Environment	Community Development	<ul style="list-style-type: none"> <li>Alignment of collector/ distribution across from Jane to expanded pond</li> <li>Consider pond for potential built heritage protection during and after construction</li> <li>State, being the best building impact</li> <li>Cemetery on site</li> <li>Understand noise and vibration impacts and mitigate as required</li> </ul>
	Other	<ul style="list-style-type: none"> <li>BCPV Master Plan will be critical for trade and needs to consider all use options and opportunities</li> <li>Improvement of the Master Plan needs to be supported (funded/land completed)</li> <li>Partnership with other organizations (City of Vaughan, opportunity to make a statement)</li> <li>All planning studies and processes need to be integrated</li> <li>TRCA permitting and approval process</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Safe access in and out of village area for general public and vehicles</li> <li>Healthily active outdoor participation by general public (immediate and private yet so very natural)</li> <li>Partnership with other organizations (City of Vaughan, opportunity to make a statement)</li> <li>Learning experience for future generations</li> </ul>
Economic Environment	Capital Cost	<ul style="list-style-type: none"> <li>Pumping costs not viable</li> <li>Alignment driven</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Create an ongoing remedial stream from the operation?</li> <li>Consider small commercial development along Jane, just north of Steeles, lease revenue to go to BCPV (land/lease agreement)</li> <li>Good BCPV northeast corner in return for stormwater pond use (BCPV then negotiates land/lease agreement)</li> <li>Must coordinate link with Vaughan Stormwater Optimization Study, Vaughan Metropolitan Centre and all other current planning processes on the Black Creek</li> <li>How would BCPV share in the profits generated by the use of the land as a pond?</li> <li>Consider</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Found original site of first houses foundation (1800)</li> <li>Stage 2 identifies area that need more investigation if impacted</li> <li>Cemetery on site</li> </ul>
Cultural Environment	Built Cultural Heritage	<ul style="list-style-type: none"> <li>Need to protect barn and other buildings from flooding/ misuse</li> <li>Stump fence</li> <li>How will this affect the barn?</li> <li>Each option should have a compensation plan</li> <li>Orchard</li> <li>Retain the area shown on drawings of the MAF Base</li> <li>Potential to increase berm?</li> <li>What is fabric for the remediation already done in the area?</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Ensure pond is monitored and managed properly</li> <li>Operational implications from construction activities and earth moving equipment</li> <li>The proposed pond footprint and new facility should not look like a typical pond (very natural)</li> <li>What about underground columns of cobbles?</li> <li>Using the east west road for conveyance system (spiral to conform expansion of pond)</li> </ul>
	Other	<ul style="list-style-type: none"> <li>Presence of stormwater for myrioph, should be considered (will reduce footprint) can be used for Village purposes (very interested)</li> </ul>





# SUSTAINABLE TECHNOLOGIES

## SOURCE CONTROL :

Source control measures are physical measures that promote ground infiltration, evapotranspiration, and/or retention to mitigate stormwater overflow. Generally these control measures are located at the beginning of a drainage system on private property (e.g. rain barrel, rain garden, pervious driveway).

## CONVEYANCE CONTROL:

Conveyance control measures are stormwater transport systems that are generally located within the road right-of-way. These facilities promote infiltration, reduce pollutant loadings and cool stormwater runoff prior to discharging to the stream (e.g. perforated pipe (underground), swale/ditch)

## EVALUATION OF SUSTAINABLE TECHNOLOGY SOURCE & CONVEYANCE CONTROLS

LOW IMPACT SUSTAINABLE PRACTICES	LOW IMPACT SUSTAINABLE PRACTICES CONSIDERED IN ALTERNATIVES	NATIONALE
Rain barrel disconnection	✗	Mainly applicable to residential low density development.
Rain barrels	✗	Mainly applicable to residential low density development.
Method for parking to enable roof disconnection	✗	Mainly applicable to residential low density development.
Foundation drain disconnection	✗	Mainly applicable to residential low density development.
Drainage to power wetland	✓	Not applicable to this type of facility. (Included in the OPA 620 Plan. Would not independently address the requirement to retain 15mm of rainfall from 80% of roof areas of most quality control requirements.)
Green roof	★	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Vertebrate roof runoff	★	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Retention basins (e.g. for use in both flushing and irrigation, etc)	★	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Plant beds and shrubs	✓	Provides some opportunity to address the requirements to retain 7.5mm of rainfall from site areas or address quality control requirements.
Pervious asphalt/pervious concrete	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Reduced lot gradients to slow runoff and enhance infiltration	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Absorbent landscaping	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
On-site separators	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Direct parking lot runoff to pervious surfaces (where possible)	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Pervious pavement in parking areas/bioswales etc)	★	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Infiltration trench	✓	Meets the requirement to retain 15mm of rainfall from 80% of roof areas and address in past quality control requirements.
Enhanced street/tweaks	✗	Typically applicable to rural and low density development.

★ BEST ✓ Good ▶ POOR ✗ FAIL

## THE STORMWATER MANAGEMENT DESIGN CRITERIA

for OPA 620 provides direction for **SOURCE** and **CONVEYANCE CONTROLS**, where feasible, in accordance with the principles of sustainable water management practices.

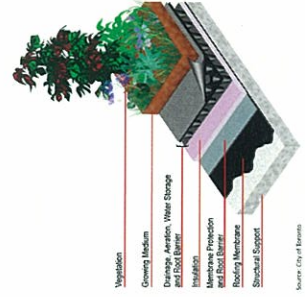
### SITE RUNOFF

shall be managed such that 7.5mm of stormwater is captured or infiltrated. The target can be achieved through the implementation of:

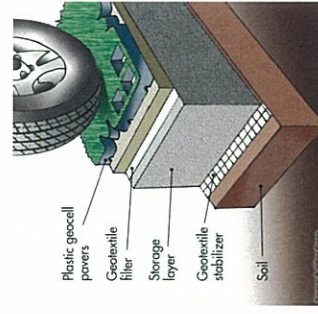
### ROOF RUNOFF

shall be managed such that a minimum of 15mm from 50% of all roof areas is captured or re-used. This is intended to allow for realistic implementation of necessary mechanical systems and allow for uptake of other sustainable measures. The target can be achieved through the implementation of:

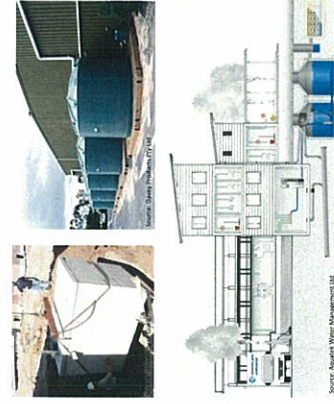
#### GREEN ROOF



#### PERMEABLE PAVEMENTS



#### RAINWATER HARVESTING



#### BIOSWALES



#### OIL GRIT SEPARATORS



## IMPLEMENTATION

of these measures means that a substantial portion of the OPA 620 lands are dealt with for quality treatment at the site level. It is predominantly only roads that still require quality treatment in end-of-pipe facilities.

## ADOPTION

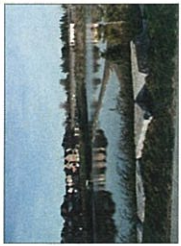
of sustainable technologies can translate to approximately 5-10% of reduction in quantity volume for stormwater treatment.

## END-OF-PIPE FACILITIES

have been sized to factor in reduction in quality treatment volume but conservatively account for full quantity treatment volume (e.g. no 5-10% volume reduction).



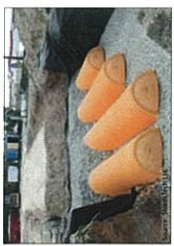
# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES



**WET PONDS** in the 1990's wet ponds were commonly constructed to remove pollutants, provide flood and erosion controls/protection and thereby improve water quality.



**DRY PONDS** were commonly constructed in the 1970's and 1980's to control flooding and erosion resulting from increased urbanization.



**UNDERGROUND QUANTITY STORAGE** this could be a manufactured unit or a site specific tank designed to store stormwater underground to provide flood control.



**OIL GRIT SEPARATOR** is a manufactured unit designed to capture sediment from stormwater and contain floatable pollutants within the unit.

## LEGEND



**A**



**B**

## EVALUATION MATRIX

Category	Criteria	Measure	Option A	Option B
Water Quality	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
Quantity Control	Control of peak flow	Control of peak flow	✓	✓
	Control of runoff volume	Control of runoff volume	✓	✓
	Control of erosion	Control of erosion	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
Quality Control	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
Overall	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓
	Control of nutrients	Control of nutrients	✓	✓
	Control of pathogens	Control of pathogens	✓	✓
	Control of sedimentation	Control of sedimentation	✓	✓
	Control of hydrocarbons	Control of hydrocarbons	✓	✓

★ BEST ✓ GOOD ▼ POOR ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

## LEGEND

Existing Stormwater Sewer ←  
Proposed Stormwater Sewer →

**QUANTITY CONTROL**

- Dry Pond
- Underground Quantity Storage

**QUALITY CONTROL**

- Wet Pond
- Oil Grit Separator

**QUALITY & QUANTITY CONTROL**

- Combined Pond



## EVALUATION MATRIX

Category	Criterion	Measure	Option 'C'	Option 'D'	
Natural Environment	Subsided Spaces	Extent of disturbance to natural vegetation	✓	▶	
	Woodslands	Sensitivity of communities	✓	▶	
		Effect on species at risk	✓	✓	
	Waterscapes	Extent of disturbance to wetlands	✓	▶	
		Risk to fish habitat	✓	✓	
	Social Environment	Planning and Policy	Ability of option to align with regional policy and guidelines	▶	✗
			Provision of services to stormwater management	✓	✓
		Sustainability	Accommodation of sustainability through design	✓	✓
			Impact to existing events - based on a 10% increase in impacts	▶	▶
		Construction Disturbances	Noise disturbance	✓	✓
Vibration			✓	▶	
Ecological Environment		Extent of disturbance to existing ecological resources	✓	✓	
		Dust accumulation during construction	✓	✓	
Cultural Environment		Visual disturbance during construction	✓	✓	
		Impact on local business operations during construction	✓	✓	
Economic Environment	Impact on air quality	✓	✓		
	Impact on well water supplies	✓	✓		
Overall	Impact on existing local agricultural operations	✓	▶		
	Cost of stormwater management ponds	★	▶		
Cultural Environment	Cost of acquiring property for development	✓	✓		
	Presence of historic resources	✓	✓		
Ecological Environment	Impact on potential Cultural Heritage Resources (CHRs)	✓	▶		
	Impact on potential Cultural Heritage Resources (CHRs)	✓	▶		
Technical Factors	Presence of culturally significant buildings	★	▶		
	Construction duration & maintenance	✓	✓		
Overall	Extent of disturbance to existing CHRs	✓	✓		
	Presence of utilities near stormwater management ponds	✓	▶		
Overall	Soil Conditions	✓	✓		
	Construction	✓	✓		
Overall			Value reduction stormwater management ponds (SWMF) on property adjacent to the site. The SWMFs are partially located within the 100-year flood zone. The SWMFs are not fully protected from potential impacts to existing floodway conditions.	Value reduction stormwater management ponds (SWMF) on property adjacent to the site. The SWMFs are partially located within the 100-year flood zone. The SWMFs are not fully protected from potential impacts to existing floodway conditions.	

★ BEST   ✓ GOOD   ▶ POOR   ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

## LEGEND

- Existing Stormwater Sewer
- Proposed Stormwater Sewer
- Underground Quantity Storage
- Dry Pond
- Wet Pond
- Oil Grit Separator
- Combined Pond
- QUALITY CONTROL
- QUALITY & QUANTITY CONTROL



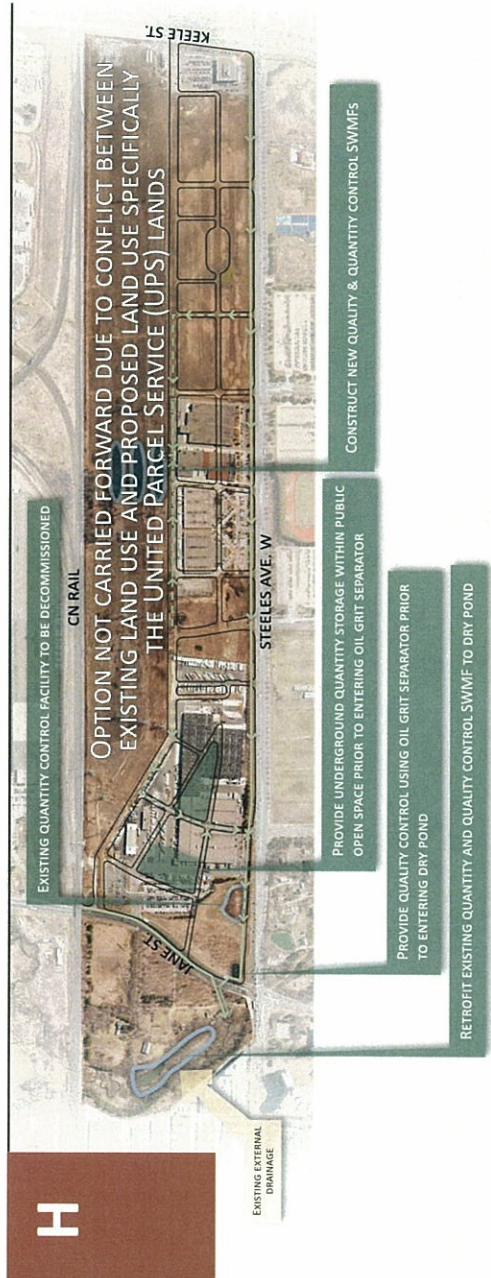
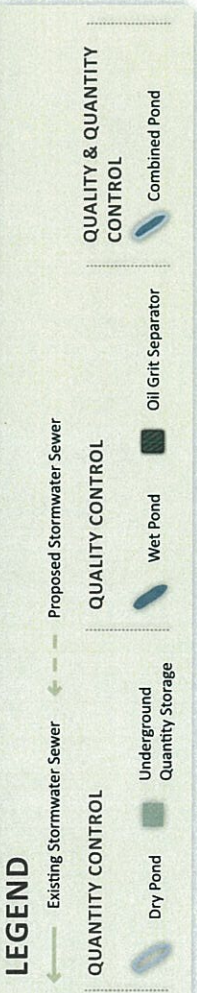
## EVALUATION MATRIX

Category	Criterion	Measure	Option 'E'	Option 'F'	
Natural Environment	Wetland Species	Extent of disturbance to wetlands	▶	▶	
	Wetland Species	Effect on species at risk	▶	▶	
	Wetland Species	Extent of disturbance to wetlands	▶	▶	
	Wetland Species	Risk to fish habitat	▶	▶	
	Social Environment	Planning and Policy	Ability of option to satisfy planning policy and guidelines	▶	▶
		Service Development	Provision of services to the community	▶	▶
		Sustainability	Accommodation of management for sustainability	▶	▶
		Land Tenure	Impact to existing interests - based on a 100% impact	▶	▶
	Economic Environment	Construction Disturbance	Noise Disturbance	▶	▶
		Construction Disturbance	Vibration	▶	▶
Construction Disturbance		Extent of damage to existing equipment operation during construction	▶	▶	
Construction Disturbance		Visual Disturbance during construction	▶	▶	
Construction Disturbance		Impact on typical business operations during construction	▶	▶	
Construction Disturbance		Impact on air quality	▶	▶	
Construction Disturbance		Impact on well water supplies	▶	▶	
Construction Disturbance		Impact on existing water and cultural resources	▶	▶	
Construction Disturbance		Cost of stormwater management ponds	▶	▶	
Construction Disturbance		Cost of upgrading property for protection of historic artifacts	▶	▶	
Cultural Environment	Historical Resources	Impact on potential Cultural Heritage (e.g. Trees, Landmarks, etc.)	▶	▶	
	Historical Resources	Presence of culturally significant buildings	▶	▶	
	Technical Factors	Construction Duration & Maintenance	Construction duration & maintenance access	▶	▶
		Utility Conflicts	Presence of utilities near stormwater management ponds	▶	▶
	Overall	Soil Conditions	Contamination	▶	▶
		Overall	Design allows for integration of SWMF alternatives for programs related to stormwater management	★	★

- ★ BEST
- ▶ GOOD
- ▶ POOR
- ✘ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES



## EVALUATION MATRIX

Category	Criterion	Measure	Option 'G'	Option 'H'		
Natural Environment	Habitat and Species	Extent of disturbance to natural vegetation communities	▶	▶		
		Sensitivity of communities	▶	▶		
		Effect on species at risk	✓	✓		
	Woods	Extent of disturbance to woodlots	▶	▶		
	Wetlands	Risk to fish habitat	✓	✓		
	Social Environment	Planning and Policy	Quality of option to policy and guidelines	✓	✓	
		Service Development	Provision of services to stormwater management	✓	✓	
		Sustainability	Accommodation of sustainability through design	✓	✓	
		Land Tenure	Impact to existing tenures-based on impacts	▶	▶	
		Construction Disturbance	Noise disturbance	✓	✓	
		Vibration	▶	▶		
		Extent of equipment operation during construction	✓	✓		
		Dust accumulation during construction	✓	✓		
		Visual disturbance during construction	✓	✓		
		Impact on local business operators during construction	✓	✓		
Economic Environment	Capital Cost	Cost of stormwater management ponds	▶	▶		
	Operational Cost	Cost of ongoing property for stormwater management ponds	▶	▶		
	Cultural Environment	Archaeological Resources	Presence of historic artifacts	✓	✓	
		Cultural Heritage Landscape	Impact to potential heritage in terms of historic (Hervey)	▶	▶	
		Built Heritage	Presence of culturally significant buildings	▶	▶	
		Construction & Maintenance	Construction duration & access	▶	▶	
		Utility Conflicts	Presence of utility line management ponds	✓	✓	
		Soil Conditions	Contamination	▶	▶	
		Overall			✓	✓
				Utilizes existing stormwater management ponds above ground impact	✓	✗

★ BEST    ✓ GOOD    ▶ POOR    ✗ FAIL



# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES

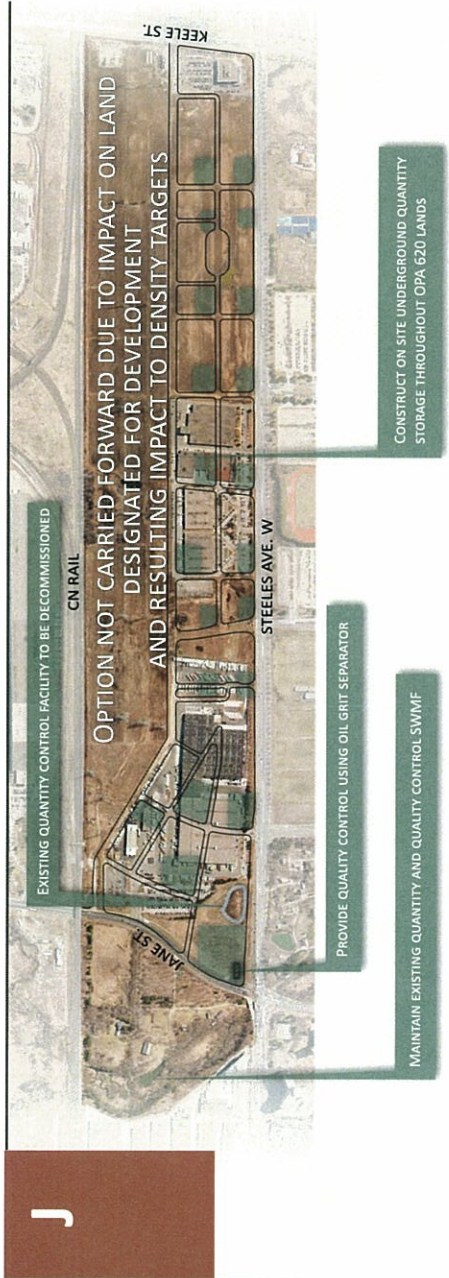
### LEGEND

Existing Stormwater Sewer (solid line)  
 Proposed Stormwater Sewer (dashed line)

**QUANTITY CONTROL**

- Dry Pond (blue oval)
- Underground Quantity Storage (green square)
- Wet Pond (blue oval)
- Oil Grit Separator (black square)
- Combined Pond (blue oval)

**QUALITY & QUANTITY CONTROL**



## EVALUATION MATRIX

Category	Criterion	Measure	Option T1	Option T2	
Natural Environment	Habitat and Species	Extent of disturbance to natural vegetation communities	▶	▶	
		Sensitivity of communities	▶	▶	
		Effect on species at risk	▶	▶	
	Woods	Extent of disturbance to woods	▶	▶	
	Wetlands	Risk to fish habitat	▶	▶	
	Social Environment	Planning and Policy	Ability of action to safety and guidelines	▶	▶
		Service Development	Provision of stormwater management for sustainability	▶	▶
		Sustainability	Accommodation of sustainability through design	▶	▶
		Land Tenure	Impact to existing events - based on a impacted	▶	▶
		Construction Disturbance	Noise disturbance	▶	▶
		Vibration	▶	▶	
		Light/Noise/Excavation & heavy equipment operation	▶	▶	
		Dust accumulation during construction	▶	▶	
		Visual disturbance during construction	▶	▶	
		Impact on typical business operations during construction	▶	▶	
Economic Environment	Capital Cost	Cost of stormwater management ponds	▶	▶	
	Operational Cost	Cost of ongoing property for management	▶	▶	
	Technological Resources	Availability of historic artifacts	▶	▶	
	Cultural Resources	Impact on historical landscape (e.g. Trees, open fields, etc.)	▶	▶	
		Presence of culturally significant buildings	▶	▶	
	Technical Factors	Construction duration & maintenance	▶	▶	
		Ease of maintenance access	▶	▶	
		Presence of utilities near stormwater management ponds	▶	▶	
		Utility Conflicts	▶	▶	
		Soil Conditions	▶	▶	
Overall			▶	▶	

★ BEST    ✓ GOOD    ▶ POOR    ✗ FAIL

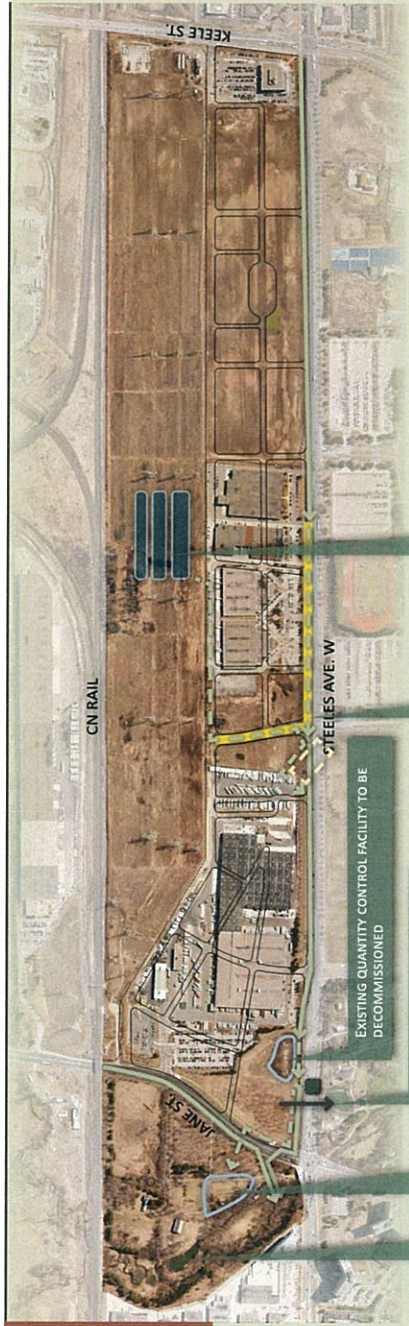


# STORMWATER MANAGEMENT PREFERRED ALTERNATIVE

## LEGEND

- Existing Stormwater Sewer
- Proposed Stormwater Sewer
- QUANTITY CONTROL
- QUANTITY & QUANTITY CONTROL
- Dry Pond
- Underground Quantity Storage
- Wet Pond
- Oil Grit Separator
- Combined Pond

Future TTC Subway Station



**K**  
ALTERNATIVE K IS THE PREFERRED ALTERNATIVE. Specific servicing requirements would be determined at the application stage.

## EVALUATION MATRIX

Category	Criterion	Measure	Option 'K'		
Natural Environment	Native and Species	Factor of disturbance to natural vegetation	▶		
		Sensitivity of communities	▶		
		Effect on species at risk	✓		
		Level of disturbance to wetlands	▶		
		Watercourse	✓		
	Social Environment	Planning and Policy	Ability of plan to comply with policy and guidelines	★	
		Service Development	Provision of services to meet community needs	★	
		Sustainability	Accommodation of sustainability through design	★	
		Level of Finish	Impact to existing streets - based on a project's impact on adjacent streets	★	
		Construction Disturbance	Noise disturbance	✓	
		Vibration	✓		
		Level of off-site heavy equipment operation	✓		
		Dust accumulation during construction	✓		
		Visual disturbance during construction	✓		
		Impact on local business operations during construction	✓		
Economic Environment	Capital Cost	Cost of stormwater management ponds	▶		
	Equipment Cost	Cost of acquiring property for equipment	▶		
	Cultural Environment	Archaeological Resources	Presence of culturally significant artifacts	✓	
		Cultural Landscape	Impact on potential landscape (trees, original buildings, etc.)	✓	
		Technical Features	Bank Heritage	Presence of culturally significant buildings	✓
			Construction	Construction	✓
			Maintenance	Level of maintenance	✓
			Utility Conflicts	Presence of utility near stormwater management ponds	▶
			Soil Conditions	Contamination	✓
			Overall		★

★ BEST    ✓ GOOD    ▶ POOR    ✗ FAIL

★ Above for the program. For program-related requirements, see the program manual for program-related requirements. For program-related requirements, see the program manual for program-related requirements.

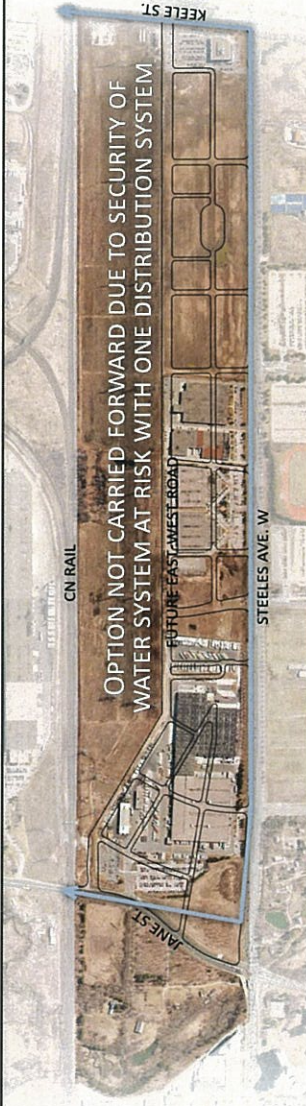


# WATERMAIN EVALUATION OF ALTERNATIVES

## LEGEND

-  Existing Trunk Watermain
-  Proposed Trunk Watermain
-  Proposed Distribution Watermain
-  Watermain to be Abandoned

1



OPTION NOT CARRIED FORWARD DUE TO SECURITY OF WATER SYSTEM AT RISK WITH ONE DISTRIBUTION SYSTEM

### ALTERNATIVE 1

Alternative 1 proposes to use the existing trunk infrastructure on Steeles Avenue and provides watermain connections to future development from Steeles Avenue.

**Negative Effects:**

- Security of water system at risk due to one distribution system

**Positive Effects:**

- Utilizing existing infrastructure

### USING EXISTING TRUNK INFRASTRUCTURE

Local servicing to be extended from existing trunk watermain on Steeles Avenue

2



OPTION NOT CARRIED FORWARD DUE TO CONFLICT BETWEEN EXISTING LAND USE AND PROPOSED LAND USE

### ALTERNATIVE 2

Alternative 2 includes a new trunk watermain on the future East-West Road and smaller distribution watermains on the internal streets as shown on the OPA 620 road network.

**Negative Effects:**

- Increased capital cost
- Conflict of land use on United Parcel Service (UPS) lands

**Positive Effects:**

- Second trunk watermain provides improved security to water distribution system
- Provides flexibility for phasing in the water distribution system in accordance with OPA 620

### NEW TRUNK WATERMAIN ON FUTURE EAST-WEST ROAD

Local servicing to be extended from existing trunk watermain on Steeles Avenue for south portion of site, local servicing to be extended from trunk watermain on future east-west road for north portion of site, interconnection between trunk watermain provided on select internal streets

3



### ALTERNATIVE 3

Alternative 3 includes a new trunk watermain of the future East-West Road east of UPS property with smaller distribution mains connecting to existing watermain on Steeles Avenue.

**Positive Effects:**

- Provides for full redevelopment of OPA 620 lands east of UPS property

### NEW TRUNK WATERMAIN ON FUTURE EAST-WEST ROAD

Local servicing to be extended from existing trunk watermain on Steeles Avenue for south portion of site, local servicing to be extended from trunk watermain on future east-west road for north portion of site, interconnection between trunk watermain provided on select internal streets while accommodating existing land uses

ALTERNATIVE 3 IS THE PREFERRED ALTERNATIVE. Specific servicing requirements would be determined at the development application stage.



# SANITARY SEWER EVALUATION OF ALTERNATIVES

## LEGEND

-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer
-  Sanitary Sewer to be Abandoned
-  Existing Black Creek Pumping Station
-  Future TTC Subway Station

1



### ALTERNATIVE 1

Alternative 1 utilizes the existing sanitary sewer on Steeles Avenue, with an extension to the east to service all lands within OPA 620, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street (if required to avoid conflicts with existing sewer route and development plans within OPA 620).

#### Negative Effects:

- Sewer replacement along Jane Street anticipated to accommodate increased flows

#### Positive Effects:

- Provides sanitary services to accommodate growth envisioned by OPA 620 and addresses potential conflicts with future land uses

### UTILIZE EXISTING TRUNK INFRASTRUCTURE

All wastewater would be directed to the existing sewer on Steeles Avenue and Jane Street

2



### ALTERNATIVE 2

Alternative 2 proposes a new sanitary sewer on the future East-West Road as shown on the OPA 620 road network, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street.

#### Negative Effects:

- Increased capital cost
- Conflict of land use on United Parcel Service (UPS) lands

#### Positive Effects:

- Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer on Jane Street
- Provides flexibility for phasing of construction of the system in accordance with OPA 620






### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD

Drainage from south portion of site is directed to Steeles Avenue sewer, while north portion of site is directed to new sewer on future East-West Road



# SANITARY SEWER EVALUATION OF ALTERNATIVES

## LEGEND

-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer
-  Sanitary Sewer to be Abandoned
-  Existing Black Creek Pumping Station
-  Future TTC Subway Station



3

### ALTERNATIVE 3

Alternative 3 proposes a new sanitary sewer on the future East-West Road as shown on the OPA 620 road network, a diversion around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street.

#### Negative Effects:

- Further increased capital cost from Alternative 2 for diversion from Steeles to future East-West Road
- Conflict of land use on United Parcel Service (UPS) lands

#### Positive Effects:

- Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer
- Provides flexibility for phasing of construction of the system in accordance with OPA 620

### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD WITH DIVERSION OF STEELES AVENUE SEWER AT TTC STATION

Same as Alternative 2, plus flow from south-east portion of site is diverted to new sewer on future East-West Road (addresses sewer capacity issue on Jane Street)



4

ALTERNATIVE 4 IS THE PREFERRED ALTERNATIVE. Specific servicing requirements would be determined at the development application stage.

### ALTERNATIVE 4

Alternative 4 proposed a new sanitary sewer on the future East-West Road, a realignment around the future TTC subway station sewer replacement on Steeles Avenue, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street (if required to avoid conflicts with existing sewer route and development plans within OPA 620).

#### Negative Effects:

- Sewer replacement along a portion of Steeles Avenue and Jane Street anticipated to accommodate increased flows

#### Positive Effects:

- Provides sanitary services to accommodate growth envisioned by OPA 620 and addresses potential conflicts with future land uses

### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD WITH NEW SEWER ON STEELES AVENUE

Flow split between Steeles Avenue sewer and new sewer on future East-West Road



# NEXT STEPS

## THE CITY OF VAUGHAN WILL:

- Review & respond to public & agency comments expressed at this public information centre & throughout the project
- Complete Master Plan report & make available for public review

## ADDITIONAL COMMENTING OPPORTUNITIES:

- Please complete a comment sheet
- A notice will be advertised, identifying the time period & locations where the Master Plan report will be available for public review



# THANK YOU!

FOR ATTENDING THE PUBLIC INFORMATION CENTRE FOR THE MUNICIPAL  
SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY  
OFFICIAL PLAN AMENDMENT (OPA) 620



CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



PUBLIC INFORMATION CENTRE #2

AUGUST 17, 2010 @ 2:00 - 4:00

Name	Address	Email	CD
Derek Edwards		dledwards@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Marie	'CARLETT LINE ELMVALE ON LOLIPO	... ..net	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
MARY BRENT	TRCA	mbrent@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
STEPHEN HOLLINGER	YRRTC	stephen.hollinger@york.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
ELAINE MACKAY	History Dept. York University	... ..@yorku.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRCA / BCPV	emackay@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
	HIST DEPT. YORK UNIVERSITY	... ..@yorku.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
DONAL O'CONNOR	Black Creek Pioneer Village	donoal@Symposio.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Dianne Bravo	Queen st. w. - Toronto City Hall 2nd fl. suite 553	?toronto.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Saad Yousef	CITY OF VAUGHAN	Saad.yousef@vaughan.ca	<input type="checkbox"/> Y <input type="checkbox"/> N



CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #2  
 AUGUST 17, 2010 @ 2:00 - 4:00

Name	Address	Email	CD
Melanie Book	BCPV / TRCA	mbook@trac.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Wendy Rowney	BCPV / TRCA	wrowney@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Adele Berchtold	BCPV / TRCA	aberchtold@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Julia Hrbelnik	TRCA	jhorlowick@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Rick Sikorski	TRCA	rsikorski@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Lidwin Lou	653135 ont. Ltd.		<input type="checkbox"/> Y <input type="checkbox"/> N
Matthew / Loren Emer	Orangeville Atcon 105 SOMMERS VALLEY DRIVE	lorne.emery@aecom.com	<input type="checkbox"/> Y <input type="checkbox"/> N
Brett Guratny	" "	Brett.Guratny@aecom.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Michael Frieri	City of Vaughan	michael.frieri@vaughan.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N

SIGN IN SHEET



CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)

VAUGHAN



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #2

AUGUST 17, 2010 @ 2:00 - 4:00

Name	Address	Email	CD
PAT FILLION	18-2697 LAKESIDE BLVD E TOBISCOKE ON	pfillion@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Jennifer Folton	B.C.P.V.	F...@gmail.com	<input type="checkbox"/> Y <input type="checkbox"/> N
Kenir Huang	TRCA	khuang@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
C Woodland	TRCA	cwoodland@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Bob KAWUN	TY SSE	bob.kawun@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steve Mota	York Region - Infrastructure Planning	Steve.mota@york.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
scrummer to the	Chimarra Rd Ste 103 Vaughan		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
KEY	STEELERS AVE. SUITE 200 CONCORD		<input type="checkbox"/> Y <input type="checkbox"/> N
BOODREAU	ORC	K.Boodreau@vaughan.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Bill Roberson	City of Vaughan		<input type="checkbox"/> Y <input type="checkbox"/> N
ERIC GUYER		ERIC.GUYER@vaughan.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N

SIGN IN SHEET



CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



PUBLIC INFORMATION CENTRE #2  
 AUGUST 17, 2010 @ 7:00 - 9:00

Name	Address	Email	CD
y	70 PERRIER AVENUE TORONTO ONT M4K 3A7		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
BRIAN DENNEY	TRCA		<input type="checkbox"/> Y <input type="checkbox"/> N
	king city ONTARIO	...@...com	<input type="checkbox"/> Y <input type="checkbox"/> N
F...	Bate St, Etobicoke M8W 4H6	...@rogers.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
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			<input type="checkbox"/> Y <input type="checkbox"/> N

SIGN IN SHEET





VAUGHAN

CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
CLASS ENVIRONMENTAL ASSESSMENT STUDY  
Steeles Avenue Corridor - Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #2

AUGUST 17, 2010

PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)

Name (Please Print): \_\_\_\_\_ C-1

Mailing Address: Chrisslea Road  
Vaughan, ON L4L 8S5  
on behalf of Keele Steeles/Milestone

Phone: 905-637-4111  
Home (Cell) (circle one)

Email Address: \_\_\_\_\_

1. WE REMAIN CONCERNED WITH SWM - PREPARED PLAN  
- WE DO NOT SUPPORT SWM POND IN HYDROCORRIDOR

2. WE REQUEST CONFIRMATION THAT THIS PROCESS AND ITS OUTCOME  
WILL NOT DELAY ON-GOING SITE PLAN APPLICATION PROCESS  
FOR MILESTONE SITE. - THE CITY WILL CONTINUE TO WORK  
WITH MILESTONE REGARDING INTERIM SERVICING SOLUTIONS  
AS MAY REQUIRE TO FACILITATE NEXT PHASE OF  
DEVELOPMENT FOR MILESTONE IN THE ABSENCE OF A FINAL/ LONG-  
TERM SOLUTION BEING IN PLACE.

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by September 17, 2010 to either contact below:

Mr. Dale Dionne - Principal, General Manager  
SRM Associates (A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41, Whitby, Ontario, L1N 8Y7  
Tel: (905) 686-6402; Fax (905) 432-7877  
ddionne@sernas.com

Mr. Carlos Couto - Project Manager  
City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel: (905) 832-8585 x 8736; Fax: (905) 832-6145  
carlos.couto@vaughan.ca

COMMENT SHEET





CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

PUBLIC INFORMATION CENTRE #2  
 AUGUST 17, 2010

PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)

Name (Please Print):	Phone:
Mailing Address:	Home / Cell (circle one)
Email Address:	

① How is OPA 620 SWM incorporated in the BCPV?  
 - provide dry storage for a quantity of stormwater from OPA 620  
 - less than 24 hr water  
 - volume base @ 40 000 000<sup>3</sup> water will be treated & diverted to BCPV  
 - dry meadow handle extreme water event from OPA 620

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by September 17, 2010 to either contact below:

More from Sept 20 - Sept 15  
 Mr. Dale Dionne – Principal, General Manager  
 SRM Associates (A Member of The Sernas Group Inc.)  
 110 Scotia Court, Unit 41, Whitby, Ontario, L1N 8Y7  
 Tel: (905) 686-6402; Fax (905) 432-7877  
 ddionne@sernas.com

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 Tel: (905) 832-8585 x 8736; Fax: (905) 832-6145  
 carlos.couto@vaughan.ca







## **Appendix 2E**

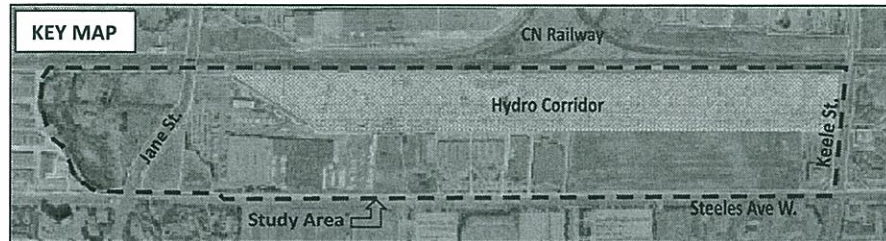
**PIC #3 (May 17, 2011)**



**NOTICE OF PUBLIC INFORMATION CENTRE #3  
MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY  
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN  
OFFICIAL PLAN AMENDMENT (OPA) 620 And  
Ministry of Infrastructure Class Environmental Assessment (Category B)**

The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process.

**STUDY AREA:** The study area, as depicted on the Key Map below, is bounded by the CN Railway to the north, Keele Street to the east, Steeles Avenue to the south, and Black Creek to the west (immediately west of Jane Street).



**MASTER PLAN CLASS EA:** The City has retained The Sernas Group Inc. to complete the Master Plan Class EA Study. The study is being conducted in accordance with the Master Plan process as outlined in the *Municipal Engineers Association Municipal Class Environmental Assessment* document (October 2000, as amended in 2007). The Master Plan Class EA process includes public and review agency consultation, an assessment of the problem and opportunities, evaluation of alternative solutions, assessment of potential effects on the environment, and identification of reasonable measures to mitigate any adverse effects. The preferred solution(s) will be determined based on engineering requirements, environmental considerations, public input and information gathered during the study.

**MINISTRY OF INFRASTRUCTURE (MOI) CLASS ENVIRONMENTAL ASSESSMENT:** MOI has landholdings within the study area; these landholdings are Hydro Corridor lands which are identified on the Key Map above. These lands may be considered for disposition (e.g. easements) based on the preferred solution(s) recommended in the Municipal Servicing Master Plan Class Environmental Assessment (EA) study. Projects proposed within the Hydro Corridor will be assessed in accordance with the requirements of the Ministry of Infrastructure (MOI) Class Environmental Assessment Process for Realty (Non- Electricity Projects).

**CONSULTATION:** Public Information Centre #1 was held on June 17, 2010 at Black Creek Pioneer Village. Stormwater management alternatives were introduced and preliminary preferred alternatives for sanitary and water services were presented.

Public Information Centre #2 was held on August 17<sup>th</sup>, 2010 at Black Creek Pioneer Village. A preferred stormwater management alternative was identified, and the evaluation criteria and results were presented.

Since Public Information Centre #2 additional information was received that necessitated a review of the preliminary preferred stormwater solution(s), and the review resulted in the identification of additional alternative solutions to address stormwater management in the study area. Public Information Centre #3 is being held to present the evaluation of alternative solutions and present the revised preferred alternative solutions for stormwater management.

Public input during the planning process of this project is encouraged. Public Information Centre #3 is scheduled to be held as follows:

<b>Date:</b>	<b>Tuesday May 17, 2011</b>
<b>Time:</b>	<b>2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.</b>
<b>Location:</b>	<b>Black Creek Pioneer Village, Victoria Room 1000 Murray Ross Parkway Toronto, Ontario M3J 2P3</b>

City Staff and the Consultant will be available to answer questions about the project.

Upon completion of the study, a Project File Report will be made available for public review and comment. The Study Team is interested in receiving any comments that you may have about the study. Should you have any questions or comments, require further information, or wish to be added to the study mailing list, please contact one of the Study Team members:

**Mr. Carlos Couto, CET**  
City of Vaughan Project Manager, City of Vaughan  
Development/ Transportation Engineering Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
Tel: 905-832-8585 Ext: 8736, Fax: 905-832-6145  
Email: [carlos.couto@vaughan.ca](mailto:carlos.couto@vaughan.ca)

**Mr. Dale Dionne, P. Eng, MBA, PMP**  
Principal, General Manager,  
SRM Associates (A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41, Whitby, ON L1N 8Y7  
Tel: 905-686-6402 Ext. 288, Fax: 905-432-7877  
Email: [ddionne@srmassociates.org](mailto:ddionne@srmassociates.org)



ver 100 Stores & Services

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NYSM retailer.  
per day)

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NorthYorkSheridanMall.com

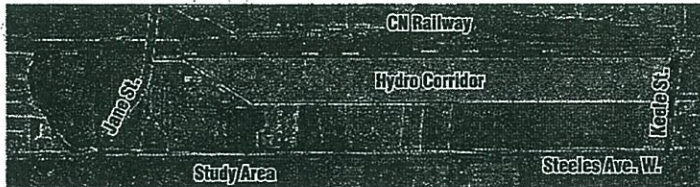


**NOTICE OF PUBLIC INFORMATION CENTRE #3  
MUNICIPAL SERVICING MASTER PLAN  
CLASS ENVIRONMENTAL ASSESSMENT STUDY  
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN  
OFFICIAL PLAN AMENDMENT (OPA) 620 And  
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**Date:** Tuesday, May 17, 2011  
**Time:** 2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.  
**Location:** Black Creek Pioneer Village, Victoria Room  
1000 Murray Ross Parkway, Toronto, Ontario M3J 2P3

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**Mr. Carlos Couto, CET**  
City of Vaughan Project Manager,  
City of Vaughan Development/  
Transportation Engineering Department  
2141 Major Mackenzie Drive,  
Vaughan, ON L6A 1T1  
Tel: 905-832-8585 Ext: 8736,  
Fax: 905-832-6145  
Email: carlos.couto@vaughan.ca

**Mr. Dale Dionne, P. Eng, MBA, PMP**  
Principal, General Manager,  
SRM Associates  
(A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41,  
Whitby, ON L1N 8Y7  
Tel: 905-686-6402 Ext. 288,  
Fax: 905-432-7877.  
Email: ddionne@srmassociates.org

Please note that information related to this study will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record and may be included in study documentation prepared for public review. Thank you for your interest in this study. **ANDREW PEARCE**, Director of Development/ Transportation Engineering  
This notice was issued on May 3rd, 2011.

9 | NORTH YORK MIRROR w/ Thursday, May 5, 2011

POSTED IN THE  
TORNHILL LIBRARY  
AND VAUGHAN  
CITIZEN

MAY 05, 2011

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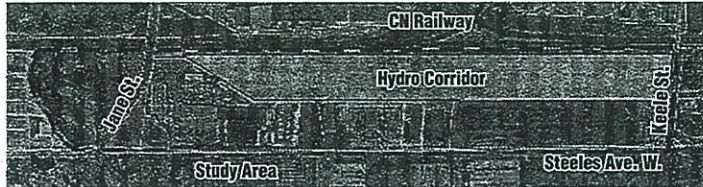


**VAUGHAN NOTICE OF PUBLIC INFORMATION CENTRE #3  
MUNICIPAL SERVICING MASTER PLAN  
CLASS ENVIRONMENTAL ASSESSMENT STUDY  
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN  
OFFICIAL PLAN AMENDMENT (OPA) 620 And  
Ministry of Infrastructure Class Environmental Assessment (Category B)**



The City of Vaughan is undertaking a Municipal Servicing Master Plan Class Environmental Assessment (EA) Study to assess what municipal servicing improvements and/or modifications to the stormwater, water and wastewater services will be required to implement the development objectives outlined in Official Plan Amendment (OPA) 620. The projects are being assessed with the intention of fulfilling the Phase 1 and Phase 2 requirements of the Municipal Class EA process.

**STUDY AREA:** The study area, as depicted on the Key Map below, is bounded by the CN Railway to the north, Keele Street to the east, Steeles Avenue to the south, and Black Creek to the west (immediately west of Jane Street).



**MASTER PLAN CLASS EA:** The City has retained The Sernas Group Inc. to complete the Master Plan Class EA Study. The study is being conducted in accordance with the Master Plan process as outlined in the Municipal Engineers Association Municipal Class Environmental Assessment document (October 2000, as amended in 2007). The Master Plan Class EA process includes public and review agency consultation, an assessment of the problem and opportunities, evaluation of alternative solutions, assessment of potential effects on the environment, and identification of reasonable measures to mitigate any adverse effects. The preferred solution(s) will be determined based on engineering requirements, environmental considerations, public input and information gathered during the study.

**MINISTRY OF INFRASTRUCTURE (MOI) CLASS ENVIRONMENTAL ASSESSMENT:** MOI has landholdings within the study area; these landholdings are Hydro Corridor lands which are identified on the Key Map above. These lands may be considered for disposition (e.g. easements) based on the preferred solution(s) recommended in the Municipal Servicing Master Plan Class Environmental Assessment (EA) study. Projects proposed within the Hydro Corridor will be assessed in accordance with the requirements of the Ministry of Infrastructure (MOI) Class Environmental Assessment Process for Realty (Non- Electricity Projects).

**CONSULTATION:** Public Information Centre #1 was held on June 17, 2010 at Black Creek Pioneer Village. Stormwater management alternatives were introduced and preliminary preferred alternatives for sanitary and water services were presented.

Public Information Centre #2 was held on August 17th, 2010 at Black Creek Pioneer Village. A preferred stormwater management alternative was identified, and the evaluation criteria and results were presented.

Since Public Information Centre #2 additional information was received that necessitated a review of the preliminary preferred stormwater solution(s), and the review resulted in the identification of additional alternative solutions to address stormwater management in the study area. Public Information Centre #3 is being held to present the evaluation of alternative solutions and present the revised preferred alternative solutions for stormwater management.

Public input during the planning process of this project is encouraged. Public Information Centre #3 is scheduled to be held as follows:

<b>Date:</b>	Tuesday May 17, 2011
<b>Time:</b>	2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.
<b>Location:</b>	Black Creek Pioneer Village, Victoria Room 1000 Murray Ross Parkway Toronto, Ontario M3J 2P3

City Staff and the Consultant will be available to answer questions about the project.

Upon completion of the study, a Project File Report will be made available for public review and comment. The Study Team is interested in receiving any comments that you may have about the study. Should you have any questions or comments, require further information, or wish to be added to the study mailing list, please contact one of the Study Team members:

**Mr. Carlos Couto, CET**  
City of Vaughan Project Manager,  
City of Vaughan Development/  
Transportation Engineering Department  
2141 Major Mackenzie Drive,  
Vaughan, ON L6A 1T1  
Tel: 905-832-8585 Ext: 8736,  
Fax: 905-832-6145  
Email: carlos.couto@vaughan.ca

**Mr. Dale Dionne, P. Eng, MBA, PMP**  
Principal, General Manager,  
SRM Associates  
(A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41,  
Whitby, ON L1N 8Y7  
Tel: 905-686-6402 Ext. 288,  
Fax: 905-432-7877  
Email: ddionne@srmassociates.org

Please note that information related to this study will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record and may be included in study documentation prepared for public review. Thank you for your interest in this study. **ANDREW PEARCE**, Director of Development/ Transportation Engineering  
This notice was issued on May 3rd, 2011

# Celebrate A Month at a V

If you are looking for something to do this weekend, Vaughan Public libraries is kicking off a celebration of Asian Heritage Month with free family events.

This Saturday, starting at 1 p.m. at Ansley Grove library, the public is invited to watch traditional Indian and Bollywood dance, listen to author

David Bitor Hilary their book Bear Pre the Ninja Ninja, or demonstr ern Karat Particl explore t dress by

## UFC loss won't stop Pierson

Sean Pierson's attempt to move up in the welterweight rankings of the UFC took a setback last weekend, but he's not throwing in the towel.

The York Region fighter suffered a loss to Jake Ellenberger on the UFC 129 card at the Rogers Centre in Toronto before a record crowd of 55,000 Saturday.

Appearing before friends and family, the 35-year-old was knocked out at the 2:42 mark of the opening round after he took a left hook across the face from Ellenberger, 26, of Omaha, Neb.

The w was his l improved to 25-5.

Althou his overa 5, he hai in accept Ellenberg replacem

During fight mei April, Fos and was f

That j Ellenberg card.

"It's th someone someone said. "I tr accepting



TO 63 905.

## NOTICE OF PUBLIC INFO Development Charge By-

The Town of Caledon will be holding a public *velopment Charges Act, 1997*, to present and o Charges By-law 2009-090 (a by-law to impo for municipal services in the Town of Caledor ment charge exemptions or discounts for:

- "Green" non-retail, non-residen
- Bed and breakfast establishme
- Hotel, motel or lodge facilities for the travelling public and co

The **public information meeting** will be h Chambers at the Town of Caledon Town Hall, A copy of the proposed amendment to Deve study will be available commencing May 16 section at [www.caledon.ca](http://www.caledon.ca), and at the Corp weekdays between 8:30 am and 4:30 pm. To contact Barb Johnson, Corporate Services, 9C

Interested persons may also express their com By-law 2009-090 amendment and backgrou the Town Clerk, Town of Caledon, 6311 Old C Any person who attends the meeting may m to Development Charges By-law 2009-090.



# WELCOME

## MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY

STEELES AVENUE CORRIDOR, JANE STREET TO KEELE STREET  
CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT (OPA) 620 &  
MINISTRY OF ENERGY & INFRASTRUCTURE CLASS ENVIRONMENTAL ASSESSMENT  
(CATEGORY B)

PUBLIC INFORMATION CENTRE #3  
MAY 17, 2011

THE CITY OF VAUGHAN is currently undertaking a Municipal Class Environmental Assessment Study for the Municipal Servicing Master Plan - Steeles Avenue Corridor, Jane Street to Keele Street.

This Public Information Centre (PIC) provides the public with the opportunities to formally participate in the process.

You are invited to review the information presented at this PIC and to complete a comment sheet after reviewing the display panels. Members of the study team are available to answer any questions you have.

All comments and information received at this PIC will form part of the study and will be reviewed by the project team and will be considered in finalizing the servicing strategies.

THE PURPOSE OF THIS INFORMATION CENTRE is to provide for an exchange of information and ideas between the proponent (City of Vaughan) and affected and interested stakeholders.

### THIS PUBLIC INFORMATION CENTRE WILL:

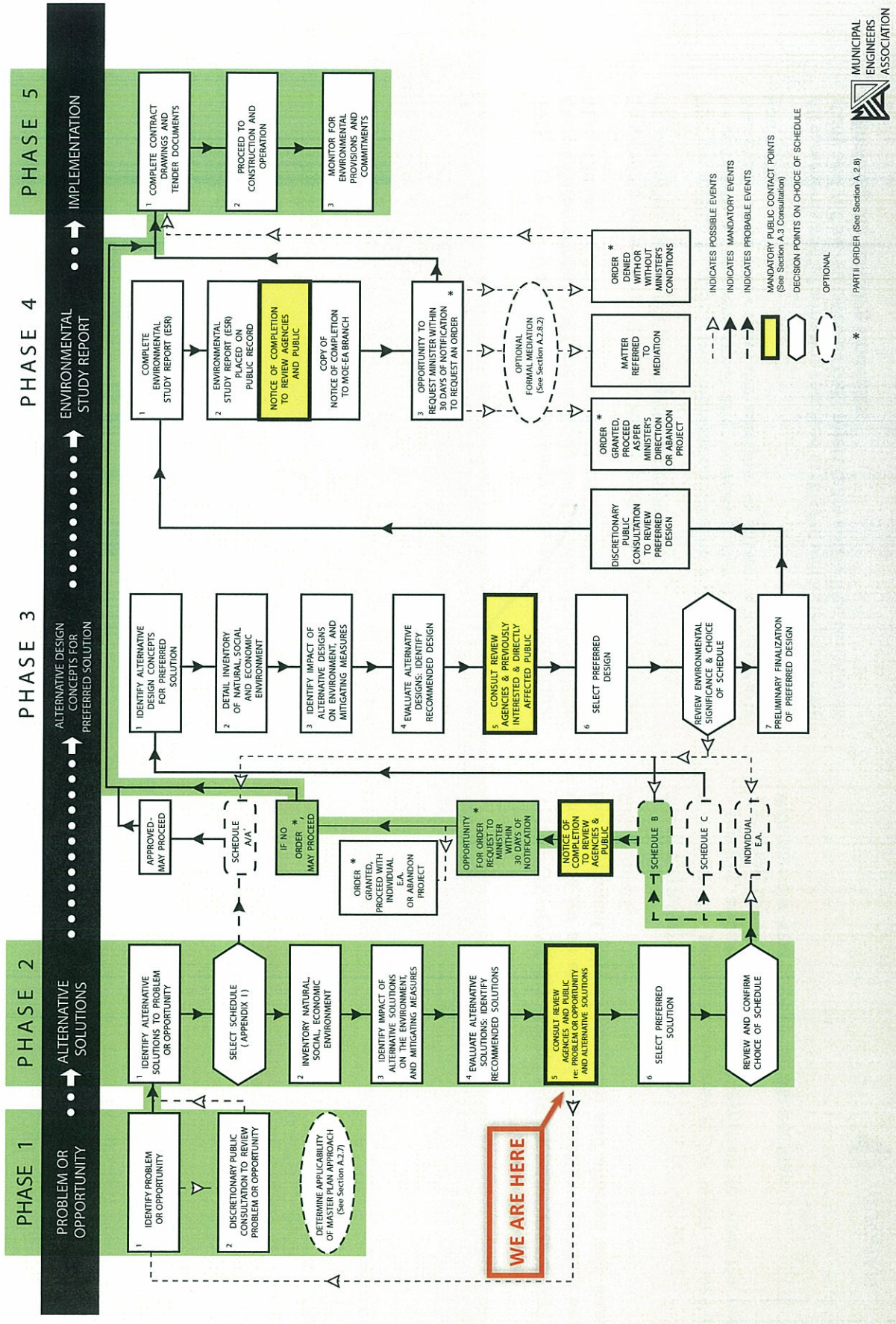
- Present the preferred alternative for water & wastewater services, and stormwater management to meet the needs of the approved OPA 620
- Outline the next steps of the Master Plan





# MUNICIPAL CLASS EA PROCESS

THIS STUDY WILL FULFILL PHASE 1 & 2, SATISFYING THE REQUIREMENTS FOR ANY SCHEDULE 'A' AND 'B' PROJECTS AND WILL OUTLINE ANY SCHEDULE 'C' PROJECTS.



**WE ARE HERE**





# PROJECT LOCATION

## PROJECT BACKGROUND

THE STEELES CORRIDOR SECONDARY PLAN (OPA 620) WAS APPROVED BY THE ONTARIO MUNICIPAL BOARD IN AUGUST 2008

- THE SECONDARY PLAN ESTABLISHED POLICIES THAT WILL ASSIST THE CITY IN MANAGING THE LAND USE TRANSFORMATION OF THE AMENDMENT AREA FROM PREDOMINANTLY EMPLOYMENT AND COMMUTER BASED TO A TRANSIT-SUPPORTIVE URBAN ENVIRONMENT FEATURING INCREASED DENSITIES THROUGH DEVELOPMENT OF MIXED AND COMMERCIAL LAND USES
  - Population Target: 11,000
  - Employment Target: 4,000

- THE SECONDARY PLAN WAS DEVELOPED TO RESPOND TO TWO(2) MAIN ISSUES:
  - Significant transit initiatives within the study area
  - Significant influence of the evolving and urbanizing York University Campus

THE STRUCTURAL FRAMEWORK OF THE PLAN IS BASED ON FIVE(5) UNDERLYING PREMISES:

- Provides support for high order transit
- Establishes an increased-range of high density land uses
- Establishes a grid pattern of roads, public realm and blocks
- Promotes an urban form and pedestrian friendly urban environment and streetscape
- Encourages land uses that can intensify over time, and at the same time establish OPA 620 transit supportive density and design at the outset



## STUDY PURPOSE AND OBJECTIVES

IN ORDER TO ENSURE THE GOALS OF THE SECONDARY PLAN (OPA 620) ARE ACHIEVED AND THAT INFRASTRUCTURE TO SUPPORT THE ESTABLISHED GOALS IS COMPREHENSIVELY PLANNED AND DELIVERED IN A TIMELY MANNER THE CITY HAS INITIATED THIS WATER, WASTEWATER AND STORMWATER SERVICING STRATEGY MASTER PLAN.

RECOMMENDATIONS OF TTC SPADINA EXTENSION-DOWNSVIEW STATION TO STEELES AVENUE ENVIRONMENTAL ASSESSMENT (FEBRUARY 2006)

- STEELES WEST TTC STATION
- BUS TERMINAL
- TTC COMMUTER PARKING LOT

## LEGEND

- STUDY AREA BOUNDARY
- PROPERTY BOUNDARY
- BOUNDARY OF OPA 620 SECONDARY PLAN





# EXISTING CONDITIONS

## CULTURAL ENVIRONMENT BUILT CULTURAL HERITAGE RESOURCES

1. James Dalziel House, 1870
2. Schmidt Dalziel Barn, 1809
3. John Dalziel House, 1808
4. Sawyer's House, 1835
5. Robert Nesbitt Sawmill, 1889

## ARCHAEOLOGY

- Stage 1 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment Conducted
- Stage 2 Archaeological Assessment should be conducted if proposed project impact these lands
- Area currently being assessed by TRCA
- † Approximate extent of Dalziel Family Cemetery

## NATURAL ENVIRONMENT HABITAT & SPECIES

### WETLAND COMMUNITIES

- Cattail Mineral Shallow Marsh
- Mineral Meadow Marsh Ecosite
- Pondweed Submergent Shallow Aquatic Type
- Bur Oak Mineral Deciduous Swamp Type

### CULTURAL COMMUNITIES

- Mineral Cultural Meadow Ecosite
- Mineral Cultural Thicket Ecosite
- Basswood Deciduous Plantation Type

### UPLAND COMMUNITIES

- Fresh-Moist Bur Oak Deciduous Forest Type

## SOCIAL ENVIRONMENT

- Water Well Used for Water Supply
- Water Well Used for Observation
- Water Well Abandoned
- Water Well Status Unknown



## COMMON SPECIES:



GREEN FROG  
AMPHIBIAN BREEDING ACTIVITY



AMERICAN TOAD  
POTENTIAL AMPHIBIAN BREEDING ACTIVITY



LEOPARD FROG  
POTENTIAL AMPHIBIAN BREEDING ACTIVITY



# MASTER PLAN

## WHAT IS A MASTER PLAN?

A Master Plan is a long range plan that ties together the various servicing needs of an overall system, such as stormwater management, water distribution, wastewater collection or a road network.

## WHY UNDERTAKE A MASTER PLAN?

It is beneficial to begin the planning process by developing a Master Plan because this approach allows the individual needs of an area to be defined in the broader context. A Master Plan will develop an overall strategy for implementing all of these requirements, which will likely entail a number of individual projects.

## HOW IS A MASTER PLAN DEVELOPED?

Master Plans integrate infrastructure needs with environmental assessment planning principles. When preparing a Master Plan the principles of the Municipal Class EA process are applied, including the requirement that an effective stakeholder consultation program be undertaken. At a minimum, a Master Plan addresses Phases 1 and 2 of the Municipal Class EA process.

A Master Plan is typically subject to the approval of the municipality for which it was prepared. Prior to being approved, a clear and concise Master Plan report is made available for public comment. Following consideration of any public comment and subsequent approval of the Master Plan, the report is reviewed periodically to determine whether there is a need for formal updating of the Master Plan. Details on how and when a specific Master Plan will be reviewed are generally documented in that Master Plan.

## HOW ARE THE RECOMMENDED PROJECTS IN A MASTER PLAN IMPLEMENTED?

The individual projects recommended under a Master Plan may be categorized as Schedule 'A', Schedule 'B' or Schedule 'C' under the Municipal Class EA process. For Schedule 'B' and Schedule 'C' projects identified within a Master Plan, the work undertaken during the development of the Master Plan can be used in support of the requirements of Phases 1 and 2 of the Municipal Class EA.

For example, if an individual project is to be implemented and it is a Schedule 'C' project under the Municipal Class EA process, it would be necessary to fulfill the additional requirements of Phases 3 and 4 in order to consider the project specific issues that were beyond the scope of the Master Planning process. For Schedule 'B' projects identified in this Master Plan the consultation and documentation requirements will be completed.

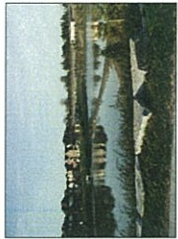
## CAN A MASTER PLAN BE SUBJECT TO A "PART II ORDER"?

A Master Plan itself cannot be ordered to comply with Part II of the Environmental Assessment Act (EAA), also known as a "Part II Order". However, the individual projects included in the Master Plan are subject to the requirements of the Municipal Class EA process at the time that they are implemented, therefore, a request for a "Part II Order" can be made for individual projects at that time under the Municipal Class EA process.





# STORMWATER MANAGEMENT EVALUATION OF ALTERNATIVES



**WET PONDS** in the 1990's wet ponds were commonly constructed to remove pollutants, provide flood and erosion controls/protection and thereby improve water quality.



**DRY PONDS** were commonly constructed in the 1970's and 1980's to control flooding and erosion resulting from increased urbanization.



**OIL GRIT SEPARATOR** is a manufactured unit designed to capture sediment from stormwater and contain floatable pollutants within the unit.



CONSTRUCT NEW QUANTITY CONTROL SWMF

PROPOSED ROOF RUNOFF

RETROFIT EXISTING SWMF TO INCLUDE QUANTITY AND QUALITY CONTROL SWMF

OIL GRIT SEPARATOR (IF REQUIRED)

CONSTRUCT NEW QUANTITY & QUALITY CONTROL SWMF



CONSTRUCT NEW QUANTITY CONTROL SWMF

PROPOSED ROOF RUNOFF

RETROFIT EXISTING SWMF TO INCLUDE QUANTITY AND QUALITY CONTROL SWMF

OIL GRIT SEPARATOR (IF REQUIRED)

## LEGEND

- Existing Storm Sewer
- Proposed Storm Sewer
- QUANTITY CONTROL
- QUALITY CONTROL
- QUANTITY & QUALITY CONTROL
- Wet Pond
- Dry Pond
- Underground Quantity Storage
- Oil Grit Separator
- Combined Pond

## EVALUATION MATRIX

Category	Criterion	Measure	Option 'W'	Option 'B'	Option 'C'
Natural Environment	Habitat and Species	Extent of Disturbance	▲	▲	▲
		Sensitivity of Vegetation	▲	▲	▲
		Species at Risk	▲	▲	▲
		Extent of Disturbance	▲	▲	▲
Soil Environment	Woodslands	Risk to fish habitat	▲	▲	▲
	Wetlands	Soil Stability of Remnant Areas	▲	▲	▲
	Property	Noise	▲	▲	▲
		Vibration	▲	▲	▲
Economic Environment	Construction Disturbances	Dust	▲	▲	▲
		Air Quality	▲	▲	▲
	Conflicts with Other Land Uses	Land (Total pond area in Alternative Management facilities (ponds))	▲	▲	▲
	Water Ways	Storm Sewers	▲	▲	▲
Cultural Environment	Capital Cost	Facility Maintenance	▲	▲	▲
	Archaeological Resources	Presence of Historic Artifacts	▲	▲	▲
	Heritage Landscape	Heritage Landscape	▲	▲	▲
	Heritage	Heritage	▲	▲	▲
Technical Matters	Construction	Technology Complexity	▲	▲	▲
	Maintenance	Care of Accessibility	▲	▲	▲
		Routing from SWMF Design	▲	▲	▲
		Flexibility/Feasibility (e.g. using existing infrastructure to upgrade infrastructure in Training Approvals	▲	▲	▲
Overall			▲	▲	▲

▲ BEST ▲ GOOD ▲ POOR ▲ FAIL



# STORMWATER MANAGEMENT PREFERRED ALTERNATIVE

## LEGEND



**C**  
 ALTERNATIVE C IS THE PREFERRED ALTERNATIVE. Specific servicing to be determined at the development application stage.

CONSTRUCT NEW QUANTITY CONTROL SWMF

RETROFIT EXISTING SWMF TO INCLUDE QUALITY AND QUANTITY CONTROL (EXPAND SWMF ONCE UPS REDEVELOPS)

OIL GRIT SEPARATOR (IF REQUIRED)

PROPOSED ROOF RUNOFF

CONSTRUCT NEW QUALITY AND QUANTITY CONTROL SWMF FOR MILESTONES LANDS (EXPAND SWMF ONCE OPA 620 LANDS TO THE WEST DEVELOP)

## EVALUATION MATRIX

Category	Criterion	Measure	Option A:	Option B:	Option C:
Natural Environment	Habitat and Species	Extent of Disturbance	▶	▶	▶
		Sensibility of Vegetation	▶	▶	▶
		Species at Risk	▶	▶	▶
	Woodlots	Extent of Disturbance	▶	▶	▶
	Watercourse	Risk to Fish Habitat	▶	▶	▶
Social Environment	Property	Viability of Remnant Parcels	★	▶	▶
		Noise	▶	▶	▶
		Vibration	▶	▶	▶
	Construction Disturbances	Dust	▶	▶	▶
		Air Quality	▶	▶	▶
	Conflicts with Other Land Uses		▶	▶	▶
	Water Wells		▶	▶	▶
	Central Core Infrastructure	Land (total pond area in ha)	▶	▶	▶
		Stormwater Management facilities (ponds)	▶	▶	▶
		Storm Sewers	▶	▶	▶
Economic Environment	Maintenance Cost	Facility Maintenance	▶	▶	▶
	Heritage Resources	Presence of Historic Artifacts	▶	▶	▶
	Heritage Landscape		▶	▶	▶
	Built Heritage		▶	▶	▶
Cultural Environment	Construction	Technical Complexity	▶	▶	▶
	Maintenance	Ease of Accessibility	▶	▶	▶
Technical Factors	Resulting from SWMF Design		▶	▶	▶
	Phasing Feasibility (e.g. using existing infrastructure now/ability to upgrade infrastructure in stages)		▶	▶	▶
	Timing Approvals		▶	▶	▶
			▶	▶	▶
			▶	▶	▶
Overall			▶	▶	▶

★ BEST    ▶ GOOD    ▶ POOR    ✗ FAIL



# WATERMAIN EVALUATION OF ALTERNATIVES

## LEGEND

-  Existing Trunk Watermain
-  Proposed Trunk Watermain
-  Proposed Distribution Watermain
-  Watermain to be Abandoned

1



### ALTERNATIVE 1

Alternative 1 proposes to use the existing trunk infrastructure on Steele's Avenue and provides watermain connections to future development from Steele's Avenue.

**Negative Effects:**

- Security of water system at risk due to one distribution system

**Positive Effects:**

- Utilizing existing infrastructure

**ALTERNATIVE 1 NOT CARRIED FORWARD DUE TO SECURITY OF WATER SYSTEM AT RISK WITH ONE DISTRIBUTION SYSTEM**

2



### ALTERNATIVE 2

Alternative 2 includes a new trunk watermain on the future East-West Road and smaller distribution watermain on the internal streets as shown on the OPA 620 road network.

**Negative Effects:**

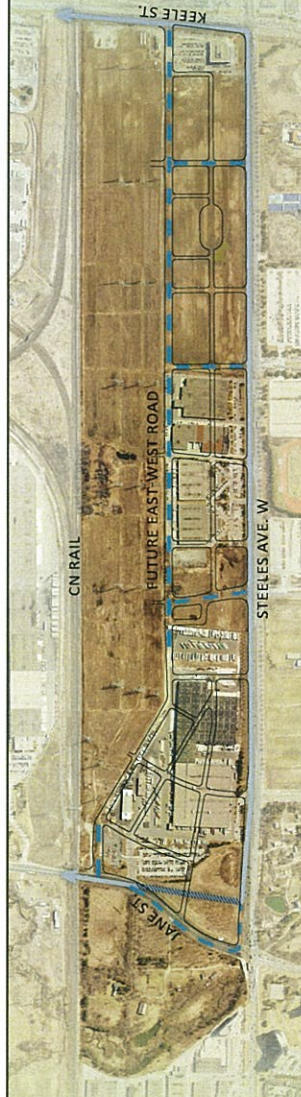
- Increased capital cost
- Conflict with existing land uses

**Positive Effects:**

- Second trunk watermain provides improved security to water distribution system
- Provides flexibility for phasing in the water distribution system in accordance with OPA 620

**ALTERNATIVE 2 NOT CARRIED FORWARD DUE TO CONFLICT BETWEEN EXISTING LAND USE AND PROPOSED LAND USE**

3



### ALTERNATIVE 3

Alternative 3 includes a new trunk watermain of the future East-West Road east of UPS property with smaller distribution mains connecting to existing watermain on Steele's Avenue.

**Positive Effects:**

- Provides for full redevelopment of OPA 620 lands east of UPS property

**ALTERNATIVE 3 IS THE PREFERRED ALTERNATIVE. SPECIFIC SERVICING REQUIREMENTS WOULD BE DETERMINED AT THE DEVELOPMENT APPLICATION STAGE.**

### USING EXISTING TRUNK INFRASTRUCTURE

Local servicing to be extended from existing trunk watermain on Steele's Avenue

### NEW TRUNK WATERMAIN ON FUTURE EAST-WEST ROAD

Local servicing to be extended from existing trunk watermain on Steele's Avenue for south portion of site, local servicing to be extended from trunk watermain on future east-west road for north portion of site, interconnection between trunk watermain provided on select internal streets

### NEW TRUNK WATERMAIN ON FUTURE EAST-WEST ROAD

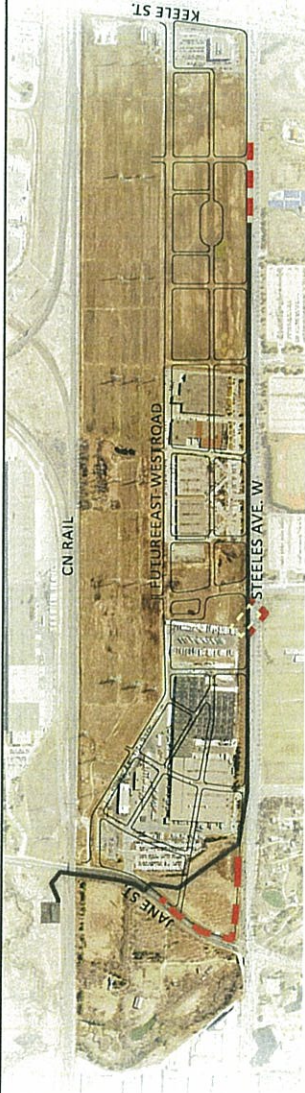
Local servicing to be extended from existing trunk watermain on Steele's Avenue for south portion of site, local servicing to be extended from trunk watermain on future east-west road for north portion of site, interconnection between trunk watermain provided on select internal streets while accommodating existing land uses



# SANITARY SEWER EVALUATION OF ALTERNATIVES

- LEGEND**
- Existing Sanitary Sewer
  - - - Sanitary Sewer to be Abandoned
  - ▬ Proposed Sanitary Sewer
  - ▬ Existing Black Creek Pumping Station
  - ▬ Future TTC Subway Station

1



## ALTERNATIVE 1

Alternative 1 utilizes the existing sanitary sewer on Steeles Avenue, with an extension to the east to service all lands within OPA 620, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street (if required to avoid conflicts with existing sewer route and development plans within OPA 620).

**Negative Effects:**

- ▬ Sewer replacement along Jane Street anticipated to accommodate increased flows

**Positive Effects:**

- ▬ Provides sanitary services to accommodate growth envisioned by OPA 620 and addresses potential conflicts with future land uses

ALTERNATIVE 1 NOT CARRIED FORWARD DUE TO CAPACITY RESTRICTION IN EXISTING SEWER

### UTILIZE EXISTING TRUNK INFRASTRUCTURE

All wastewater would be directed to the existing sewer on Steeles Avenue and Jane Street

2



## ALTERNATIVE 2

Alternative 2 proposes a new sanitary sewer on the future East-West Road as shown on the OPA 620 road network, a realignment around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street.

**Negative Effects:**

- ▬ Increased capital cost
- ▬ Conflict with existing land uses

**Positive Effects:**

- ▬ Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer on Jane Street
- ▬ Provides flexibility for phasing of construction of the system in accordance with OPA 620

ALTERNATIVE 2 NOT CARRIED FORWARD DUE TO CONFLICT BETWEEN EXISTING LAND USE AND PROPOSED LAND USE

### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD

Drainage from south portion of site is directed to Steeles Avenue sewer, while north portion of site is directed to new sewer on future East-West Road

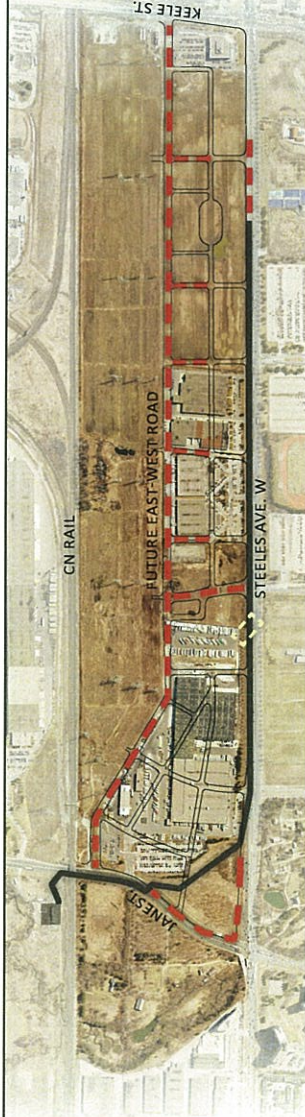


# SANITARY SEWER EVALUATION OF ALTERNATIVES

## LEGEND

- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Sanitary Sewer to be Abandoned
- Existing Black Creek Pumping Station
- Future TTC Subway Station

3



### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD WITH DIVERSION OF STEELES AVENUE SEWER AT TTC STATION

Same as Alternative 2, plus flow from south-east portion of site is diverted to new sewer on future East-West Road (addresses sewer capacity issue on Jane Street)

### ALTERNATIVE 3

Alternative 3 proposes a new sanitary sewer on the future East-West Road as shown on the OPA 620 road network, a diversion around the future TTC subway station, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street.

#### Negative Effects:

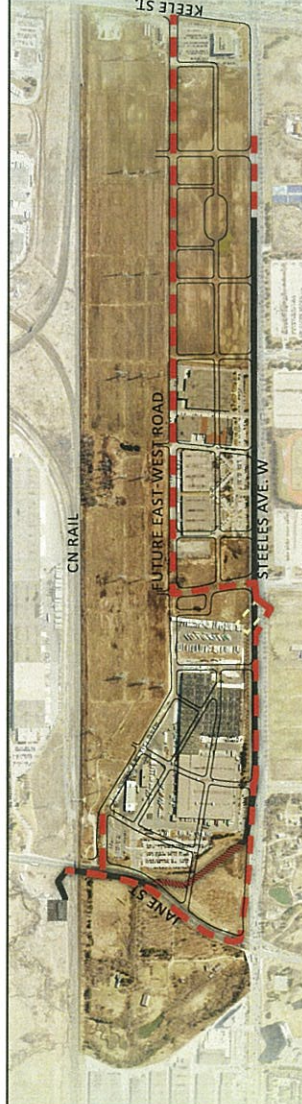
- Further increased capital cost from Alternative 2 for diversion from Steeles to future East-West Road
- Conflict with existing land uses

#### Positive Effects:

- Flows are decreased to Jane Street thereby eliminating the need to replace the existing sewer
- Provides flexibility for phasing of construction of the system in accordance with OPA 620

**ALTERNATIVE 3 NOT CARRIED FORWARD DUE TO CONFLICT BETWEEN EXISTING LAND USE AND PROPOSED LAND USE**

4



### CONSTRUCT NEW TRUNK SEWER ON FUTURE EAST-WEST ROAD WITH NEW SEWER ON STEELES AVENUE

Flow split between Steeles Avenue sewer and new sewer on future East-West Road

### ALTERNATIVE 4

Alternative 4 proposed a new sanitary sewer on the future East-West Road, a realignment around the future TTC subway station sewer replacement on Steeles Avenue, and a possible realignment of the existing sewer at the northeast corner of Steeles Avenue and Jane Street (if required to avoid conflicts with existing sewer route and development plans within OPA 620).

#### Negative Effects:

- Sewer replacement along a portion of Steeles Avenue and Jane Street anticipated to accommodate increased flows

#### Positive Effects:

- Provides sanitary services to accommodate growth envisioned by OPA 620 and addresses potential conflicts with future land uses

**ALTERNATIVE 4 IS THE PREFERRED ALTERNATIVE. SPECIFIC SERVICING REQUIREMENTS WOULD BE DETERMINED AT THE DEVELOPMENT APPLICATION STAGE**



## NEXT STEPS

### THE CITY OF VAUGHAN WILL:

- Review & respond to public & agency comments expressed at this public information centre & throughout the project
- Complete Master Plan report & make available for public review

### ADDITIONAL COMMENTING OPPORTUNITIES:

- Please complete a comment sheet
- A notice will be advertised, identifying the time period & locations where the Master Plan report will be available for public review



# THANK YOU!

FOR ATTENDING THE PUBLIC INFORMATION CENTRE FOR THE MUNICIPAL  
SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY  
OFFICIAL PLAN AMENDMENT (OPA) 620



# COMMENT SHEET



**CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
CLASS ENVIRONMENTAL ASSESSMENT STUDY**  
Steeles Avenue Corridor – Jane to Keele Street (OPA 620)



THE SERNAS GROUP INC.

## PUBLIC INFORMATION CENTRE #3 MAY 17, 2011

PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)

Name (Please Print):	MICHAEL DU
Mailing Address:	LEA CONSULTING LTD. 9th FLOOR, 625 COCHRANE DR. MARKHAM, ON. L3R 9R9
Phone:	416-578-8682
Home / Cell (circle one)	Home / <u>Cell</u>
Email Address:	MDU@LEA.CA
1.	IS ANY INTERIM SWM PLAN REQUIRED BEFORE RETROFITTING EXISTING UPS POND ?
2.	WILL THERE BE TRUNK STORM SEWERS ON EAST-WEST ROAD AND STREET 'C' (EXTENSION OF NORTH WEST GATE) ?
3.	ARE THE DESIGN FLOW OR SIZES AVAILABLE FOR STORM, SANITARY SEWER AND WATERMANS ON EAST-WEST ROAD, STREET 'C' AND STEELES AVE. W AT NORTHWEST GATE ?
4.	WILL THE PROPOSED TRUNK WATERMAIN ON EAST-WEST ROAD BE STUBBED NORTH OF UPS PROPERTY ?
5.	WHEN WILL THIS STUDY BE COMPLETED ?
6.	IS AN OVERLAND FLOW ROUTE MAP AVAILABLE ?

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by June 17, 2011 to either contact below:

**Mr. Dale Dionne – Principal, General Manager**  
SRM Associates (A Member of The Sernas Group Inc.)  
110 Scotia Court, Unit 41, Whitby, Ontario, L1N 8Y7  
Tel: (905) 686-6402; Fax (905) 432-7877  
ddionne@sernas.com

**Mr. Carlos Couto – Project Manager**  
City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel: (905) 832-8585 x 8736; Fax: (905) 832-6145  
carlos.couto@vaughan.ca





**PUBLIC INFORMATION CENTRE #3**

MAY 17, 2010

**PLEASE PROVIDE YOUR COMMENTS IN THE SPACE BELOW (ADDITIONAL SPACE IS PROVIDED ON THE BACK OF THIS SHEET)**

Name (Please Print): *Mr. D. Dionne*

Mailing Address: *100 SCARLETT LINE  
5LMVALE, ON  
L0L 1P0*

Phone: *705-9-1-1111*

Email Address: *dionne@seernas.net*

*The restoration and preservation of the historic buildings on the TRCA lands on the NW corner of Jane St & Steeles Ave must be the highest priority as a condition of the use of these lands as part of the stormwater management for OPA 620.*

*Discharge of stormwater to Black Creek must enhance the water quality and flow characteristics of the creek.*

*Thanks,*

*D. Dionne*

Thank you for providing input to this project. Comments and information regarding this study are being collected to assist the City of Vaughan and to meet the requirements of the Municipal Class Environmental Assessment process. All comments will be maintained on file for use during the study and may be included in the study documentation, on public record (with the exception of personal information). Please submit comments by June 17, 2011 to either contact below:

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CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor - Jane to Keele Street (OPA 620)



THE SERNAS GROUP

PUBLIC INFORMATION CENTRE #3  
 MAY 17, 2011

SIGN IN SHEET

Name	Address	Email	CD
	SCARLETT LINE ELMVALE ON, LULIPPO HUMBERT VALLEY CROSS	@igs.net	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
	King City ON L7R 1B7 Chinlow Road Ste... Vaughan ON M4L 8S5	@SYMPATCO.CA	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Steve Mota	York Region - Infrastructure Planning	Steve.mota@york.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Alison Edwards	5 Shoreham Pe.	aedwards@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
C. Costa	CITY OF VAUGHAN STEELES AVE WEST		<input type="checkbox"/> Y <input type="checkbox"/> N
LOLA	<del>STEELES AVE. W.</del> SUITE 200, VAUGHAN	s.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Donna O'Connell	BLACK CREEK PIONEER VILLAGE	DO'CONNOR@TRCA.ON.CA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Deeris Edwards	TRCA		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Nendy Rowney	Black Creek Pioneer Village	wronney@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N



CITY OF VAUGHAN MUNICIPAL SERVICING MASTER PLAN  
 CLASS ENVIRONMENTAL ASSESSMENT STUDY  
 Steeles Avenue Corridor – Jane to Keele Street (OPA 620)

2-4



THE SERNAS GROUP

PUBLIC INFORMATION CENTRE #3  
 MAY 17, 2011

SIGN IN SHEET

Name	Address	Email	CD
Saad Yousef	City of Vaughan	saad.yousef@vaughan.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
STEPHEN HOLLINGER	4015 MIDWAY STEELES YRRTC	stephen.hollinger@york.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Carolyn Woodland	TRCA	cwoodland@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
DASHFIELD	T MIG	dashfield@tmig.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N



**Appendix 2F**  
**Notice of Study Completion**



**ISSUED AT SUBMISSION  
OF FINAL STUDY**