

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 33, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

33

STEELES WEST SERVICING STRATEGY CLASS ENVIRONMENTAL ASSESSMENT STUDY NOTICE OF STUDY COMPLETION WARD 4 – VICINITY OF STEELES AVENUE AND JANE STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development / Transportation Engineering, dated September 2, 2014:

Recommendation

The Commissioner of Public Works and the Director of Development / Transportation Engineering, in consultation with the Director of Financial Services and the Director of Development Finance and Investments recommend:

1. That staff issue a Notice of Study Completion for the Steeles West Secondary Plan Servicing Strategy Class Environmental Assessment Study; and
2. That a copy of this report be forwarded to the Toronto and Region Conservation Authority.

Contribution to Sustainability

The Steeles West Secondary Plan Servicing Strategy Class Environmental Assessment Study (Steeles West Servicing Strategy) has established a framework for the provision of sustainable storm water management, water and wastewater infrastructure to accommodate the planned development in the Steeles West Secondary Plan area. This will be achieved by optimizing the efficiency of existing facilities and systems; expanding facilities/systems where necessary; and by ensuring safe and well-managed facilities/systems. The foundation of the study involves the integration of economic, environmental and community issues to facilitate decisions about municipal infrastructure.

Economic Impact

The Steeles West Servicing Strategy recommends improvements and expansions to the City's watermain, sanitary sewers and storm water management systems necessary to support the planned growth in the Steeles West Secondary Plan area. The total cost of these growth-related works is valued at approximately \$18 million as detailed in this report.

Much of the new municipal infrastructure recommended in the Servicing Strategy will be designed, constructed and funded by private sector development in conjunction with redevelopment of the area. Staff will be developing a financial implementation strategy to support the construction of the main storm water management and sanitary sewer infrastructure works which is proposed to include Area Specific Development Charge By-Laws (ASDC). It is anticipated that key elements of the infrastructure, such as the proposed storm water management pond on the Black Creek Pioneer Village North lands, will be implemented through City initiated capital projects with funding from ASDC.

Once implemented, the recommended infrastructure improvements will incur normal expenses associated with annual operating, maintenance and life cycle costs.

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Communications Plan

A comprehensive public consultation program to obtain input from all affected stakeholders was completed throughout the duration of the study in accordance with the requirements of the Municipal Class Environmental Assessment process. A final Notice of Study Completion will be issued upon endorsement by Council.

Purpose

The purpose of this report is to highlight the conclusions and recommendations of the Steeles West Servicing Strategy Study so the Notice of Study Completion can be issued in accordance with the Municipal Class Environmental Assessment process.

Background - Analysis and Options

The Steeles West Secondary Plan will accommodate a population of approximately 11,000 residents creating approximately 5,000 jobs

The Steeles West Secondary Plan was adopted by Council on September 7, 2010 (superseding the previous Official Plan Amendment 620). The area encompassing the Steeles West Secondary Plan is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

In its ultimate built out form, the Plan is envisioned to house 10,000 - 11,000 people and provide jobs for 4,000 – 5,000 employees. The Steeles West Secondary Plan area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service (UPS) operations building east of Jane Street. There are significant public and private developments being planned for the area, including the Spadina Subway Extension to the Vaughan Metropolitan Centre, with a proposed subway station (Pioneer Village Station), bus terminal and commuter parking lot to be located east of the existing UPS building. In addition, there is currently an active site plan application from Steeles-Keele Investments Limited proposing several office buildings (Milestone Corporate Centre) on vacant lands immediately west of Keele Street.

A Servicing Strategy Master Plan and Class EA Study was carried out to develop an overall municipal storm water, water and wastewater strategy for the Steeles West Secondary Plan (formerly OPA 620) in support of anticipated transit oriented development

In October of 2009, The Sernas Group was retained by the City to provide the necessary engineering services in connection with the completion of the Steeles West Secondary Plan (formerly OPA 620) Water, Wastewater and Storm Water Servicing Master Plan and Class Environmental Assessment EA Study. The Class EA Study is required to formalize the Storm Water Management Strategy recommended in the Preliminary Report completed in August 2009 and to develop an overall municipal water and wastewater servicing strategy for the Steeles West Secondary Plan area in support of the anticipated transit oriented development associated with the Steeles West Station.

A Notice of Commencement was issued to the various public agencies, utilities, stakeholders and effected landowners in February 2010 advising of the proposed undertaking. After taking into consideration the natural, socio-economic and cultural environments in the study area together with comments received from the public and agencies, the Consultant developed several alternative servicing strategies. These alternatives were presented to the public at a Public Information Centre that was held at Black Creek Pioneer Village on June 17th, 2010. Additional comments and feedback received from stakeholders and the public at the Public Information Centre was further considered and a preferred servicing strategy was developed by the

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Consultant. This initial preferred servicing strategy was presented to the public at a second Public Information Centre that was held at Black Creek Pioneer Village on August 17th, 2010.

Initial Preferred Servicing Alternative

The initial preferred strategy recommended that the City's existing storm water management facility located at northeast of Jane Street and Steeles Avenue be decommissioned and replaced with a new larger storm water management facility on Black Creek Pioneer Village North (BCPVN) lands located on the northwest quadrant of Jane Street and Steeles Avenue and another one on ORC lands within the hydro corridor. This alternative was proposed in part to facilitate a proposed land exchange arrangement associated with the proposed subway station and York Region Transit (YRT) bus terminal.

Following the second Public Information Centre, the site of the future YRT bus terminal and associated transit oriented development lands was relocated onto existing lands owned by York Region adjacent to the UPS lands. As a result, the initial preferred servicing strategy was no longer appropriate and additional alternative servicing solutions were evaluated to determine a revised preferred servicing strategy.

Preferred servicing alternatives were developed to accommodate new location for bus terminal and associated transit oriented development

A revised preferred servicing strategy was presented to the public at a third Public Information Centre that was held at Black Creek Pioneer Village on May 17th, 2011. An Executive Summary of the preferred servicing strategy is included as Attachment 2 to this report. Based on the recommendations and conclusions of the Environmental Assessment Study, the preferred servicing strategy comprises of the following elements;

Storm Water Management – As illustrated on Attachment No.3, storm water flow from the east portion of lands will be directed to a proposed storm water management facility on the Milestones property located east of the existing employment buildings located midway between Jane Street and Keele Street. The existing City storm water management facility located east of Jane Street, which currently services all of the existing employment lands within the Steeles West Secondary Plan, will be retrofitted and ultimately expanded to provide storm water quality and quantity control for the west portion of the lands, including lands adjacent to the Steeles West Station. It is anticipated that a minor expansion of this pond is required. This may encroach on the parcel of land immediately west of the pond (currently owned by York Region). This York Region parcel has development potential as identified in the City's Urban Design Guidelines and Official Plan. The extent of the impact would be determined through the development review process, with consideration for any impacts on developability.

A new dry pond is also proposed within the Black Creek Pioneer Village North lands to provide additional quantity control for infrequent storm events. Storm water from the proposed York Region Rapid Transit Corporation (YRRTC) facilities including the bus terminal and commuter parking lot will be controlled on site. The storm water management infrastructure is to be designed to control to current TRCA criteria. The cost of the proposed storm water management infrastructure is approximately \$13 million.

Water – As illustrated on Attachment No. 4, the Steeles West Secondary Plan lands are currently serviced by an existing 400mm diameter watermain located within the Steeles Avenue north boulevard. A proposed 400mm diameter watermain along a portion of the future east/west road along the north limit of study area from Keele Street to the east limit of the UPS property with smaller 300mm diameter watermain on future internal streets will be required to accommodate the increased demand anticipated with the full build out of the Steeles West Secondary Plan as

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well as provide a secondary feed for security of supply. The cost of the proposed watermain infrastructure is approximately \$3 million.

Wastewater/Sanitary – As illustrated on Attachment No. 5, the Steeles West Secondary Plan lands are currently serviced by an existing 375mm diameter sanitary sewer located within an existing 8.0m servicing easement running parallel with the Steeles Avenue property line and discharges to the existing Black Creek Pumping Station located northwest of Jane Street and the hydro corridor. A sanitary sewer is proposed within the future east-west road connecting downstream to the existing sanitary sewer within the 8.0m easement at future Street “C”. From this point downstream to the existing Black Creek Pumping Station, the existing sanitary sewer will require upgrades to accommodate additional flows anticipated from the Steeles West Secondary Plan lands. The cost of the proposed wastewater infrastructure is approximately \$2 million.

The City provided funding assistance to TRCA for the preparation of a Master Plan for the Black Creek Pioneer Village North Lands in support of the proposed storm water management facility

In October 13, 2009, the City provided funding to TRCA for the completion of the required studies including a Master Plan to assess the opportunity to accommodate a storm water management facility on the Black Creek Pioneer Village North (BCPVN) lands located at the northwest corner of Jane Street and Steeles Avenue. A BCPVN land comprise approximately 16 hectares and is the site of several heritage structures including the earliest sawmill and house in Vaughan dating back to 1809, as well as the Schmidt Dalziel Barn which is the oldest of its kind in Canada.

The final BCPVN Master Plan identifies the future site usage, organization and programming for the lands and accommodates the proposed storm water management facility identified by the City's Steeles West Servicing Strategy Study. The expectation is that TRCA will open these lands for public use through the implementation of this Master Plan. A copy of the BCPVN Master Plan is included as Attachment No. 6 to this report.

The Master Plan was completed in June 2013 and will be presented to the TRCA Executive Committee for final approval following the completion of the Steeles West Servicing Strategy Class EA. The BCPVN Master Plan provides a comprehensive concept including programming plans, functional analysis, facility requirements, and a financial analysis. It is anticipated that the implementation of the BCPVN Lands Master Plan will be carried out over many years.

According to the BCPVN Master Plan, the estimated costs associated with accommodating the proposed storm water management pond on the BCPVN lands is approximately \$2.4 million (not including land acquisition/compensation cost). These works include the following key elements:

- Construction of SWM dry pond
- Site Services
- Landscaping, grading and site restoration
- Relocation of John Dalziel House

The capital and land costs associated with this work will be included as a component of the proposed Area Specific Development Charges as noted above.

The total cost of servicing infrastructure is estimated at approximately \$18 million

Based on preliminary information, the total cost of the proposed servicing infrastructure is estimated to be approximately \$18 million. This includes \$13 million for storm water management (including BCPVN Lands SWM works and land costs), \$3 million for watermains and \$2 million for

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sanitary sewer infrastructure. The capital costs associated with implementing the recommendations of the study will generally be growth related with funding from private sector development.

The implementation of the Master Plan will be carried out in step with development

The completion of the Steeles West Servicing Strategy Master Plan EA will satisfy the requirements of the Municipal Class EA process for Schedule A, A+ and B projects. The projects associated with this study including the SWM ponds may proceed to detailed design and construction when required.

The immediate next steps will be to file the Master Plan EA for public review and then enact the necessary Area Specific Development Charges by-laws related to the infrastructure. The implementation of the infrastructure improvement will be carried out in step with the development in the area. It is anticipated that the construction of the proposed east storm water management pond will occur first through the development of the Milestone property along with certain components of the overall watermain, sanitary and storm sewer systems. The construction of the BCPVN storm water management pond is a long term project and will require close coordination with the implementation of the BCPVN Master Plan.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursue of excellence in service delivery;
- Leadership initiatives and promotion of environmental sustainability
- Effective governance
- Planning and managing growth, and economic vitality

The recommendations of this report will assist in advancing the City's Strategic Plan initiative to establish "city-wide master phasing and servicing allocation plans".

This report is therefore consistent with the priorities previously set by Council.

Regional Implications

Regional Staff have been a key stakeholder in this project as it addresses the infrastructure requirements associated with the build-out of the Steeles West Secondary Plan, and the proposed Pioneer Village Subway Station and associated Regional Transit Facility.

A portion of the lands owned by York Region located at the northeast corner of Jane Street and Steeles Ave West may be required in the future to provide for the expansion of the adjacent existing storm water management pond in accordance with the Master Plan.

Conclusion

The Steeles West Servicing Strategy Class Environmental Assessment Study has been completed. The study identifies the necessary improvements to the City's network of sanitary and storm sewers, watermain and storm water management facilities to support the planned growth in the Steeles West Secondary plan area.

Preliminary estimates value the recommended infrastructure improvements at approximately \$18 million. The implementation of this strategy will be carried out either through development, or as a City initiated capital project with funding from Area Specific Development Charges.

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The approval in principle of the draft Steeles West Servicing Strategy Class Environmental Assessment Study will ensure infrastructure is comprehensively planned and delivered in a timely and efficient manner to support the planned development, and will enable staff to take the next steps towards implementing the Strategy.

Attachments

1. Location Map
2. Executive Summary
3. Storm Water Management Plan
4. Watermain Plan
5. Wastewater / Sanitary Sewer Plan
6. BCPVN Master Plan

Report prepared by:

Carlos Couto, Senior Engineering Assistant, Engineering Planning & Studies Ext. 8736
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE – SEPTEMBER 2, 2014

STEELES WEST SERVICING STRATEGY CLASS ENVIRONMENTAL ASSESSMENT STUDY NOTICE OF STUDY COMPLETION WARD 4 – VICINITY OF STEELES AVENUE AND JANE STREET

Recommendation

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A Notice of Commencement was issued to the various public agencies, utilities, stakeholders and effected landowners in February 2010 advising of the proposed undertaking. After taking into consideration the natural, socio-economic and cultural environments in the study area together with comments received from the public and agencies, the Consultant developed several alternative servicing strategies. These alternatives were presented to the public at a Public Information Centre that was held at Black Creek Pioneer Village on June 17th, 2010. Additional comments and feedback received from stakeholders and the public at the Public Information Centre was further considered and a preferred servicing strategy was developed by the Consultant. This initial preferred servicing strategy was presented to the public at a second Public Information Centre that was held at Black Creek Pioneer Village on August 17th, 2010.

Initial Preferred Servicing Alternative

The initial preferred strategy recommended that the City's existing storm water management facility located at northeast of Jane Street and Steeles Avenue be decommissioned and replaced with a new larger storm water management facility on Black Creek Pioneer Village North

(BCPVN) lands located on the northwest quadrant of Jane Street and Steeles Avenue and another one on ORC lands within the hydro corridor. This alternative was proposed in part to facilitate a proposed land exchange arrangement associated with the proposed subway station and York Region Transit (YRT) bus terminal.

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Water – As illustrated on Attachment No. 4, the Steeles West Secondary Plan lands are currently serviced by an existing 400mm diameter watermain located within the Steeles Avenue north boulevard. A proposed 400mm diameter watermain along a portion of the future east/west road along the north limit of study area from Keele Street to the east limit of the UPS property with smaller 300mm diameter watermain on future internal streets will be required to accommodate the increased demand anticipated with the full build out of the Steeles West Secondary Plan as well as provide a secondary feed for security of supply. The cost of the proposed watermain infrastructure is approximately \$3 million.

Wastewater/Sanitary – As illustrated on Attachment No. 5, the Steeles West Secondary Plan lands are currently serviced by an existing 375mm diameter sanitary sewer located within an existing 8.0m servicing easement running parallel with the Steeles Avenue property line and discharges to the existing Black Creek Pumping Station located northwest of Jane Street and the hydro corridor. A sanitary sewer is proposed within the future east-west road connecting downstream to the existing sanitary sewer within the 8.0m easement at future Street "C". From this point downstream to the existing Black Creek Pumping Station, the existing sanitary sewer

will require upgrades to accommodate additional flows anticipated from the Steeles West Secondary Plan lands. The cost of the proposed wastewater infrastructure is approximately \$2 million.

The City provided funding assistance to TRCA for the preparation of a Master Plan for the Black Creek Pioneer Village North Lands in support of the proposed storm water management facility

In October 13, 2009, the City provided funding to TRCA for the completion of the required studies including a Master Plan to assess the opportunity to accommodate a storm water management facility on the Black Creek Pioneer Village North (BCPVN) lands located at the northwest corner of Jane Street and Steeles Avenue. A BCPVN land comprise approximately 16 hectares and is the site of several heritage structures including the earliest sawmill and house in Vaughan dating back to 1809, as well as the Schmidt Dalziel Barn which is the oldest of its kind in Canada.

The final BCPVN Master Plan identifies the future site usage, organization and programming for the lands and accommodates the proposed storm water management facility identified by the City's Steeles West Servicing Strategy Study. The expectation is that TRCA will open these lands for public use through the implementation of this Master Plan. A copy of the BCPVN Master Plan is included as Attachment No. 6 to this report.

The Master Plan was completed in June 2013 and will be presented to the TRCA Executive Committee for final approval following the completion of the Steeles West Servicing Strategy Class EA. The BCPVN Master Plan provides a comprehensive concept including programming plans, functional analysis, facility requirements, and a financial analysis. It is anticipated that the implementation of the BCPVN Lands Master Plan will be carried out over many years.

According to the BCPVN Master Plan, the estimated costs associated with accommodating the proposed storm water management pond on the BCPVN lands is approximately \$2.4 million (not including land acquisition/compensation cost). These works include the following key elements:

- Construction of SWM dry pond
- Site Services
- Landscaping, grading and site restoration
- Relocation of John Dalziel House

The capital and land costs associated with this work will be included as a component of the proposed Area Specific Development Charges as noted above.

The total cost of servicing infrastructure is estimated at approximately \$18 million

Based on preliminary information, the total cost of the proposed servicing infrastructure is estimated to be approximately \$18 million. This includes \$13 million for storm water management (including BCPVN Lands SWM works and land costs), \$3 million for watermains and \$2 million for sanitary sewer infrastructure. The capital costs associated with implementing the recommendations of the study will generally be growth related with funding from private sector development.

The implementation of the Master Plan will be carried out in step with development

The completion of the Steeles West Servicing Strategy Master Plan EA will satisfy the requirements of the Municipal Class EA process for Schedule A, A+ and B projects. The projects associated with this study including the SWM ponds may proceed to detailed design and construction when required.

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursue of excellence in service delivery;
- Leadership initiatives and promotion of environmental sustainability
- Effective governance
- Planning and managing growth, and economic vitality

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This report is therefore consistent with the priorities previously set by Council.

Regional Implications

Regional Staff have been a key stakeholder in this project as it addresses the infrastructure requirements associated with the build-out of the Steeles West Secondary Plan, and the proposed Pioneer Village Subway Station and associated Regional Transit Facility.

A portion of the lands owned by York Region located at the northeast corner of Jane Street and Steeles Ave West may be required in the future to provide for the expansion of the adjacent existing storm water management pond in accordance with the Master Plan.

Conclusion

The Steeles West Servicing Strategy Class Environmental Assessment Study has been completed. The study identifies the necessary improvements to the City's network of sanitary and storm sewers, watermain and storm water management facilities to support the planned growth in the Steeles West Secondary plan area.

Preliminary estimates value the recommended infrastructure improvements at approximately \$18 million. The implementation of this strategy will be carried out either through development, or as a City initiated capital project with funding from Area Specific Development Charges.

The approval in principle of the draft Steeles West Servicing Strategy Class Environmental Assessment Study will ensure infrastructure is comprehensively planned and delivered in a timely and efficient manner to support the planned development, and will enable staff to take the next steps towards implementing the Strategy.

Attachments

1. Location Map
2. Executive Summary
3. Storm Water Management Plan

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5. Wastewater / Sanitary Sewer Plan
6. BCPVN Master Plan

Report prepared by:

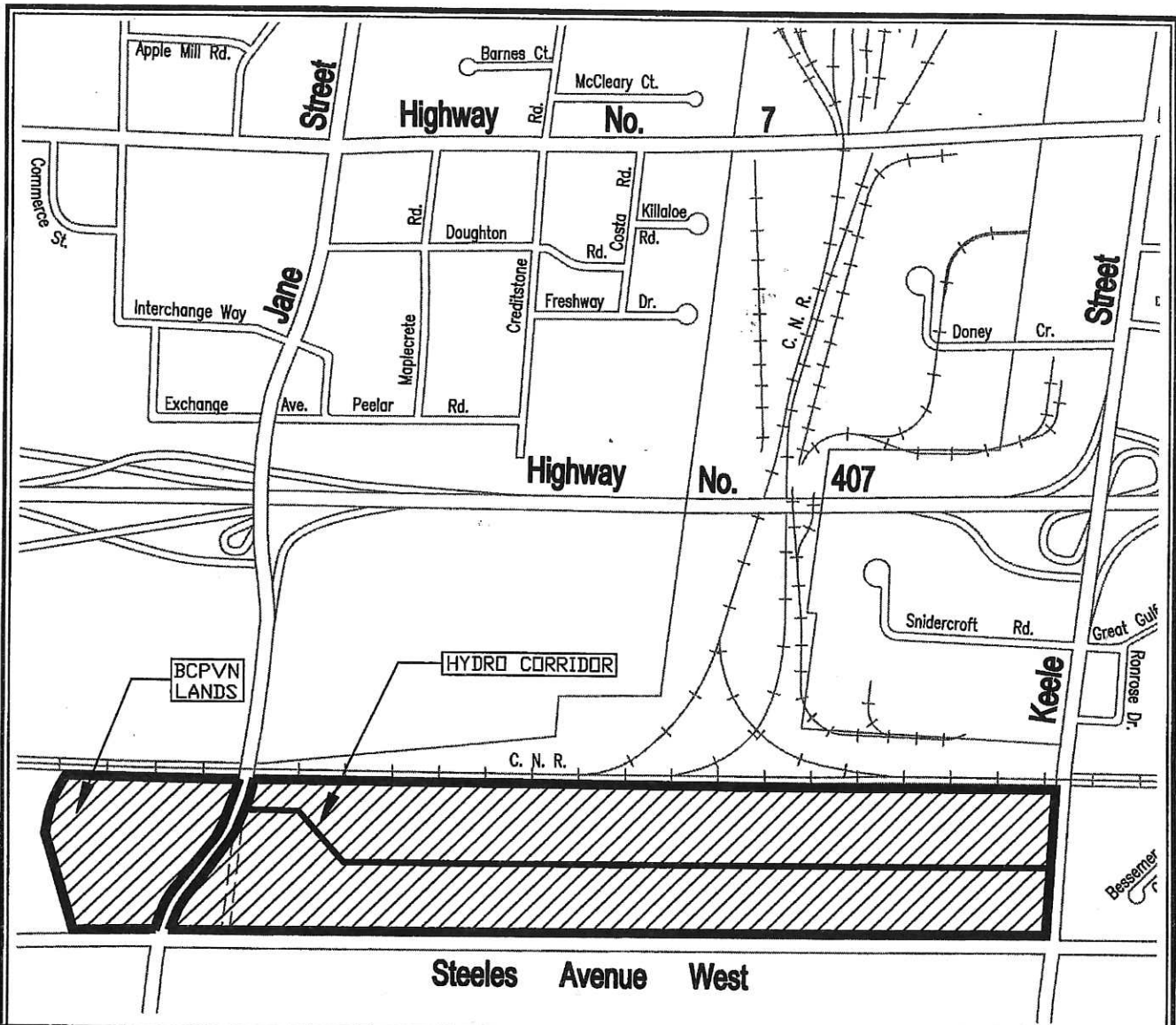
Carlos Couto, Senior Engineering Assistant, Engineering Planning & Studies Ext. 8736
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

Paul Jankowski,
Commissioner of Public Works

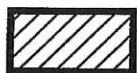
Andrew D. Pearce,
Director of Development /
Transportation Engineering

ATTACHMENT No. 1



STEELES WEST SERVICING STRATEGY MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY LOCATION MAP

LEGEND



STUDY AREA



NOT TO SCALE

ATTACHMENT No. 2

Executive summary

The Steeles Corridor Secondary Plan Official Plan Amendment (OPA) 620 was adopted by City of Vaughan Council on June 26, 2006. The area encompassing OPA 620 is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east (**Figure 1**). The OPA 620 corridor is envisioned to house approximately 10,000 - 11,000 people and provide jobs for approximately 4,000 – 5,000 employees.

Ready and accessible municipal infrastructure is essential to the existing and future community. Infrastructure planning, land use planning and infrastructure investment require thoughtful integration to ensure adequate, efficient, safe and economically achievable solutions to providing the water and wastewater infrastructure to support the envisioned development of the OPA 620 corridor.

This Municipal Servicing Master Plan was prepared with the objective to undertake a comprehensive review and analysis for water, wastewater and stormwater servicing requirements.

A Public Consultation Plan was developed which included a total of three (3) Public Information Centres, in accordance with Phases 1 and 2 of the Municipal Class EA process.

Water Distribution System

The City of Vaughan is serviced via a lake based water distribution system, supplied by the Region of York. The Region of York is responsible for the production, treatment, storage and transmission of water to the area municipalities. The City of Vaughan is responsible for the distribution of water within OPA 620.

The OPA 620 lands are presently well serviced by external watermains. There is a 900mm diameter main on Keele Street, a 400mm diameter watermain along Steeles Avenue, and a 300mm diameter watermain running from Steeles Avenue northerly where it follows Jane Street about 200m north of Keele Street.

The preferred water servicing alternative includes the construction of a new 400mm trunk watermain along a portion of a future east/west road along the north limit of OPA 620 from Keele Street to the east limit of the United Parcel Services (UPS) property with smaller 300mm distribution watermains on future internal streets. This alternative provides for the full redevelopment of the OPA 620 lands east of the UPS property. The remaining portion of the 400mm trunk watermain is to be constructed when the UPS lands develop.

Wastewater Collection System

The study area is located within the City's Steeles Avenue Collector drainage area which drains to the York Region's Black Creek Sewage Pumping Station, which in turn pumps sewage to the York-Durham sewage system where the effluent is treated at the Duffins Creek Water Pollution Control Plant in the City of Pickering.

The preferred wastewater collection system alternative includes the construction of a new sanitary trunk along a future east-west road. The trunk sewer would follow Street 'C' to

Steeles Avenue and then westerly along Steeles Avenue to Jane Street and northerly on Jane Street to the Black Creek Pumping Station. The existing Steeles Avenue sewer would be extended from its easterly limit to pick up all lands to Keele Street. This alternative provides the greatest flexibility for the development of OPA 620, does not require crossing of the UPS site with the trunk sewer, and provides a new trunk sewer along the section of Steeles Avenue and Jane Street where the present sewer would have capacity issues with the new densities.

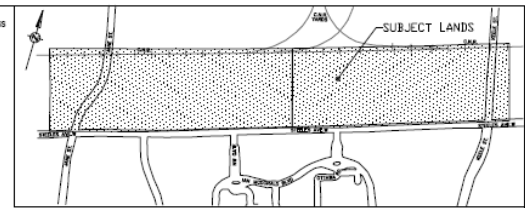
Stormwater collection system

The majority of the OPA 620 drainage area is captured by a trunk storm sewer that runs within an easement on the north side of Steeles Avenue.

The preferred stormwater servicing alternative incorporates three (3) stormwater management ponds; a new quality and quantity control facility on the Milestones property, a retrofit quality and quantity control facility within the City/Region lands (expanded footprint from the existing City Pond) and a new quantity control facility (dry pond) within the Black Creek Pioneer Village lands. This alternative is preferred because it provides maximum flexibility in developing the OPA 620 lands by making use of existing infrastructure and provides for future upgrades in stages.

For all of the proposed servicing strategies, because the specific development details are unknown at this time, including size, location and servicing demands, the specific servicing requirements will need to be determined at the development application stage.

NOTE: MEASUREMENTS IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN.



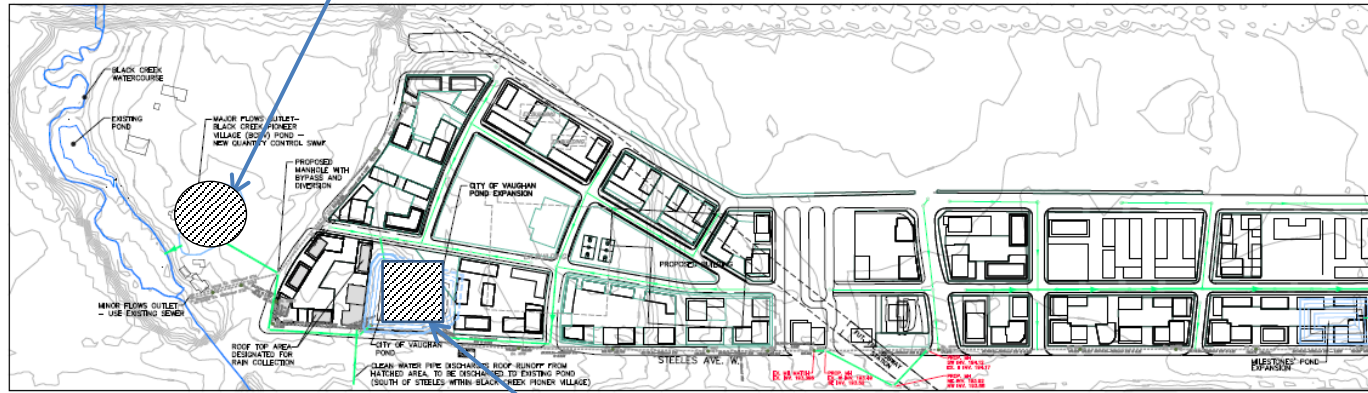
KEY PLAN



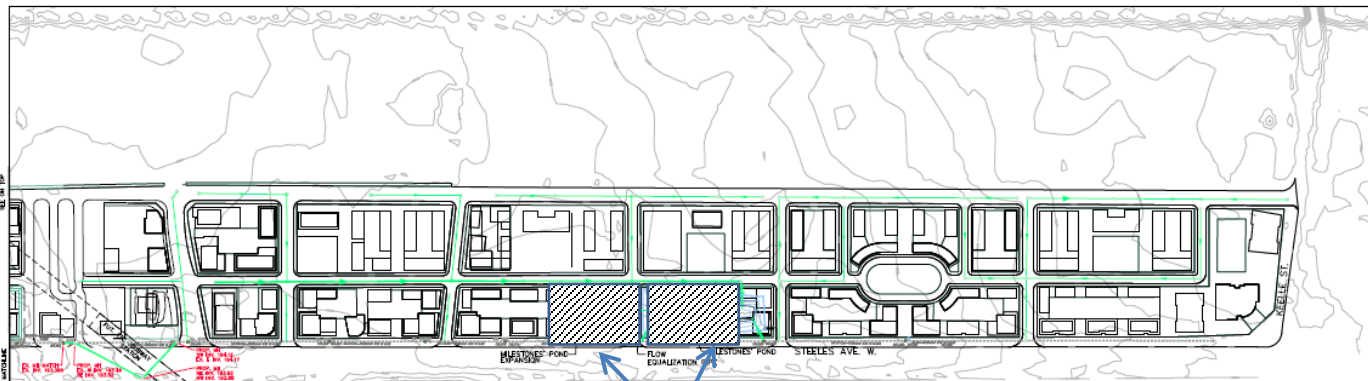
LEGEND

- EXISTING SANITARY PIPE
- EXISTING POND CONTOURS
- PROPOSED POND CONTOURS
- PROPOSED STORM PIPE
- PROPOSED STORM TRUNK
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING BUILDING POND
- LATENT CONCEPT
- ROOF TOP COLLECTING MANHOLE
- LANDSCAPE

Proposed Dry Pond Location



Existing Pond Location



Proposed Pond Location

ATTACHMENT NO. 3

NO. _____		REV. _____	
THE SERNAS GROUP <small>an arm of the Sernas Group Inc.</small> <small>ARCHITECT ENGINEER PLANNING</small>			
APPROVED: <small>DESIGNED BY: [Signature]</small> <small>CHECKED BY: [Signature]</small> <small>DATE: [Date]</small>		<small>Director of Engineering/</small> <small>Infrastructure Division</small>	
Vaughan <small>The City of Vaughan</small> ENGINEERING DEPARTMENT CONCEPTUAL ULTIMATE <small>STORMWATER LAYOUT</small>			
OPA 620			
<small>PROJECT NO.</small> <small>DATE</small> <small>1 / 2020</small>	<small>DATE: SEPTEMBER 2020</small> <small>PROJECT NO.</small> 09321	<small>DESIGNED BY</small> <small>DATE</small> <small>1 / 2020</small>	<small>PROJECT NO.</small> <small>DATE</small> <small>1 / 2020</small>

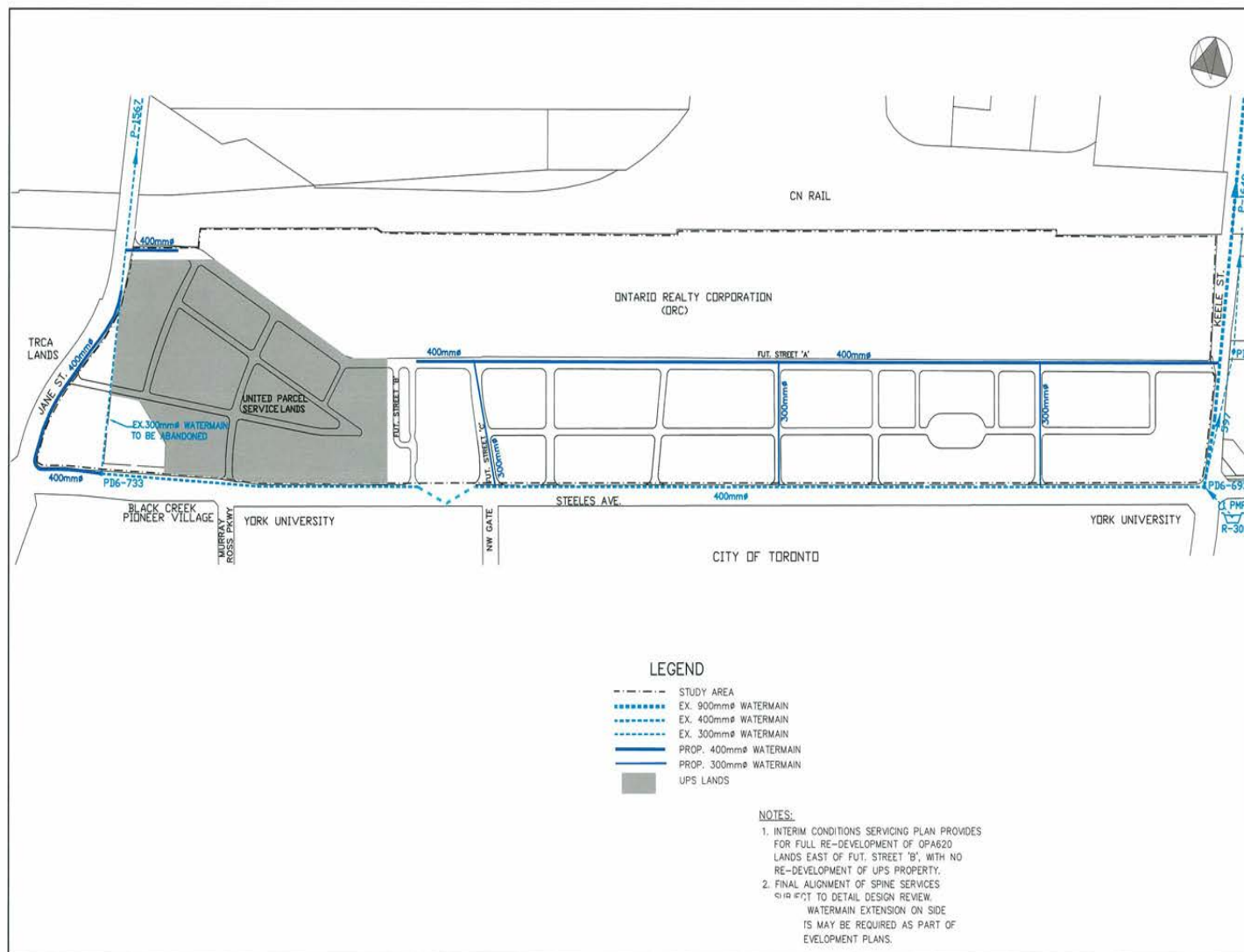
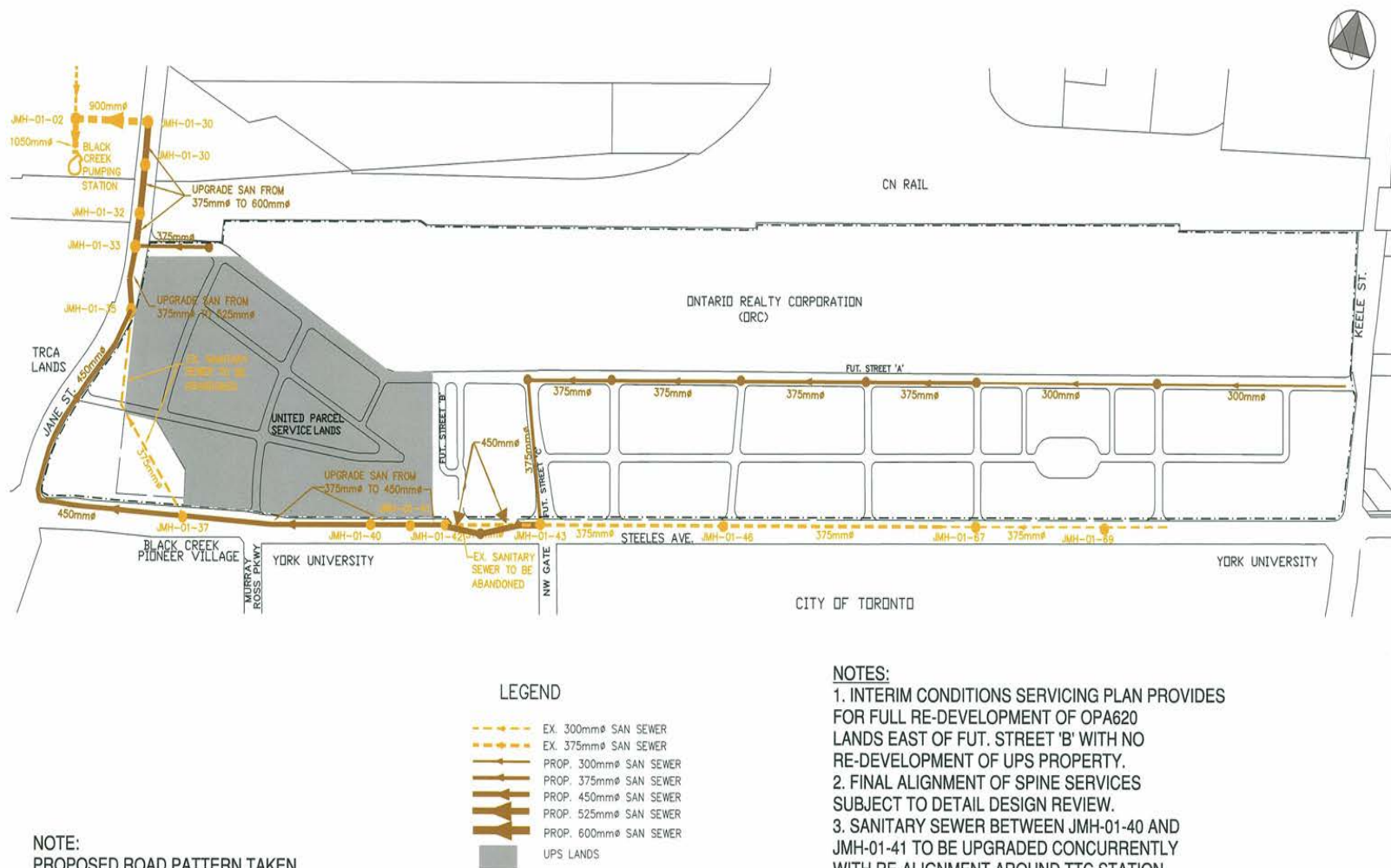


Figure 9 | Watermain Preliminary Preferred Alternative



NOTE:
PROPOSED ROAD PATTERN TAKEN
FROM CITY OF VAUGHAN OFFICAL PLAN
AMENDMENT BACKGROUND STUDIES

- NOTES:
1. INTERIM CONDITIONS SERVICING PLAN PROVIDES FOR FULL RE-DEVELOPMENT OF OPA620 LANDS EAST OF FUT. STREET 'B' WITH NO RE-DEVELOPMENT OF UPS PROPERTY.
 2. FINAL ALIGNMENT OF SPINE SERVICES SUBJECT TO DETAIL DESIGN REVIEW.
 3. SANITARY SEWER BETWEEN JMH-01-40 AND JMH-01-41 TO BE UPGRADED CONCURRENTLY WITH RE-ALIGNMENT AROUND TTC STATION.

Figure 14 | Preliminary Preferred Wastewater Alternative

ATTACHMENT No. 6

Black Creek Pioneer Village North

MASTER PLAN

October 2014

