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Communication
CW: <u>Nov 26/13</u>
Item: <u>43</u>

**TO: MAYOR AND MEMBERS OF COUNCIL**  
**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**  
**DATE: NOVEMBER 25, 2013**  
**SUBJECT: COMMUNICATION**

**ITEM #43 - COMMITTEE OF THE WHOLE – NOVEMBER 26, 2013**

**NEW COMMUNITY AREAS  
VAUGHAN OFFICIAL PLAN 2010  
SECONDARY PLAN PROCESS AND  
DRAFT TERMS OF REFERENCE  
DIRECTION TO ISSUE REQUESTS FOR PROPOSAL  
FILE: 26.4  
WARD 1**

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Recommendation

The Commissioner of Planning recommends:

1. THAT Planning Staff report back to a future Committee of the Whole meeting on the Terms of Reference for the Sub-Watershed Studies for the New Community Areas; and, a financial strategy detailing the expected costs and funding sources for their completion after further consultation with TRCA and landowners.

Background

In September, meetings were held with stakeholders of the New Communities Secondary Plan including owners and the TRCA. These meetings identified the need for additional clarity around the requirements for sub-watershed studies.

Since the September meetings Staff have consulted with Toronto and Region Conservation Authority (TRCA) respecting the VOP 2010 requirement for sub-watershed studies in the New Community Areas and wish to provide additional information to Committee respecting this aspect of the Secondary Plan studies. The VOP 2010, policy 9.2.2.14, includes the following requirement for New Community Areas:

- "d. ii. The completion of a sub-watershed study to be undertaken by the Toronto and Region Conservation Authority in co-ordination with the City, either preceding the Secondary Plan or concurrent with it."

Discussions with the TRCA regarding this requirement indicate that it will be necessary to undertake the sub-watershed studies for the New Community Areas, as part of the environmental work for the Secondary Plans. The sub-watershed studies are considered hydrological updates, at a sub-watershed scale, to the Humber River Watershed Plan (for Block 41) and the Don River Watershed Plan (for Block 27) with additional information included. The studies are critical in helping define the limits of development and conditions for urban expansion. They will also address ground water conditions and the management of endangered species.

Sub-watershed studies are specialized projects that can only be undertaken by qualified professionals. These studies typically comprise 3 Phases:

- Phase 1 - Sub-watershed Characterization
- Phase 2- Impact Mitigation
- Phase 3- Management Strategies and Implementation

The specific areas of study and impact assessment typically required for the purposes of urbanization are:

- Surface Water;
- Ground water (hydrogeology);
- Stream Morphology (fluvial geomorphology);
- Water Quality/Temperature; and
- Aquatic and Terrestrial Habitat.

As the boundaries of the sub-watershed study areas are based on the parameters and impacts that are both upstream and downstream of the new development areas, the sub-watershed study areas will be much wider than the immediate areas of the New Community Blocks.

#### Economic Impact

The sub-watershed studies would be shared-cost projects, funded by both the City and the TRCA. Information from a Town of Markham October 1, 2013 report on the New Community Sub-Watershed Studies indicates that the municipal portion of the cost of consulting fees and TRCA Staff time, may range up to \$2 million dollars. A detailed analysis will be required to determine actual cost, based on the City's situation. The approved budgets for the City's New Community Secondary Plan Studies do not account for the sub-watershed study components.

Therefore, it is recommended that City Staff confer with the TRCA and the Landowners' Representatives Group(s), to develop detailed Terms of Reference for the required sub-watershed work to be completed for each of the Blocks, and that based on the defined tasks, staff determine the additional required funds. It will also be necessary to meet with the Engineering and Finance Departments to determine the appropriate funding strategy to accommodate the additional costs, the results of which would be a future report to Committee of the Whole.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

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Copy To: Barbara Cribbett, Interim City Manager  
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