

REGARDING ITEM No. 8
DEPUTATION - MR. HAROLD REINTHALER
WITH RESPECT TO BLOCK 41

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COMMUNICATION
CW - Oct 16/12
ITEM - 8

Thank you Madame Chair and members of Committee of Whole for allowing me the opportunity to speak to you today.

My name is Harold Reinthaler and I'm with Schaeffers Consulting Engineers. We are the consulting engineers for the majority of landowners in Block 41 in Vaughan and I am here today to make a deputation on their behalf. More specifically, I am here to address **Item No. 8** of the agenda:

Block 27 and 41 Secondary Plan Areas

Infrastructure Requirements

Ward 1 – Vicinity north of Teston Road between Pine Valley & Keele Street

First of all, I must say that we are pleased with the initiative that the city is taking in preparing this report and beginning in earnest to consider the infrastructure needs for its new growth areas to ensure that these areas will develop in a timely fashion. However, there are some inaccuracies in the report insofar as it relates to Block 41 and although we recognize this report is preliminary in nature and that more detailed studies are underway and will be completed in the future, we thought it appropriate to bring these inaccuracies to Council's attention at this time.

The basis for my presentation are as follows:

- 1. sanitary servicing is immediately available to service Block 41;**
- 2. water servicing is immediately available for Block 41 and**
- 3. there is favourable transportation access to Block 41 from Highway 400.**

1. Sanitary

Block 41 sanitary servicing requirements are distinctly different than those for Block 27 because it has been planned for over a decade. Firstly, in 1998, City of Vaughan constructed the Jane-

Rutherford sub-trunk sewer which connects to the Maple Collector of the York Durham Sewage System in order to extend sanitary drainage across Highway 400. These sewers are shown on Attachment No. 3 to the report and also on the attached figure.

Many of the landowners within Block 41 that we represent are experienced in community building. Some of them were involved in the construction of the Vellore Woods Community in Block 32W. As such, they had the foresight to have sanitary sewers oversized in Block 32W to accommodate other future upstream communities, such as Blocks 33W, 40, and 41. The same group also arranged for and paid for oversizing sanitary sewers in Block 33W. Finally, they coordinated and paid for the construction of a sanitary sewer by York Region on Weston Road, north and south of Teston Road when that section of Weston Road was re-constructed in 2009. All of these sewers are also shown on Attachment No. 3 and also on the attached figure. All of this hard work and planning was done with the full participation and co-operation of the City and Region.

The above-noted sewers have been sized to accommodate much of Block 41 and are in place, ready to accept flows from Block 41 today. Taking advantage of this existing capacity will ensure the most efficient and effective use of the City's infrastructure. As per item 6 in Attachment No. 6, we understand that ultimately, the City and Region may consider conveying wastewater from Block 41 to the future Northeast Vaughan Collector sewer along the Jane Street corridor which is not expected to be commissioned until the year 2019 at the earliest. However, given the capacities available in the existing sewers described, this Northeast Vaughan Collector sewer is not required for development to proceed in Block 41.

In order to ensure the most efficient use of its existing infrastructure, the City should consider monitoring wastewater flows in the sewers within Block 32W and 33W as part of their Master Planning to determine whether additional areas, beyond Block 41, can be accommodated without reliance on the Northeast Vaughan Collector sewer.

2. Water

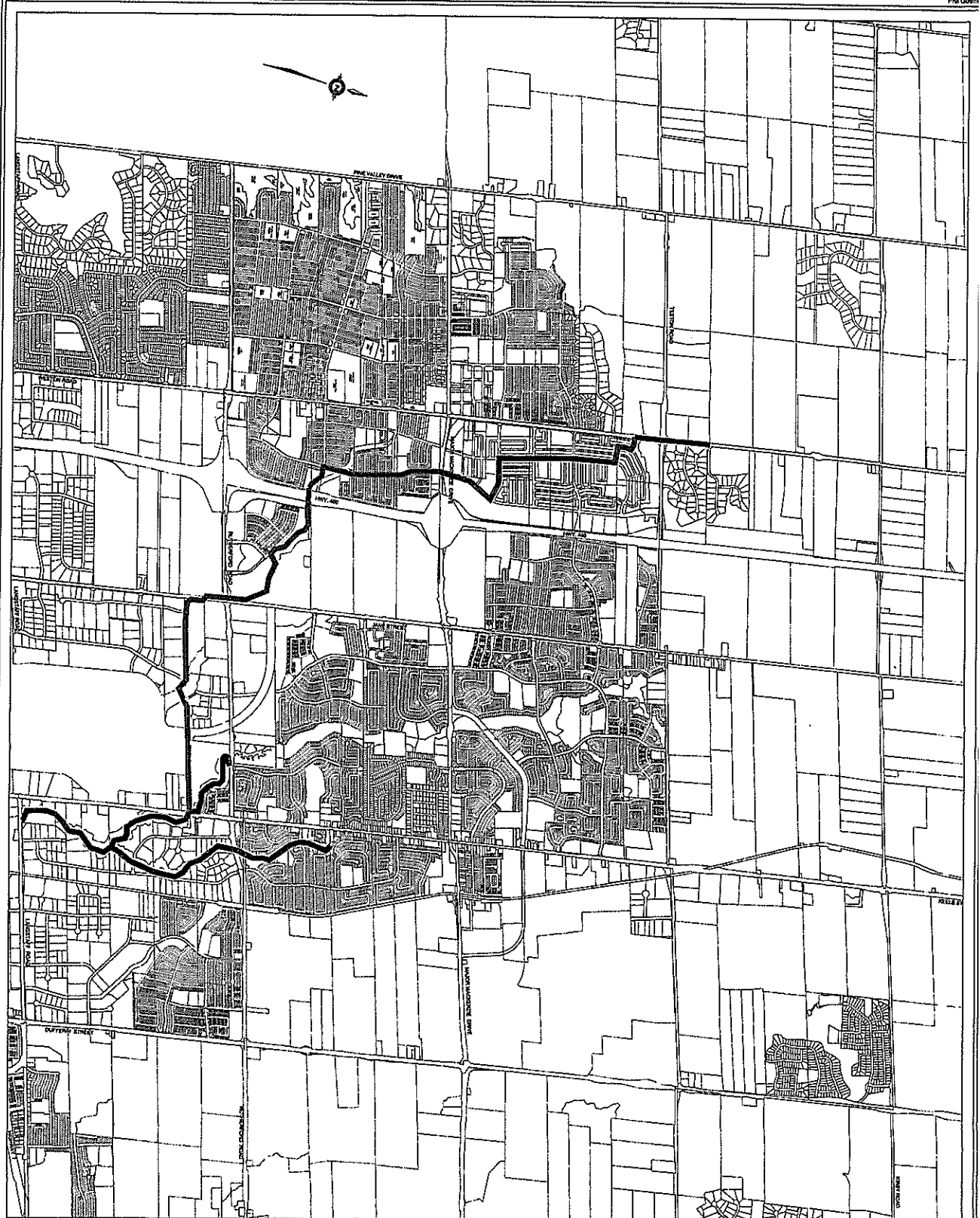
Block 41 water servicing requirements are also distinctly different than those for Block 27 because they do not share the same pressure districts. Block 41 is located within Pressure District 7 whereas Block 27 is located within Pressure District 8.

The Pressure District 7 facilities needed to start development of Block 41 are available today. There is an existing 600mm watermain located on Teston Road at Weston Road sized to accommodate Block 41. Planned improvements to the Pressure District 7 area which include a watermain extension and reservoir are already identified in the Region's 10-year Construction Program and are shown as Projects 1 and 2 on the chart in Attachment 6. Although these improvements will benefit the lands within Pressure District 7, it is our understanding that they are not required for development to proceed in Block 41.

3. Transportation







In regards to transportation, it should be noted that Teston Road was recently re-constructed and widened to four lanes from Highway 400 to Weston Road; thereby, providing an efficient access to a major transportation route. It is our understanding that with respect to Item 4 on Attachment No. 7, a Class Environmental Assessment has already been completed for Teston Road between Weston Road and Pine Valley Drive and land acquisition for the approved widening is underway. Therefore, construction could commence for this section, especially the re-construction of a watercourse crossing structure east of Pine Valley Drive. Re-construction and/or widening of the remaining arterial roads along the boundary of Block 41, Items 1, 6 and 7 on Attachment No. 7, can progress as the development of the Block progresses. Attributing some of the other projects on this Attachment to block 41 is questionable. We look forward to discussing some of these with staff, particularly those projects east of Hwy 400.

So in conclusion, we just wanted to clarify that infrastructure is readily available, today, to allow development to begin in Block 41. Thank you for your time and attention to these details and we look forward to continue working together with your staff as the servicing programs unfold.



BLOCK 41

LEGEND

-  BLOCK 41 LOCATION
-  MAPLE TRUNK OF YORK DUFFHAM SANITARY SEWER SYSTEM
-  JANE RUTHERFORD SUB-TRUNK
-  SANITARY SEWER OVERSIZING IN BLOCK 32W
-  SANITARY SEWER OVERSIZING IN BLOCK 33W
-  WESTON ROAD SANITARY SEWER

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SANITARY SEWERS
TO SERVICE BLOCK 41