

Appendix 4

Correspondence, Comments and Responses

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, ON L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, ON L6G 1B7

July 29, 2009

TYSSE
Toronto Transit Commission
5160 Yonge Street, 11th Floor
Toronto, Ontario
M2N 6L9

Dear Joanne Kervin:

Re: **Hydro One Preliminary Technical Review**
Toronto-York Spadina Subway Extension - Steeles West

File No.: 635.37-1704
Vaughan

PATRICK GRACE.

- LISA MYSLICKI - PKWY BELT
- EAST SIDE
- KELLY BEAUDREAU ORC

Further to our meeting of July 20, 2009, the following are Hydro One's technical comments in regards to your proposed storm water management ponds and the cost estimate for placing circuits V71RP and V75P underground at this location and installing DE towers in order to place the circuits underground. The total cost estimate is 12 million dollars of which 7.5 million is for installing the 230kV underground on cct's V71RP & V75P and 4.5 million is for installing DE towers to place the circuits underground.

The five proposed options for the Storm Water Management Ponds have different impacts on Hydro One facilities and we have provided preliminary comments on each alternative separately as follows for clarification.

Preferred Option:

Option B

- This proposed option provides sufficient width to Hydro lanes which are located directly below 500kV transmission lines allowing Hydro One maintenance vehicles to carry out maintenance work at mid-span of the lines.

Options Considered and Rejected:

Option A:

- The proposed storm water management pond option provides sufficient width to Hydro lanes which are directly below 500kV transmission lines allowing Hydro One maintenance vehicles to carry out maintenance work at mid-span of the lines. However, this option consists of 4 ponds instead of 3 as proposed in Option B, thus this option is less preferable to Option B.

Option C:

- This option does not provide as wide of a spacing on Hydro lanes as Options A and B; as a result, this alternative is less preferable to both Option A and B.

ORC - NOT BILL 59
- NEVER OWNER
SHIP

hydro
one

Option D:

- This option does not provide as wide of a spacing on Hydro lanes as Options A and B; as a result, this alternative is less preferable to both Option A and B.

Option E:

- This option fails to provide clearance paths underneath 500kV transmission lines for maintenance works and is therefore rejected.

General Comments:

Final Drawing

- Detailed engineering plans must be submitted by the proponent to System Investment for review and approval. The drawings must be scaled and must show boundaries of the Hydro One corridor, locations of all existing Hydro One structures, their centrelines as well as existing and proposed grades.

Access Road

- Access to Hydro One facilities shall not be obstructed, at any time, during construction or after the completion of this project. If new access road needs to be built, it needs to have a minimum width of 6.0 meters and the proponent must bear all costs.

Clearance Around Towers

- A 15.0 meter radius around the existing Hydro One towers must remain undisturbed to preserve the work zone required for line maintenance.

Clearance Below Lines

- The proponent must be made aware of the clearance issues to the 500 kV lines while operating construction equipment in the vicinity of the Hydro One corridor.

General Requirements

You should also be aware of the following General Requirements for secondary land uses within transmission corridor lands.

- There is/are high voltage transmission line(s) in the vicinity of this proposal. According to the Occupational Health & Safety Act (OHSA), section 186, the safe working clearance requirements are as follows:

For 500 kV lines the minimum clearance is 6.0 metres.

For 230 kV lines the minimum clearance is 4.5 metres.

For 115 kV lines the minimum clearance is 3.0 metres.

- The position of transmission line conductors is dynamic. They raise and lower each day as the ambient temperature and the electrical load changes. It is possible for the low point at mid-span to vary by 4.6 metres (15 ft) as conditions change.
- All clearance requirements are based on the calculated maximum loaded condition (maximum sag) which can occur at any time due to system operating requirements. **It is the proponents' responsibility to ensure that safe working clearances as specified in OHSA for workers and equipment are maintained at all times during construction activities.**
- The installations of signs warning of overhead high voltage power lines are required as per OHSA. A dedicated signaller may also be required as per OHSA.

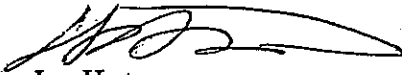
Prohibited Activities

- There shall be no storage of any material on the hydro corridor without prior written permission of Hydro One. Any debris on the hydro corridor must be removed on an ongoing basis. There shall be no storage or tipping of garbage dumpsters on the hydro corridor. There shall be no storage or dispensing of gasoline or any other combustible substance on the hydro corridor.
- Light standards, flag poles, power distribution pole lines or other aerial installations are **not** permitted on the hydro corridor, whether temporary or permanent, without prior written approval from Hydro One, Transmission Lines.
- The proponents must maintain a 6 metre wide access route to structures at all times. Failure to do so will result in the proponents' responsibility for any costs incurred by Hydro One in regaining this access to perform maintenance or repairs.
- The proponents are responsible for arranging all underground locates prior to digging, auguring or performing any excavation works on the hydro corridor.
- Hydro One is not responsible for any damages or injuries resulting from the effect of adverse weather conditions. This would include any damages or injuries from ice falling from structures or conductors as a result of an ice storm.
- All underground utilities have to be designed to allow for vehicular traffic to pass over. Type of vehicles to be accommodated includes large utility vehicles and cranes.
- Any Hydro One transmission structures located within 10 metres of any construction activity related to this proposal shall have a temporary orange snow fence erected 3 metres around the tower footprint and this fence must be maintained in an upright position for the duration of construction. The proponents will be responsible for any damage to Hydro One facilities.
- The proponents' use of the hydro corridor, during construction or post construction, as it relates to this proposal may be interrupted with or without notice for Hydro One to perform maintenance or emergency repairs. Hydro One will not compensate the proponents for any lost revenue or any other costs to the proponents due to the interruption.
- Plantings shall have a maximum mature height of 4 meters.

- The above comments are related to Hydro One's technical review only. In order to proceed with further reviews of this proposal we will require drawings that show existing and proposed elevations of all proposed installations on the right-of-way. All Hydro One towers will need to be labelled on the drawings and where applicable have appropriate tower protection. Generally construction drawings that are at least at the 60% design stage are required to provide a more comprehensive review.

Please note that Ontario Realty Corporation (ORC), as the owner on behalf of the Province of Ontario, is the final approving authority. If you require clarification on any of the above items please feel free to contact me.

Yours truly,

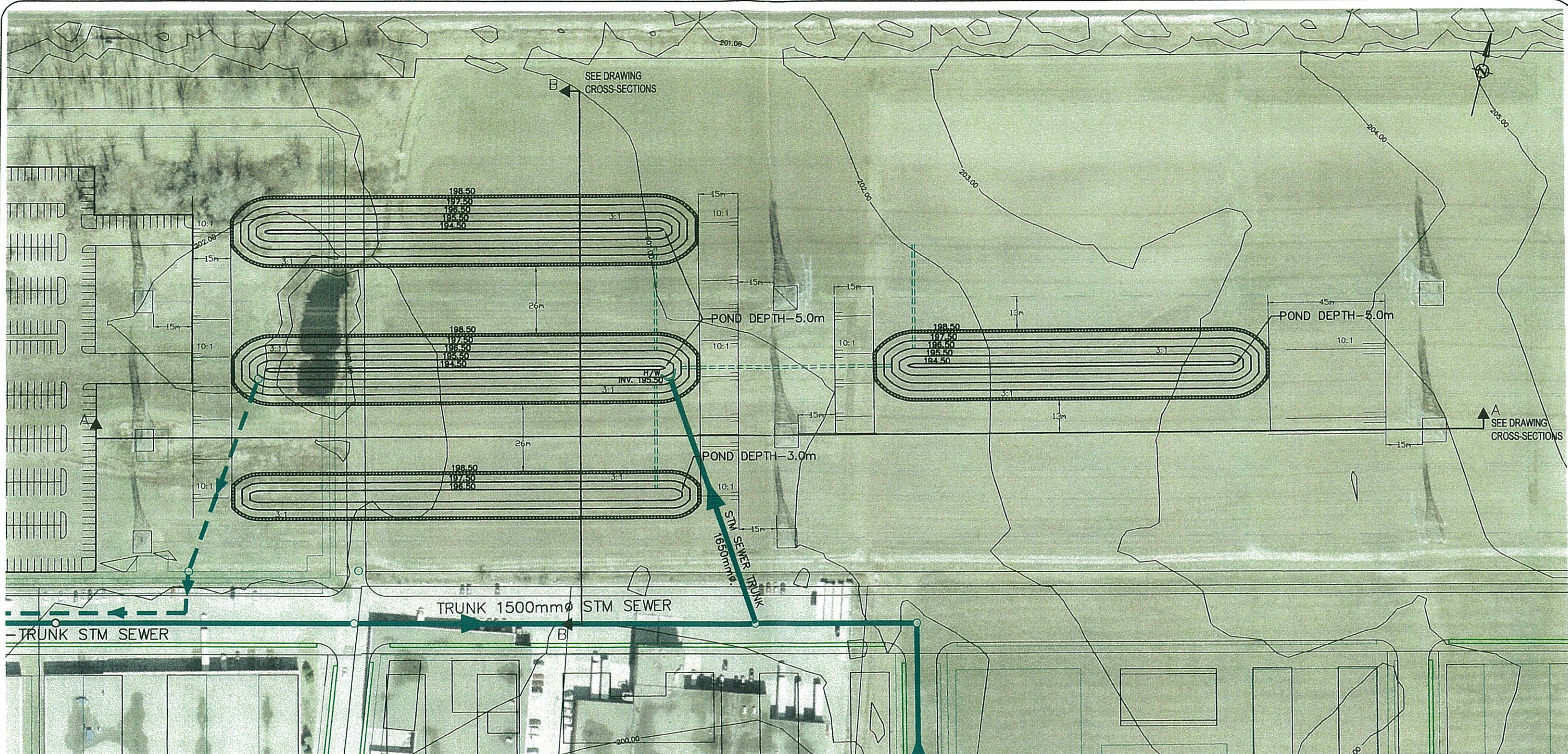


Les Hart
Sr. Real Estate Coordinator
Real Estate Services
Phone: 905-946-6236
Email: l.hart@HydroOne.com

c. Sandy Grigg, (Sandy) Grigg (email copy)

ENG. GROUP WILL GET INVOLVED

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THE SERNAS GROUP
 (A Member of the Sernas Group Inc.)

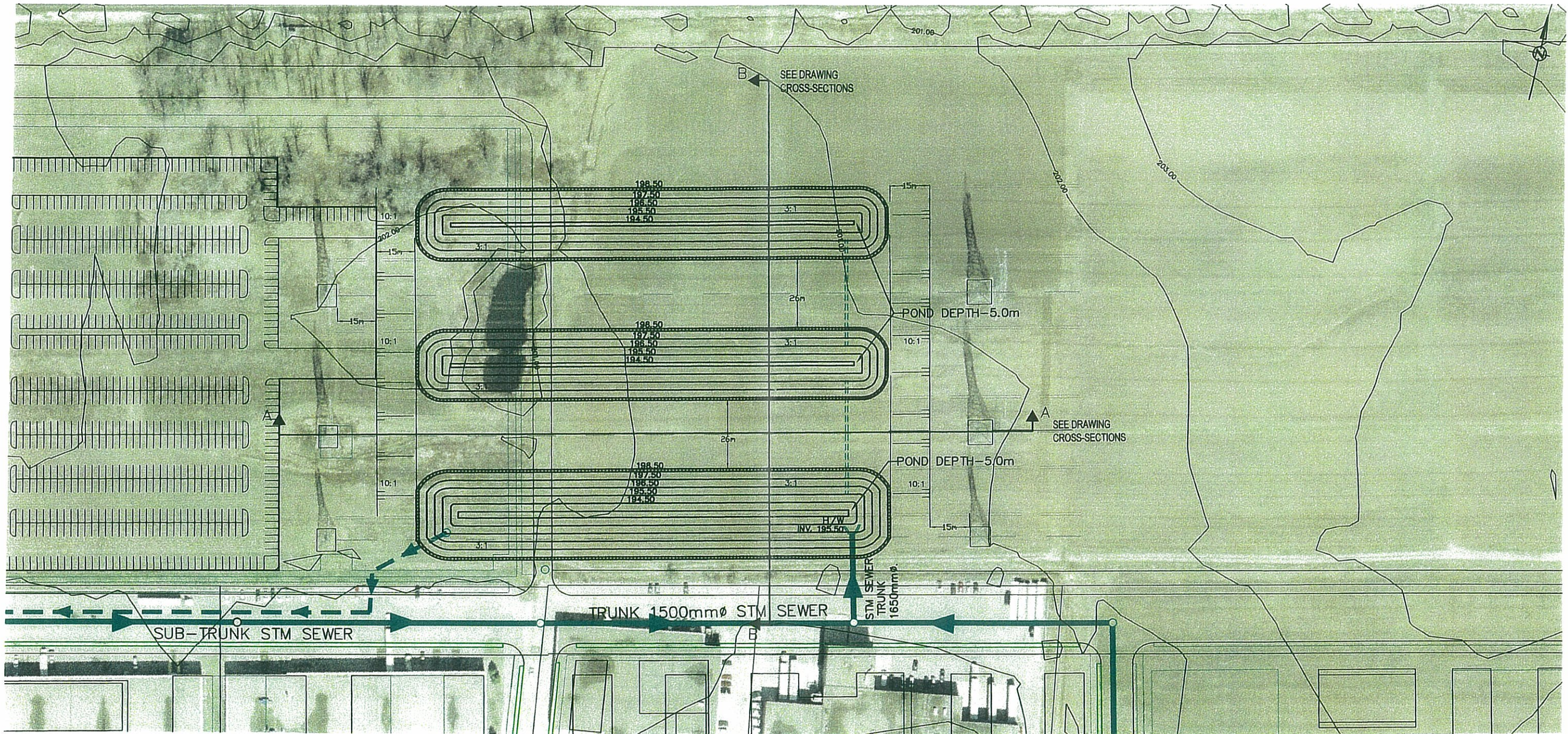


141 Brunel Road T 416.213.7121
 Mississauga, ON F 905.890.8499
 L4Z 1X3 semasgroup.com

**CONCEPTUAL HYDRO SWM
 FACILITY - OPTION 'A'**

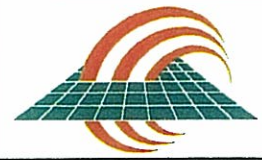
OPA 620

SCALE 1:1500	PROJECT No.	FIGURE No.
DATE: Sept. 2008	06452	OPTION 'A'
DRAWN BY : S.Y.		



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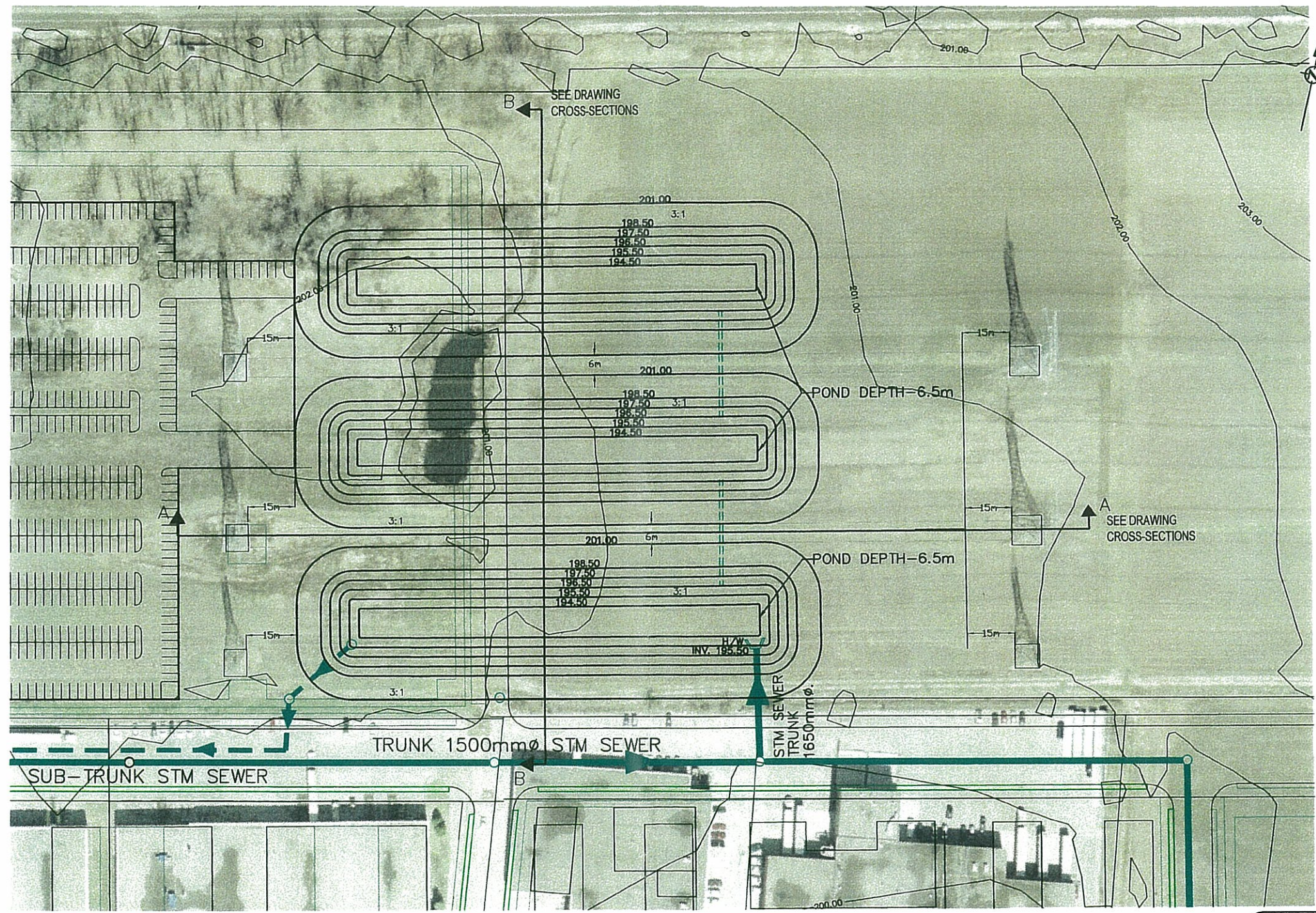


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**CONCEPTUAL HYDRO SWM
 FACILITY - OPTION 'B'**

OPA 620

SCALE 1:1500	PROJECT No.	FIGURE No.
DATE: Sept. 2008	06452	OPTION 'B'
DRAWN BY : S.Y.		



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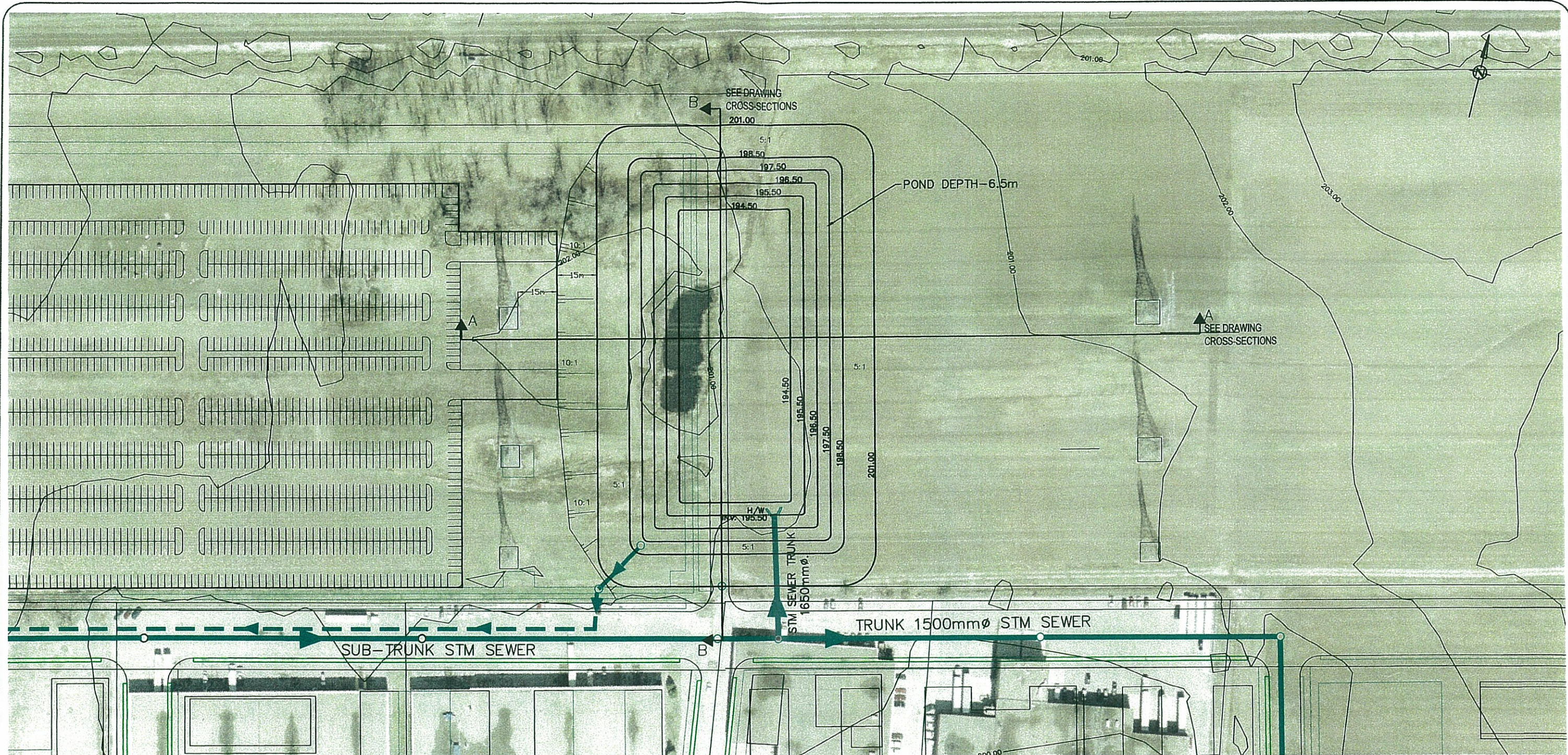
141 Brunel Road T 416.213.7121
 Mississauga, ON F 905.890.8499
 L4Z 1X3 sernasgroup.com

CONCEPTUAL HYDRO SWM FACILITY - OPTION 'C'

OPA 620

SCALE 1:1500	PROJECT No. 06452	FIGURE No. OPTION 'C'
DATE: Sept. 2008		
DRAWN BY : S.Y.		

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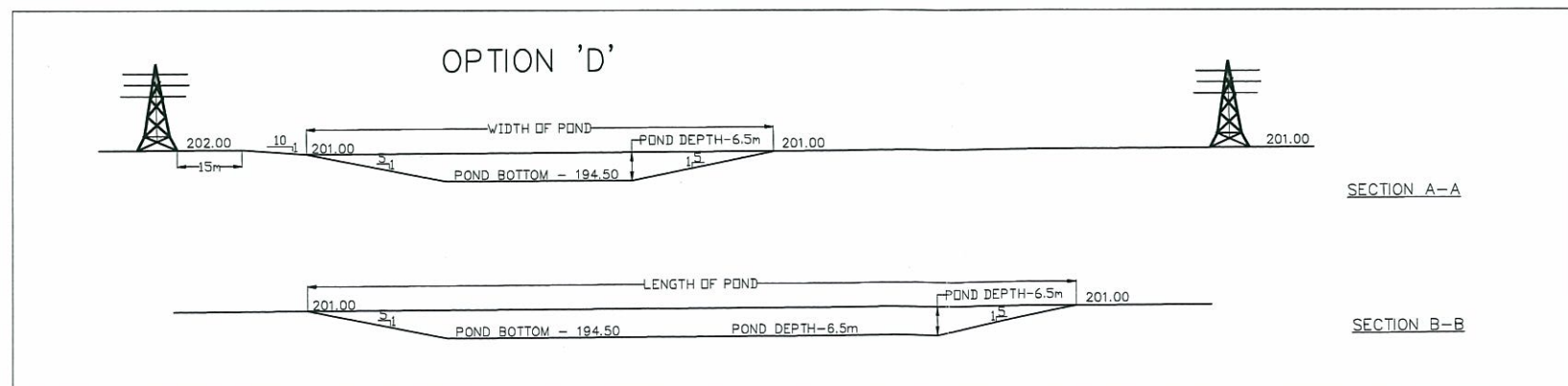
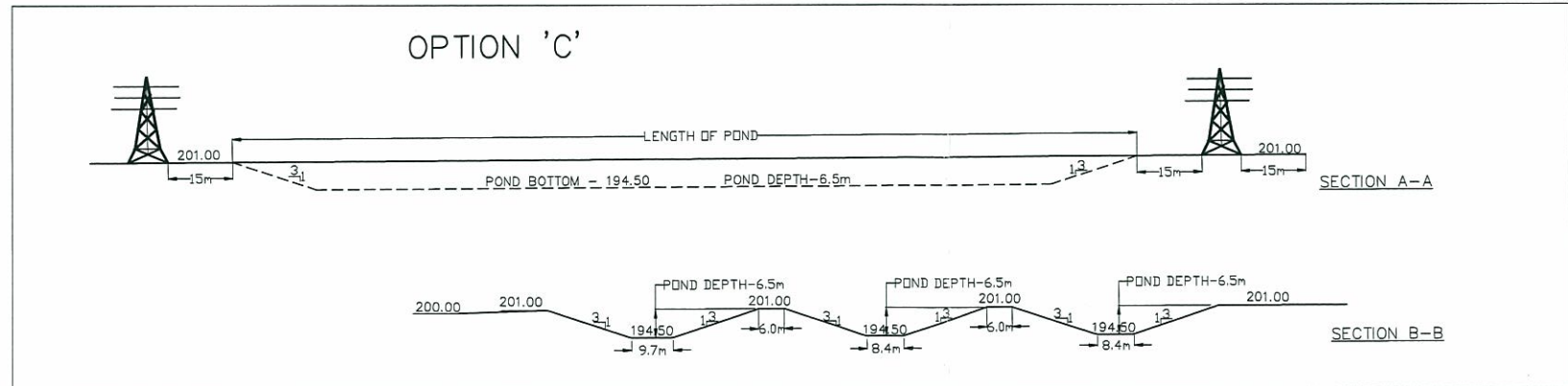
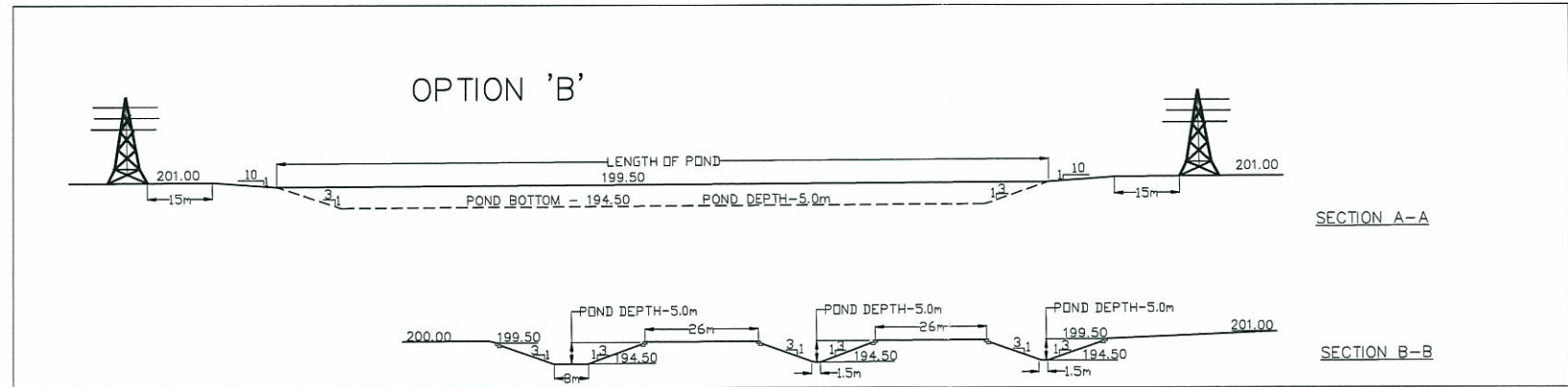
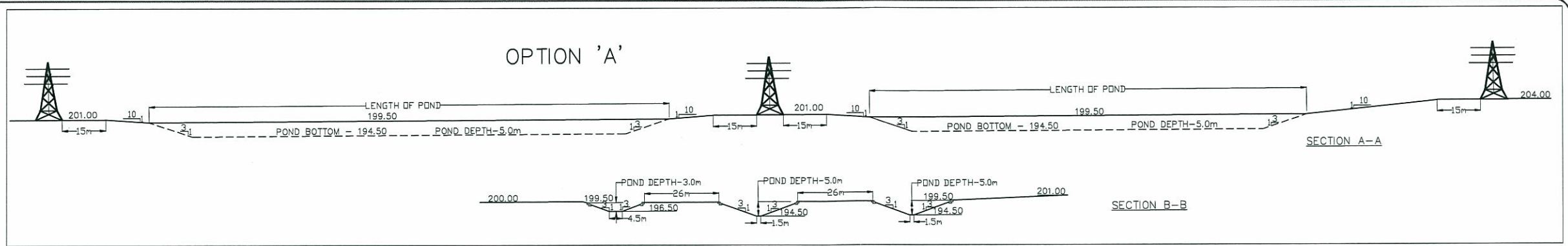


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 L4Z 1X3 sernasgroup.com

**CONCEPTUAL HYDRO SWM
 FACILITY - OPTION 'D'**

OPA 620

SCALE 1:1500	PROJECT No. 06452	FIGURE No. OPTION 'D'
DATE: Nov. 2008		
DRAWN BY : S.Y.		



THE SERNAS GROUP
 (A Member of the Sernas Group Inc.)

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CONCEPTUAL HYDRO SWM FACILITY - OPTIONS

OPA 620

SCALE: 1"=50' PROJECT No. 06452 FIGURE No. X-SECTIONS
 DATE: Nov., 2008 DRAWN BY: S.Y.



Municipal Engineering Services

Land Development Planning

Development Management

Water Resources Management

Acoustical Engineering

Geomorphic & Environmental
Sciences

Transportation Planning

MEETING REPORT – DISTRIBUTED VIA E-MAIL

DATE: November 11, 2009 **PROJECT NO.:** 09321.710
LOCATION: City of Vaughan,
Finance Boardroom **PROJECT NAME:** OPA 620
11:00 a.m. **MASTER PLAN**

<u>ATTENDING:</u>	<u>COMPANY</u>	<u>PHONE</u>	<u>FAX</u>	<u>E-MAIL</u>
Mike Frieri	City of Vaughan	9 832 8585x8729	9 832 6145	Michael.Frieri@vaughan.ca
Eric Gupta	City of Vaughan	9 832 8585x8433	9 832 6145	Eric.Gupta@vaughan.ca
Carlos Couto	City of Vaughan	9 832 8585x8736	9 832 6145	Carlos.Couto@vaughan.ca
Lynn Collins	Sernas Group	9 686 6402x312	9 432 7877	lcollins@srmassociates.org
Muneef Ahmad	Sernas Group	4 213 7121x258	9 890 8499	mahmad@semas.com

<u>ITEM NO.</u>	<u>DESCRIPTION OF WORK</u>	<u>ACTION BY</u>
1.	<u>TTC UPDATES</u> A 10% design submission has arrived in early October. Sernas is to provide comments back to the City on relocation of infrastructure. At the meeting it was discussed that the City should respond to TTC to formally request that relocation of the proposed infrastructure through the box structure be reviewed by TTC as opposed to relocation outside of the box structure.	SERNAS CITY
2.	<u>NON-DISCLOSURE AGREEMENT</u> Six (6) copies of a Non-disclosure Agreement were provided to Sernas. NOTE: The signed copies by Sernas were provided back to the City on November 20, in advance of the November 24 deadline for execution by the City. Two (2) final copies of the Non-Disclosure Agreement will be provided to Sernas once it is fully executed.	INFO
3.	<u>UPDATE ON MUNICIPAL SERVICING</u> Sernas requested the City's assistance to follow up for water servicing information. Sernas has met with Rob Mayer of the City and acquired some background information relating to the Water CAD Model. Similarly Sernas has obtained background information from the Sewer CAD Model from the City. The City noted that Sernas needs to review grading and servicing to assure that that block is protected for a possible inner block road.	CITY SERNAS



4. **UPDATE ON STORMWATER STORMWATER MANAGEMENT**

Sernas intends to initiate the sub-consultants to do any required studies, particularly on the ORC lands, recognizing that the TRCA will be doing studies on their lands (e.g. archaeological and ecology).

SERNAS

5. **UPDATE ON EA**

Lynn indicated that we require a response/verification of the Stakeholder List and approval of the Notice of Study commencement.

CITY

Unit and tenant information was requested from the City to augment the Stakeholder List, as well a verification of the City of Toronto mailing address.

CITY

6. **NEXT STEPS**

A Purchasing Agreement should be signed and cleared between the City and Sernas.

NEXT MEETING

7.

A coordination meeting will be set with TRCA to discuss the stormwater management related items.

NOTE: If the information in this report does not agree with your record of this meeting or if there are any omissions, will you kindly advise this office immediately, otherwise we shall assume its contents to be correct.

Distribution: All Present/Absent



Municipal Engineering Services
Land Development Planning
Development Management
Water Resources Management
Acoustical Engineering
Geomorphic & Environmental Sciences
Transportation Planning

MEETING REPORT – DISTRIBUTED VIA E-MAIL

DATE: November 18, 2009 **PROJECT NO.:** 09321.710
LOCATION: City of Vaughan,
Planning Boardroom **PROJECT NAME:** OPA 620
1:30 p.m. **MASTER PLAN**

<u>ATTENDING:</u>	<u>COMPANY</u>	<u>PHONE</u>	<u>FAX</u>	<u>E-MAIL</u>
Eric Gupta	City of Vaughan	9 832 8585x8433	9 832 6145	Eric.Gupta@vaughan.ca
Carlos Couto	City of Vaughan	9 832 8585x8736	9 832 6145	Carlos.Couto@vaughan.ca
Saad Yousaf	City of Vaughan	9 832 8585x8251	9 832 6145	Saad.Yousaf@vaughan.ca
Bill Kiru	TRCA	4 661 6600x5306	4 661 6898	sdhalla@trca.on.ca
Sameer Dhalla	TRCA	4 661 6600x5350	4 661 6898	bkiru@trca.on.ca
Lynn Collins	Sernas Group	9 686 6402x312	9 432 7877	lcollins@srmassociates.org
Muneef Ahmad	Sernas Group	4 213 7121x258	9 890 8499	mahmad@sernas.com

The purpose of the meeting was to discuss possible modifications to the stormwater management (SWM) facility (referred to as SWM facility #61) in Black Creek Pioneer Village. Modifications to the SWM facility are being considered as part of the development objectives outlined in the Official Plan Amendment (OPA 620).

<u>ITEM NO.</u>	<u>DESCRIPTION OF WORK</u>	<u>ACTION BY</u>
1.	<p><u>STATUS OF MASTER PLAN EA</u></p> <ul style="list-style-type: none"> The stakeholder list is being created. Discussions are underway to combine the ORC EA with the Master Plan EA. The Notice of Study Commencement will be posted as soon as discussions with ORC determine whether the two EA processes can be combined. There is one Public Information Centre scheduled for the project, it is tentatively set for early Spring 2010. The servicing study is underway to identify improvements to water and wastewater capacity. Modelling and identification of alternative solutions is the next step. 	INFO
2.	<p><u>STATUS OF TTC PROJECTS</u></p> <ul style="list-style-type: none"> It was noted by the City and Sernas that TTC were working toward 30% submission by December 2009-January 2010, therefore it is critical to understand servicing and stormwater management options within that time frame. Vaughan will verify drop dead dates as they relate to design milestones from TYSSE. City requires an overall schedule charting pertinent activities related to OPA620 (e.g. TRCA studies & EA/servicing/stormwater studies). Sernas will draft a revised schedule for review by the City/TRCA which can be forwarded for discussion by the City with TYSSE. 	INFO CITY SERNAS with TRCA & CITY



3. **STATUS OF TRCA STUDIES ON BLACK CREEK PIONEER VILLAGE**

Black Creek Master Plan

- Timing for completion of the Black Creek Master Plan is likely June - July 2010. The Master Plan will look at future programming and use of the site.
- Coordination with the OPA 620 Master Plan is imperative. In this regard the notion of a charette for SWM facility #61 was suggested.
- Stakeholder information shall be coordinated with BCPV for integration into the master EA contact list.
- TRCA is undertaking a Memorandum of Understanding (MOU) to facilitate their involvement with the OPA620 studies.

TRCA

SERNAS

SERNAS/BCPV

TRCA

Natural Heritage

- There is an existing Master Environmental Study which can be used. Fieldwork is anticipated to take 2 days to field truth work.

TRCA

Cultural Heritage

- Archaeological work will involve a desktop analysis as well as fieldwork, both of which are expected to occur soon.

TRCA

4. **OTHER MATTERS**

- There are '200 year celebrations' planned for Black Creek Pioneer Village in Fall 2010.
- TRCA requested consideration for service connections (i.e. water and wastewater) to the northern part of the BCPV site.
- The opportunity to provide cleanwater to the mill on the south side of Steeles Avenue was raised by TRCA. These two items are mentioned in previous correspondence issued by TRCA during the derivation of the Preliminary Stormwater Management Strategy.
- Special consideration will have to be part of any rehabilitation of SWM facility #61, i.e. naturalization, integration/ opportunities for future programming, design elements, construction management within a confined site and close proximity to cultural heritage buildings. It was noted that there is no commitment by TRCA to accept the retrofit of SWM facility #61.

INFO

SERNAS

SERNAS

INFO

5. **NEXT STEPS**

A progress meeting will be set for December. Sernas will follow-up with TRCA to obtain the Black Creek Optimization Strategy.

SERNAS

NOTE: If the information in this report does not agree with your record of this meeting or if there are any omissions, will you kindly advise this office immediately, otherwise we shall assume its contents to be correct.

Distribution: All Present/Absent

OPA620 Master Plan Progress Meeting Report

ATTENDEES

- Carlos Couto, City of Vaughan
- Lynn Collins, Sernas Group
- Stuart Winchester, Sernas Group
- Muneef Ahmad, Sernas Group

- Absent:
 - Michael Frieri, City of Vaughan
 - Eric Gupta, City of Vaughan



SERNAS ASSOCIATES
A Member of the Sernas Group Inc.

December 16th, 2009 @ 9am
Sernas – Mississauga office



Agenda

- Project Administration
- Municipal Servicing
- Environmental Assessment
- Stormwater Management
- Memorandum(s) of Understanding
- Scheduling
- Change Management
- Next Meeting

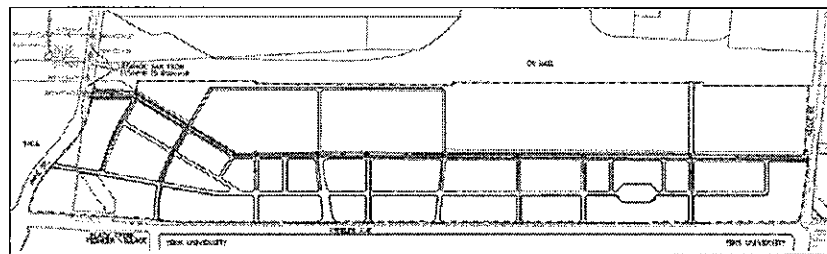


Project Administration

- **Non-Disclosure Agreement** has been executed by Sernas and provided to City. Awaiting receipt of final executed copies from City.
- **Professional Services Agreement** has been executed by Sernas and provided to City. Awaiting receipt of final executed copies from City.



Municipal Servicing



- Mike Frieri noted (in absentia) the desire to have the preferred servicing option completed for end of January. The exact scope of what is desired will need to be verified (e.g. phasing completed as well?) on or prior to the 14th to plan for the end of January deliverable.

LEGEND

--- (dashed line)	STUDY AREA
--- (dashed line)	EX. 300mm WATERMAIN
--- (dashed line)	EX. 300mm WATERMAIN
--- (dashed line)	EX. 200mm WATERMAIN
--- (dashed line)	PROP. 300mm WATERMAIN
--- (dashed line)	PROP. 300mm WATERMAIN
--- (dashed line)	EX. 375mm SAN SEWER
--- (dashed line)	EX. 375mm SAN SEWER
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--- (dashed line)	PROP. 375mm SAN SEWER



Municipal Servicing

MAJOR ACTIVITIES TO DATE

- Water system modelled using EPANet
- Reviewed Master Water & Wastewater Servicing Plan from VMC
- Confirmed available capacity in the Jane Street / Black Creek Pumping Station
- Sanitary analysis using spreadsheet method



Municipal Servicing

MAJOR ACTIVITIES NEXT PERIOD



- Update water distribution model using WaterCAD software
- Prepare summary report
- Check conflicts with existing infrastructure
- *Issue: Need As-Constructed info from City*
- *Issue: Confirm the plan to eliminate water supply from Keele Street PS with Region*



Environmental Assessment

MAJOR ACTIVITIES TO DATE



- Confirmed Master Plan approach
- Coordinated Stakeholders list
- Discussion with MEI
- Initiate discussion w/BCPV



Environmental Assessment

MAJOR ACTIVITIES NEXT PERIOD



- Issue Notice of Study Commencement (NSC)
- Negotiations for permission to enter on MEI
- Formal go-ahead to subconsultants
- *Issue: NSC processing needs priority!*
- *Issue: HGC construction vibration study should be initiated. We will provide back-up for this request*
- *Issue: Design Charette coordination*



Stormwater Management

MAJOR ACTIVITIES TO DATE



- Tied to EA:
 - Activities pursuing MEI tie-in to Study
 - Coordination w/TRCA



Stormwater Management

MAJOR ACTIVITIES NEXT PERIOD

- Secure & review Black Creek Optimization Strategy from TRCA
- *Issue: Provide comment on TTC design*



Memorandum(s) of Understanding

- For status of City MOU, Sernas will follow-up with Eric Gupta following the meeting with TRCA of Friday, December 18th
- For status of TRCA MOU, Sernas will follow-up with TRCA when acquiring the Black Creek Optimization Strategy



Scheduling

- Revised schedule required for Overall Study to inform TTC
- To be completed for circulation and comment by TRCA



Change Management

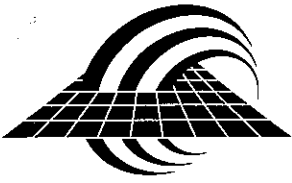
- Construction Vibration study
- WaterCAD model
- WaterCAD for City?
- Servicing input for TRCA
- Design Charette



Next Meeting

- Date/Time:
Thursday, January 14th, 2010 @ 10am
- Location:
City of Vaughan
**NOTE: THIS MEETING IS TENTATIVE
PENDING RECEIPT OF CRUCIAL
MATERIALS (e.g. As-Constructed
information for infrastructure)**





January 12, 2010

Ontario Realty Corporation
M1-72 MacDonald Block
900 Bay Street
Toronto, Ontario
M7A 1N3

FILE COPY

Attention: Mr. Glenn N. Thornley

Dear Sir:

Geomorphic Solutions
Nexgen Utilities
Sernas Associates
Sernas Transtech
SRM Associates

RE: PERMISSION TO ENTER, (Geotechnical Investigation)
(East side of Jane, North of Steeles Ave)
Con 4 Pt Lot 1, P65547, A75052, M670-719
Con 4 Pt Lot 1, P65547, A74736, M670-1247
Our Project No. 09321

Further to our discussions, this is to confirm that you have granted The Sernas Group Inc., and its respective service providers, approval to access the Properties for the purpose of Geotechnical Investigation. Advancing of three boreholes for sub-surface investigation of soils. This work will also include installation of piezometers for monitoring of groundwater. Preliminary Terrestrial/Aquatic Characterization - Involves a site visit to assess the existing terrestrial and aquatic habitat characteristics on and surrounding the site. Archeoworks -The Stage 1 Assessment will involve a site visit to assess the existing site characteristics.

- 1) The Sernas Group Inc, their associates and/or service providers, agree to indemnify and hold Her Majesty the Queen in Right of Ontario as represented by the Ministry of Energy & Infrastructure (MEI) and Ontario Realty Corporation, and each of their employees, agents and administrators (collectively the Crown) and DEL Management Solutions Inc. and CB Richard Ellis Global Corporate Services and each of their employees, agents and administrators (collectively the Service Provider) harmless against all suits, actions, claims, costs or demands of any nature arising or resulting directly or indirectly from this use of the Property by The Sernas Group Inc. and its associates and/or service providers.
- 2) As part of this permission to enter agreement, The Sernas Group Inc., their associates and/or service providers, have agreed to sign the following waiver releasing both the land owner and its service provider from any liability.



Ontario Realty Corporation
Mr. Glenn N. Thornley
January 12, 2010
Page 2

- 3) During the period of entry, and for as long as, The Sernas Group Inc. has use of the above-described lands, The Sernas Group Inc., shall maintain and supply public liability insurance of not less than five million dollars (\$5,000,000.00) per occurrence and shall provide the Crown with a certificate evidencing such coverage and showing Her Majesty the Queen as represented by the Ministry of Energy & Infrastructure (MEI), Ontario Realty Corporation, DEL Management Solutions Inc. and CB Richard Ellis Global Corporate Services as additional insured.
- 4) This permission to enter shall be in effect for the period of January 18, 2010 to January 31, 2010.
- 5) The lands which The Sernas Group Inc. and its associates are allowed to enter shall be limited to those lands which are referenced above.
- 6) Arrangements for access will be made with you prior to accessing the lands.

Please indicate your acceptance of the aforementioned terms and conditions by executing these documents in the spaces provided, and return one copy to the attention of the undersigned. If you have any questions, please call Muneef Ahmad at (416) 213 – 7121.

Yours truly,

Muneef Ahmad, P.Eng.
The Sernas Group Inc.
141 Brunel Road, Mississauga, L4Z 1X3
mahmad@sernas.com

2010/01/12
Date

PER: _____
GLENN N. THORNLEY
Regional Director of Operations
Property Management Central Region
Ontario Realty Corporation
M1-72 Macdonald Block
900 Bay Street
Toronto, ON M7A 1N3

OPA620 Master Plan Progress Meeting Report

ATTENDEES

- Mike Frieri, City of Vaughan
- Carlos Couto, City of Vaughan
- Saad Yousaf, City of Vaughan
- Rob Mayer, City of Vaughan
- Lynn Collins, Sernas Group
- Stuart Winchester, Sernas Group
- Muneef Ahmad, Sernas Group

- Absent: Eric Gupta, City of Vaughan



SERNAS ASSOCIATES
A Member of The Sernas Group Inc.

January 14th, 2010 @ 10am
City of Vaughan – Planning Brdrm

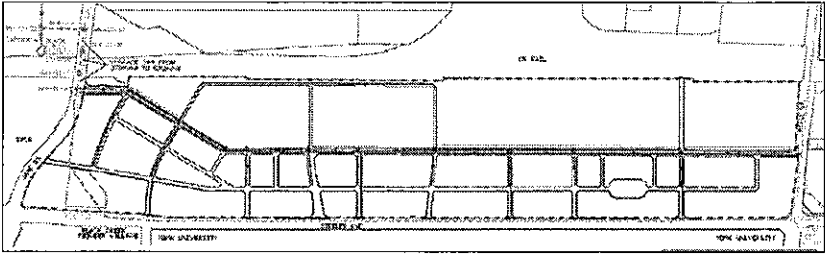


Project Administration

- **Non-Disclosure Agreement** has been executed by Sernas and provided to City. Awaiting receipt of final executed copies from City.
- **Professional Services Agreement** has been executed by Sernas and provided to City. Awaiting receipt of final executed copies from City.




Municipal Servicing



- For end of January, Mike Frieri clarified what is required is to check for conflicts against proposed TTC design to provide comment on the 30% design submission. Phasing not required at this time
- TTC 30% design submission provided on CD

LEGEND


-----	STUDY AREA
-----	EX. 600mm WATERMAIN
-----	EX. 400mm WATERMAIN
-----	EX. 300mm WATERMAIN
-----	PROP. 600mm WATERMAIN
-----	PROP. 300mm WATERMAIN
-----	EX. 300mm SAN SEWER
-----	EX. 200mm SAN SEWER
-----	PROP. 375mm SAN SEWER



Municipal Servicing

MAJOR ACTIVITIES DISCUSSED.. p.1/2

- Sanitary analysis using spreadsheet method
- Ex. sanitary sewer on Steeles Ave. does not have adequate capacity so a twin sewer will be required
- Jane Street sewer will need to be upgraded from 375mm-dia -> 600mm-dia
- Sanitary sewer & watermain re-alignment on ex. City SWMF block should be reviewed



Municipal Servicing

MAJOR ACTIVITIES DISCUSSED.. p.2/2

- Confirmed available capacity in the Black Creek PS. City notes that the degree of rigour reviewing the PS, in conjunction with some follow-up to be done with the Region after this meeting, will be adequate for this project
- Watermain model can be pared down based on Keele Street feed. Ultimate plan is to ramp up Peel supply in future. Report can be documented accordingly with suitable assumptions



Municipal Servicing

MAJOR ACTIVITIES NEXT PERIOD



- Update sanitary collection system on City's SewerCAD model
- Prepare summary report
- Check conflicts with existing infrastructure
- Provide comment on TTC design
- Data verification for water modeling



Environmental Assessment

MAJOR ACTIVITIES DISCUSSED



- Discussion with MEI
- Soft initiation of sub-consultants
- Coordination for site access



Environmental Assessment

MAJOR ACTIVITIES NEXT PERIOD

- Issue Notice of Study Commencement
- Clearance for site access to give formal go-ahead to sub-consultants
- Start responding to comments from NSC
- *Issue: NSC processing needs priority!*
- *Issue: HGC construction vibration study should be initiated.*
- *Issue: Design Workshop coordination*



Stormwater Management

MAJOR ACTIVITIES DISCUSSED

- Tied to EA; liaise w/TRCA
- City requested Study Team to review on-site SWM controls for the TTC parking lot. This includes sensitivity analysis for SWMF (in valley) maintenance
- Environmental Site Assessments (ESA's) for City's SWM facility and Hydro SWMF was given go-ahead at this meeting, subject to receipt and approval of formal proposal, as there is efficiency for undertaking the work at this point with the Study Team about to undertake concurrent studies involving field work



Vaughan
The City Always Trends

Stormwater Management

MAJOR ACTIVITIES NEXT PERIOD

- Provide comment on TTC design
- Undertake Phase 1 ESA's for City SWMF and Hydro facility
- Review Black Creek Optimization Strategy (BCOS) from City once information is available. BCOS needs final input from VMC update. 2nd PIC scheduled for late Feb. Current assumption in BCOS per Prelim. OPA620 SWM strategy. However criteria and floodlines could change



Vaughan
The City Always Trends

Memorandum(s) of Understanding

- Status of City MOU & tri-party agreement?
- For status of TRCA MOU, Sernas will follow-up with TRCA when acquiring the Black Creek Optimization Strategy



Scheduling

- Revised schedule required for Overall Study to inform TTC
- To be completed for circulation and comment by TRCA



Change Management

- Construction Vibration study – quote to be provided
- Phase 1 ESA – quote to be provided
- Design Workshop – to be discussed with City for appropriate action
- Servicing input for TRCA – noted only as possibility but no action required



Next Meeting

- Date/Time:
TENTATIVE – to be set w/MEI
- Location:
TBD



From: [Pat Fillion](#)
To: [Lynn Collins](#)
Subject: Fw: News from Black Creek Pioneer Village
Date: Tuesday, March 02, 2010 1:50:17 PM
Attachments: [Notice of Study AD Final Proof Jan 31 2010.pdf](#)

Pat Fillion
Administrative Assistant
Black Creek Pioneer Village
1000 Murray Ross Parkway
Toronto, ON M3J 2P3
416 736-1733 ext 5400

----- Forwarded by Pat Fillion/MTRCA on 03/02/2010 01:48 PM -----

Pat Fillion/MTRCA

To

cc

02/11/2010 04:24 PM

Subject Fw: News from Black Creek Pioneer Village



February 11, 2010
Greetings!

Planning is underway - Join us and help plan Black Creek's future

The subway is coming to our doorstep. When the Steeles West Subway Station opens in a few years it will be a 7 minute walk to our entrance. The subway means growth and change along the Steeles corridor from Jane Street to Keele Street and planning is underway to address our future needs. As the area around us changes, the cultural heritage landscapes of the two properties which comprise Black Creek Pioneer Village will become an even more significant and precious asset for the region.

We invite Members to get involved in 2 planning studies that involve Black Creek Pioneer Village: 1) an environmental assessment, and 2) a future use master plan for our Dalziel property. The Dalziel property at the northwest corner of Jane and Steeles is a 40 acre century farm property that includes the 1809 Schmidt Dalziel Barn, 3 historic houses, the Nesbitt sawmill, a family cemetery, cultural landscapes, fields, natural heritage features, and a storm pond. The potential for this part of our site is exceptional and the timing is right for establishing a sustainable exciting long range plan.

Notice of study commencement of the municipal servicing master plan class environmental assessment study is attached. A component of this study will assess the potential of enlarging the storm water pond on the Dalziel property. If you wish to be added to the study mailing list, please contact one of the study team members listed in the attached notice.

The first public consultation regarding the environmental assessment will be held at Black Creek Pioneer Village on Wednesday March 24, 7:00 - 9:00 p.m.

Our future use master plan for the Schmidt Dalziel property will commence early spring and

stakeholder involvement is an important part of our planning. This study will develop a cohesive overall plan for future use, programming, site services, and opportunities to meet existing and future community needs. Included in this plan are considerations related to the storm pond proposal. We hope to engage a wide range of stakeholders through both studies to develop an exciting vibrant sustainable plan. We will provide Black Creek members with regular updates as the studies progress through emails and information on our website.

2010 Winter Workshops

Black Creek Pioneer Village is thrilled to be offering a series of heritage craft workshops during the Winter season. Learn how to spin, bake a period pudding or create a marbled silk scarf awash in vibrant colours! Led by experienced instructors, these intimate workshops are a great way to spend a winter day! For more information check out our flyer at <http://www.blackcreek.ca/dotAsset/75069.pdf>

March Break Fun - March 13 - 21

Enjoy a day of family fun at Black Creek Pioneer Village! Check out a nature-themed puppet show or hitch a free ride on our horse-drawn wagon! Gather around the fire and learn how pioneers made maple syrup and treat yourself to our pancake breakfast. Warm up inside our Pioneer Play area as you try carding wool, or challenge a friend to a game of giant dominoes! With lots to see and do, come early and play all day! Program details and entertainment times are listed on our website at <http://www.blackcreek.ca>

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."*

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. 312
Fax: 905-432-7877
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.

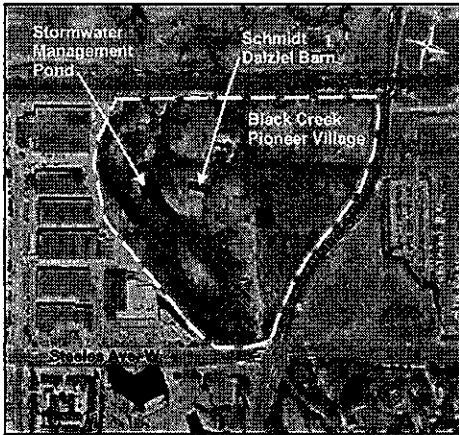
ANDREW PEARCE, Director of Development/ Transportation Engineering
This notice was issued on January 31, 2010

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
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: 905-686-6402 Ext. 312
Fax: 905-432-7877
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.

From: [Pat Fillion](#)
Cc: [Derek Edwards](#); [Mike Bender](#); [Sonya Meek](#); [Black Creek](#); [Black Creek Sales](#); [David Love](#); [Lynn Collins](#)
Subject: Fw: Invitation to Black Creek Pioneer Village Stakeholder Workshop
Date: Friday, March 05, 2010 4:54:20 PM
Attachments: [meeting invitation.pdf](#)

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**

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Thank you."*

From: Erica Tsang
To: "bdenney@trca.on.ca"; "dedwards@trca.on.ca"; "dmartindowns@trca.on.ca"; "cwoodland@trca.on.ca"; "jdillane@trca.on.ca"; "ghorvath@trca.on.ca"; "bwilliston@trca.on.ca"; "jeffrey.abrams@vaughan.ca"; "sandra.racco@vaughan.ca"
Cc: Lynn Collins; "mbrent@trca.on.ca"; "sdhalla@trca.on.ca"; "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: Tuesday, March 09, 2010 8:53:10 AM
Attachments: [09321 NOTICE OF STAKEHOLDER WORKSHOP \(Final\).pdf](#)

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
etsang@srmassociates.org

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

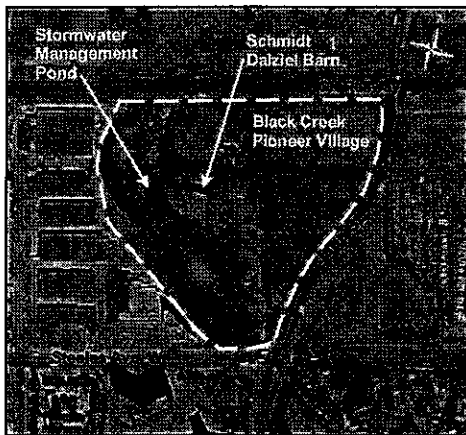
MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN
OFFICIAL PLAN AMENDMENT (OPA) 620

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
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: 905-686-6402 Ext. 312
Fax: 905-432-7877
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.

From: Erica Tsang
Cc: Lynn Collins; Regina Li
Bcc:

Subject: Notice of Public Information Centre #1_Municipal Servicing Master Plan Class EA Study_Steeles Avenue Corridor_Jane to Keele St_City of Vaughan
Date: June 3, 2010 9:06:00 AM
Attachments: 09321 NOTICE OF PIC 1 (FINAL).pdf

Dear Madam/ Sir,

You are receiving the attached Notice of Public Information Centre #1 as an update to the Municipal Servicing Master Plan Class Environmental Assessment Study – Steeles Avenue Corridor, Jane St. to Keele St. within the City of Vaughan. This information is being sent to all identified stakeholders of the study area identified through the study process.

This study is being conducted 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 is now at the stage of presenting alternative servicing strategies, receiving public input, and identifying a preliminary preferred servicing option. Public input during the planning process of this project is encouraged. The Public Information Centre is scheduled to be held as follows:

Date: Thursday June 17, 2010
Time: 2:00 p.m. to 4:00 p.m. and
7:00 p.m. to 9:00 p.m.
Location: Black Creek Pioneer Village, Theatre Room
1000 Murray Ross Parkway

Toronto, Ontario M3J 2P3

We would be please to answer any question or comments once you have had the opportunity to review the attached. Please feel free to contact the undersigned if you have any problems viewing the attachment.

Thank you and Sincerely,

J. 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. 331

Fax. 905.432.7877

Email. etsang@srmassociates.org

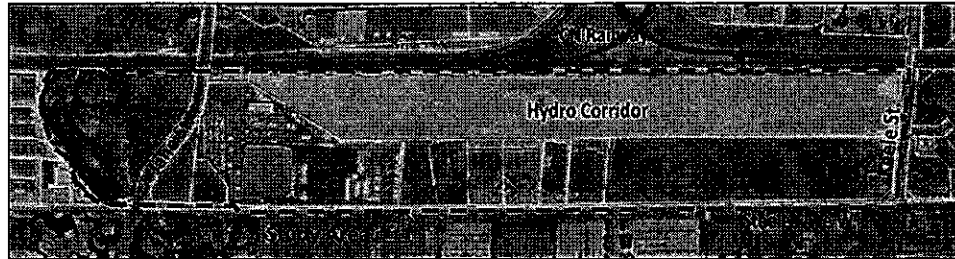
www.sernas.com

**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)**

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.



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

The study is now at the stage of presenting alternative servicing strategies, receiving public input, and identifying a preliminary preferred servicing option. Public input during the planning process of this project is encouraged. The Public Information Centre is scheduled to be held as follows:

Date:	Thursday June 17, 2010
Time:	2:00 p.m. to 4:00 p.m. and 7:00 p.m. to 9:00 p.m.
Location:	Black Creek Pioneer Village, Theatre Room 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, 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. Muneef Ahmad, P. Eng
Consultant Project Manager, The Sernas Group Inc.
c/o Lynn Collins, BES, MCIP, RPP
110 Scotia Court, Unit 41, Whitby, ON L1N 8Y7
Tel: 905-686-6402 Ext. 312, Fax: 905-432-7877
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 June 3rd, 2010

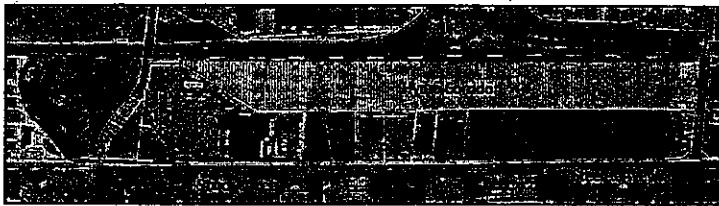


NOTICE OF PUBLIC INFORMATION CENTRE #1
MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN
OFFICIAL PLAN AMENDMENT (OPA) 620 And
Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)

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.



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

The study is now at the stage of presenting alternative servicing strategies, receiving public input, and identifying a preliminary preferred servicing option. Public input during the planning process of this project is encouraged. The Public Information Centre is scheduled to be held as follows:

Date: Thursday, June 17, 2010
Time: 2:00 p.m. to 4:00 p.m. and 7:00 p.m. to 9:00 p.m.
Location: Theatre Room, Black Creek Pioneer Village
1600 Murray Ross Parkway, Toronto, Ontario M3J 2P2

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.
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. Muneef Ahmad
Consultant Project Manager,
The Sernas Group Inc.
c/o Lynn Collins
110 Scotia Court, Unit 41,
Whitby, ON L1N 8Y7
Tel: (905) 688-6402 Ext. 312,
Fax: 905-432-7877
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 June 3rd, 2010



ENJOYING

Danielle Bizouati enjoys a jog in the last week.



19 Blowout Days of fabul
Monday - Friday
11 am - 8 pm

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The City of Vaughan Toronto

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



THE SERINAS GROUP INC.

PUBLIC INFORMATION CENTRE #1
 JUNE 17, 2010

Name	Address	Email	CD
Gasper Mohrath	Bloomington Cres. MSN IR2 P.O. Box 324 Downview ON. M3M 3A6		BY ON
	YORK UNIVERSITY 4700 KEELE ST TORONTO	ghorvath@trca.on.ca Black Creek Cons. Proj.	BY ON
LA Janice	11	@yorku.ca	BY ON
Teichroeb	TRCA	jteichroeb@trca.on.ca	BY ON
Charles Camp	CITY OF VAUGHAN		BY ON
Apple Benschfeld	Steeles City W, BCPV		BY ON
	BCPV		BY ON
	STEELES AVE. W. 10 SUITE 200, CONCORD		BY ON
Anna Karaman	BCPV		BY ON

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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 INC.

PUBLIC INFORMATION CENTRE #1 JUNE 17, 2010

Name	Address	Email	CD
	Condessa Ave Tor	11. <i>refers.com</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Judith Hordemiel	TRCA	Jhordemiel@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Wendy Rowney	TRCA - BOPV	Wronex@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
		1. D. 112 <i>fmg@ca</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	<i>group inc.</i>		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
PAUL 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. LARSON	TRCA	mlarson@trca.on.ca	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Saad Youf	CITY OF VAUGHAN	Saad.youf@vaughan.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Shahid Pathan	York Region, Planning	Shahid.pathan@york.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<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 SERINAS GROUP INC.

PUBLIC INFORMATION CENTRE #1
 JUNE 17, 2010

Name	Address	Email	CD
STEPHEN HOWINGER	YORK REGION APED TRANSIT CORP.	STEPHEN.HOWINGER@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
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SIGN IN 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 #1

JUNE 17, 2010

Name	Address	Email	CD
	LEA CONSULTING LTD. COCHRANE DRIVE	lea@lea.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Kinloch Cres Maple, Ontario	1 - email nil.com	<input type="checkbox"/> Y <input type="checkbox"/> N
Chris Bagley	Black Creek Pioneer Village 1000 Murray Ross Parkway Toronto, ON M3J 2P3	cbagley@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Mandy Brents	BCPV	mbrent@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
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7-9 p.m.

Page 1 of 1

Vaughan Citizen, Thursday, Aug. 5, 2010, 2A



**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 St.).



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: 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. The study is now at the stage of facilitating Public Information Centre #2 to answer questions regarding the project, identify a preferred stormwater management alternative, present evaluation criteria and results, and solicit feedback and comments. Public input during the planning process of this project is encouraged. Public Information Centre #2 is scheduled to be held as follows:

Date: Tuesday August 17, 2010
Time: 2:00 p.m. to 4:00 p.m. and 7:00 p.m. to 9:00 p.m.
Location: Black Creek Pioneer Village, Theatre Room,
1000 Murray Ross Parkway, Toronto, ON 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:

- | | |
|---|--|
| <p>Mr. Carlos Couto, CET
City of Vaughan Project Manager,
City of Vaughan
Development / Transportation Engineering Dept.
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
Tel: 905-832-8585 Ext: 8736, Fax: 905-832-6145
Email: carlos.couto@vaughan.ca</p> | <p>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@sernas.com</p> |
|---|--|

ADDITIONAL STUDIES - BLACK CREEK PIONEER VILLAGE (BCPV) NORTH MASTER PLAN (CONCEPTUAL MASTER PLAN REVIEW)

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 17th, 2010. If you have questions or comments, require further information, or wish to be added to the study mailing list, contact:

- | | |
|--|--|
| <p>Mr. Mark Schollen, Schollen & Company
220 Duncan Mill Rd., Suite 109,
Don Mills, ON M3B 3J5
Tel: 416.441.3044, Fax: 416.441.6010</p> | <p>Ms. Marty Brent, Black Creek Pioneer Village
1000 Murray Ross Parkway,
Toronto, ON M3J 2P3
Tel: 416.736.1733 ext 5403, Fax: 416.661.6610</p> |
|--|--|

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 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 McCamey 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 Rainos 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 pay ments 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 a enbridge.com.

► Still not satisfie concern to the Ontario Energy Boz oeb.gov.on.ca

couldn't get thr

"I mean, it meant we h between eating the bill, but it finances in a th "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 b provider would better. She felt she didn't have to pay the bill.

She might yet set up. The second day installing solar j roof, she with

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39th Birthday Party!

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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 INC.

PUBLIC INFORMATION CENTRE #2

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

Name	Address	Email	CD
DEREK EDWARDS		edwards@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
	ARREY LINE ELMVALE ON LOLIPO	ret	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
MARY BREND	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
	History Dept. York University	emackay@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
EMANUE MACKAY	TRCA / BCPV	emackay@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
	Hist Dept. YORK UNIVERSITY	emackay@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
DONAL O'CONNOR	Black Creek Pioneer Village	dono@sympatico.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Queen St. W. - Toronto City Hall Suite	@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

SIGN IN SHEET

SIGN IN SHEET



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



THE SERINAS GROUP INC.

PUBLIC INFORMATION CENTRE #2

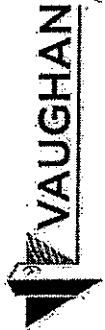
AUGUST 17, 2010 @ 2:00 - 4:00

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 Hrdowick	TRCA	jurdowick@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Rick Sikowski	TRCA	rsikowski@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
	Ont. Ltd.		<input type="checkbox"/> Y <input type="checkbox"/> N
	Orangeville		<input type="checkbox"/> Y <input type="checkbox"/> N
	Atcom COMMERCIAL VALLEY TRIDE	daecom.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Brett Grayson	" "	x@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

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
PHILLION	18-2697 LAKEVIEW BLVD W ETOBICOKE ON	phillion@trca.on.ca	<input type="checkbox"/> Y <input type="checkbox"/> N
Jennifer Folton	B.C.P.V.	@gmail.com	<input type="checkbox"/> Y <input type="checkbox"/> N
Ken Hoang	TRCA	khung@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 KAWON	TY SSE	bob.kawon@trca.on.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steve Mote	York Region - Infrastructure Planning hwy 7 Rd 9c 103 Vaughan	Steve.mota@york.ca	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
KEEY BOUDREAU	STEELERS AVE. SUITE CONCORD	KEEY.BODREAU@CONCORD.CA	<input type="checkbox"/> Y <input type="checkbox"/> N
Bill Roberson	City of Vaughan		<input type="checkbox"/> Y <input type="checkbox"/> N
ERIC GYPKE	VAUGHAN	ERIC.GYPKE@VAUGHAN.CA	<input checked="" 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 @ 7:00 - 9:00

Name	Address	Email	CD
	1400 BAYVIEW AVE TORONTO ONT M4N 3M7		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Brenda BENNEY	TRCA		<input type="checkbox"/> Y <input type="checkbox"/> N
	Fisher Street King City L7B 1A9	@rogers.com	<input type="checkbox"/> Y <input type="checkbox"/> N
	11111 Bay St, Etobicoke M9W 4K6	@rogers.com	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
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Black Creek Pioneer Village..... North Property Master Plan

Guest Sign in Sheet (please print)

NAME	ADDRESS	PHONE #	EMAIL
SANDY AGNEW	1305 SCARLETT LANE R/R3 ELMVABE LOL1PO	705-835-6824	bluebird@igs.net
Derek Edwards			deckwards@trca.on.ca
Karen Pfeiffer			
Misty Birtzo	BCPV	416-736-1233	mbrent@trca.on.ca
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Marcel Martel	History Dept. YORK UNIVERSITY	416-736-2100	mmartel@yorku.ca
Carolyn Podvubny	History Dept. York University	416-736-5123	carolynp@yorku.ca
ELAINE MCKEAT	BCPV / TRCA	716-736-1733 ext 422	emackey@trca.on.ca
SANDY YOUSSEF			
Donna O'Connor	BCPV / TRCA	416-891-0514	DonnaO@trca.on.ca
Diane Brand	City Hall - 100 Queen St. W.	416-392-4242	dbrand@toronto.ca
Melanie Book	BCPV / TRCA	416-736-1733	mbook@trca.on.ca
Wendy Rowney	BCPV / TRCA	416-736-1733	wronney@trca.on.ca
Adele Berentsal	BCPV / TRCA	"	abere@trca.on.ca
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Julie Horspovich	TRCA		jherdowick@trca.on.ca
Lou Litwin	653135 Ont. Ltd.		
Chris + Kaddy Matthews	Orangeriville		
Lorne Emery	AECom 105 Commercial Valley Dr		lorne.emery@aeom.com
Brett Giraffix	" "		brett.giraffix@aeom.com

Black Creek Pioneer Village..... North Property Master Plan

Guest Sign in Sheet (please print)

NAME	ADDRESS	PHONE #	EMAIL
Jennifer Fulton	B.C.P.U.	416-736-1733	Fulton.JR@gmail.com
PAT FULLEN	BCPV	416 736 1733	p.fullen@trca.on.ca
C Woodland	TRCA	416 661-6600	C.Woodland@trca.on.ca
Kevin Huang	TRCA		Khuang@trca.on.ca
Steve Motta	York Region - Infrastructure Plan	905 830 4444 x5056	steve.motta@york.ca
Rosemarie Humphrey	216 Chumley Rd Ste 103 Vofa	905-782-2441-7678	Rumprisz@humpmeyerplanning.ca
LEO BORTOLETTO	1600 STEELES AVE. ^{COURTESY} SUITE 200	905-738-1838	LEONMILESTONE@YOV.P.CA
SUZY MOSTACCI	BCPV	416 241-2480	susmuz@sympatico.ca
Bonnie Small	BCPD	416-636-5998	-
Shera Tirani	BCPV	416-736-1733	giftshopBCPV@TRCA.on.ca
Les Hardy	HONI	416 286-2923	J.Hardy@HydroOne.com
Richard Collins	371 Lakeshore Rd. W. Miss.	905-271-0758	chessie27@sympatico.ca
SAMEER DHALLA	TRCA	416 661 6600	sam@trca.on.ca
NICK FOGLIA	TRCA	" "	nfoglia@trca.on.ca
DAVE ASHFELD	T.M.I.G.	905-738-5700	dashfield@tmig.ca
MICHAEL DU	LEA	905-670-0011	MDU@LEA.CA
Madeline McDowell	163 Humbwest Blvd	416-767-2633	
Richard Nusnik	TYSS	416 393 9819	richard.nusnik@tyss.ca
Walter Potewski	39 Bloomington Cres	416 663 3089	-
JOHN LARAWAY	29 ROYDALE AVENUE	416-427-3162	/

Black Creek Pioneer Village..... North Property Master Plan

Guest Sign in Sheet (please print)

NAME	ADDRESS	PHONE #	EMAIL
Janice Teichroes	TRCA	416 929 6556	j.teichroes@trca.on.ca
Gillian Kelly	GBCA	905-521-1437	gill@jbc.ca
Allison Agnew		905-833-6016	a.agnew@hotmail.ca
Jim Agnew		647-349-7361	flitwin@rogers.com
Frances L'Foini	196A Bete-Sty Stobicker Hwy 446		

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, ON L3R 5Z5
www.HydroOne.com

Courier
185 Clegg Road
Markham, ON L6G 1B7

July 29, 2009



FYSSE
Toronto Transit Commission
5160 Yonge Street, 11th Floor
Toronto, Ontario
M2N 6L9

File No.: 635.37-1704
Vaughan

Dear Joanne Kervin:

Re: **Hydro One Preliminary Technical Review**
Toronto-York Spadina Subway Extension - Steeles West

Further to our meeting of July 20, 2009, the following are Hydro One's technical comments in regards to your proposed storm water management ponds and the cost estimate for placing circuits V71RP and V75P underground at this location and installing DE towers in order to place the circuits underground. The total cost estimate is 12 million dollars of which 7.5 million is for installing the 230kV underground on cct's V71RP & V75P and 4.5 million is for installing DE towers to place the circuits underground.

The five proposed options for the Storm Water Management Ponds have different impacts on Hydro One facilities and we have provided preliminary comments on each alternative separately as follows for clarification.

Preferred Option:

Option B

- This proposed option provides sufficient width to Hydro lanes which are located directly below 500kV transmission lines allowing Hydro One maintenance vehicles to carry out maintenance work at mid-span of the lines.

Options Considered and Rejected:

Option A:

- The proposed storm water management pond option provides sufficient width to Hydro lanes which are directly below 500kV transmission lines allowing Hydro One maintenance vehicles to carry out maintenance work at mid-span of the lines. However, this option consists of 4 ponds instead of 3 as proposed in Option B, thus this option is less preferable to Option B.

Option C:

- This option does not provide as wide of a spacing on Hydro lanes as Options A and B; as a result, this alternative is less preferable to both Option A and B.

Option D:

- This option does not provide as wide of a spacing on Hydro lanes as Options A and B; as a result, this alternative is less preferable to both Option A and B.

Option E:

- This option fails to provide clearance paths underneath 500kV transmission lines for maintenance works and is therefore rejected.

General Comments:

Final Drawing

- Detailed engineering plans must be submitted by the proponent to System Investment for review and approval. The drawings must be scaled and must show boundaries of the Hydro One corridor, locations of all existing Hydro One structures, their centrelines as well as existing and proposed grades.

Access Road

- Access to Hydro One facilities shall not be obstructed, at any time, during construction or after the completion of this project. If new access road needs to be built, it needs to have a minimum width of 6.0 meters and the proponent must bear all costs.

Clearance Around Towers

- A 15.0 meter radius around the existing Hydro One towers must remain undisturbed to preserve the work zone required for line maintenance.

Clearance Below Lines

- The proponent must be made aware of the clearance issues to the 500 kV lines while operating construction equipment in the vicinity of the Hydro One corridor.

General Requirements

You should also be aware of the following General Requirements for secondary land uses within transmission corridor lands.

- There is/are high voltage transmission line(s) in the vicinity of this proposal. According to the Occupational Health & Safety Act (OHSA), section 186, the safe working clearance requirements are as follows:

For 500 kV lines the minimum clearance is 6.0 metres.

For 230 kV lines the minimum clearance is 4.5 metres.

For 115 kV lines the minimum clearance is 3.0 metres.

- The position of transmission line conductors is dynamic. They raise and lower each day as the ambient temperature and the electrical load changes. It is possible for the low point at mid-span to vary by 4.6 metres (15 ft) as conditions change.
- All clearance requirements are based on the calculated maximum loaded condition (maximum sag) which can occur at any time due to system operating requirements. **It is the proponents' responsibility to ensure that safe working clearances as specified in OHSA for workers and equipment are maintained at all times during construction activities.**
- The installations of signs warning of overhead high voltage power lines are required as per OHSA. A dedicated signaller may also be required as per OHSA.

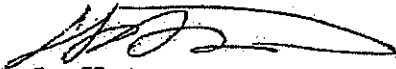
Prohibited Activities

- There shall be no storage of any material on the hydro corridor without prior written permission of Hydro One. Any debris on the hydro corridor must be removed on an ongoing basis.
There shall be no storage or tipping of garbage dumpsters on the hydro corridor.
There shall be no storage or dispensing of gasoline or any other combustible substance on the hydro corridor.
- Light standards, flag poles, power distribution pole lines or other aerial installations are **not** permitted on the hydro corridor, whether temporary or permanent, without prior written approval from Hydro One, Transmission Lines.
- The proponents must maintain a 6 metre wide access route to structures at all times. Failure to do so will result in the proponents' responsibility for any costs incurred by Hydro One in regaining this access to perform maintenance or repairs.
- The proponents are responsible for arranging all underground locates prior to digging, auguring or performing any excavation works on the hydro corridor.
- Hydro One is not responsible for any damages or injuries resulting from the effect of adverse weather conditions. This would include any damages or injuries from ice falling from structures or conductors as a result of an ice storm.
- All underground utilities have to be designed to allow for vehicular traffic to pass over. Type of vehicles to be accommodated includes large utility vehicles and cranes.
- Any Hydro One transmission structures located within 10 metres of any construction activity related to this proposal shall have a temporary orange snow fence erected 3 metres around the tower footprint and this fence must be maintained in an upright position for the duration of construction. The proponents will be responsible for any damage to Hydro One facilities.
- The proponents' use of the hydro corridor, during construction or post construction, as it relates to this proposal may be interrupted with or without notice for Hydro One to perform maintenance or emergency repairs. Hydro One will not compensate the proponents for any lost revenue or any other costs to the proponents due to the interruption.
- Plantings shall have a maximum mature height of 4 metres.

- The above comments are related to Hydro One's technical review only. In order to proceed with further reviews of this proposal we will require drawings that show existing and proposed elevations of all proposed installations on the right-of-way. All Hydro One towers will need to be labelled on the drawings and where applicable have appropriate tower protection. Generally construction drawings that are at least at the 60% design stage are required to provide a more comprehensive review.

Please note that Ontario Realty Corporation (ORC), as the owner on behalf of the Province of Ontario, is the final approving authority. If you require clarification on any of the above items please feel free to contact me.

Yours truly,



Les Hart
Sr. Real Estate Coordinator
Real Estate Services
Phone: 905-946-6236
Email: l.hart@HydroOne.com

c. Sandy Grigg, (Sandy) Grigg (email copy)

ENG. GROUP WILL GET INVOLVED



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- Subject ARN
- Lot/Don
- Subject Property
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E ✓ 2300 Steeles Ave W
 Steeles-Keele Investments
 1600 Steeles Avenue West, Suite
 200
 Concord, ON
 L4K 4M2

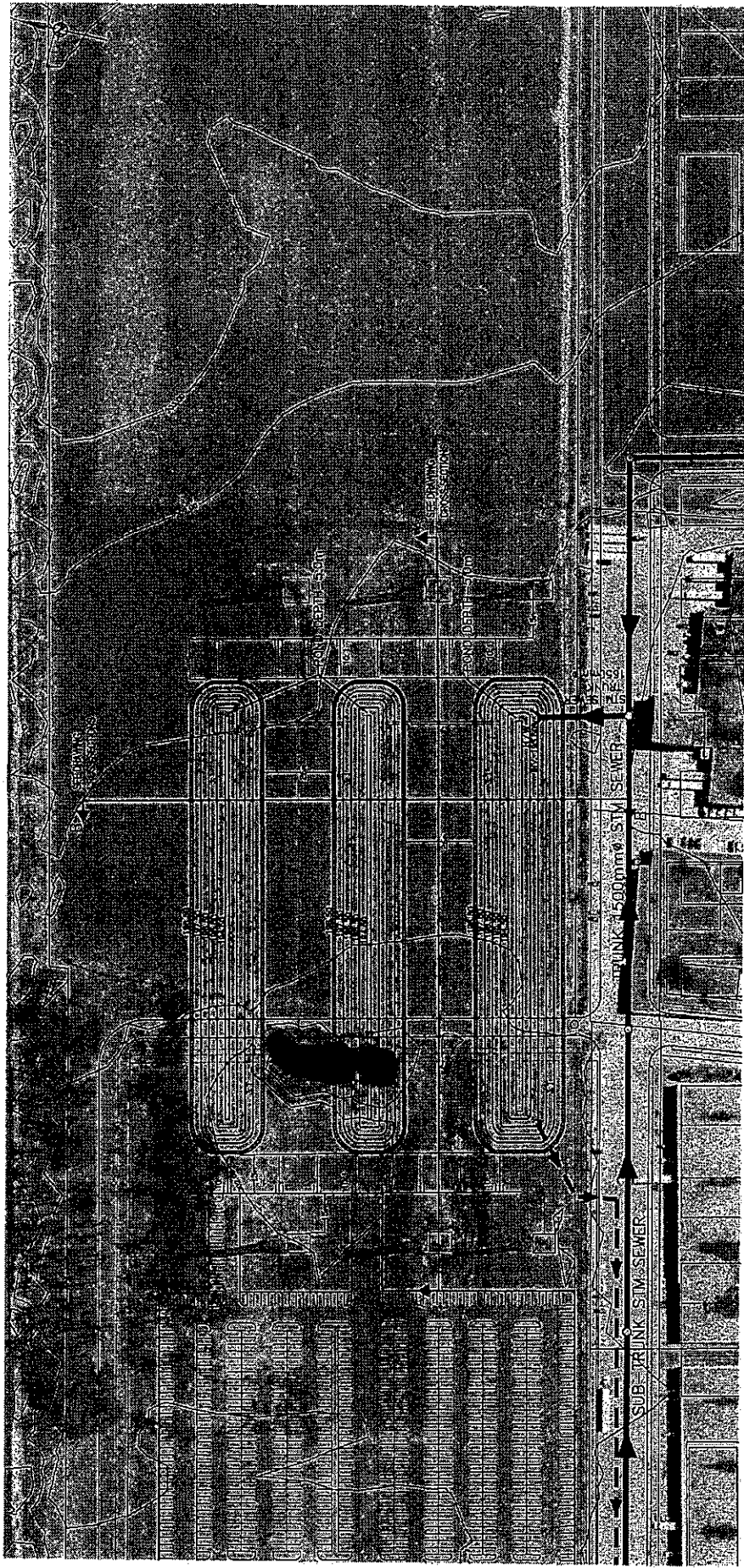
A ✓ 2600 Steeles Ave W
 653135 Ontario Limited
 15 Park Lane Circle
 North York, ON
 M3B 1Z8

F ✓ 2700 Steeles Ave W
 1053364 Ontario Limited
 c/o Alguard Industries
 2700 Steeles Avenue West
 Concord, ON
 L4K 3C8

B ✓ **C** ✓ 2720-2740 Steeles Ave W
 Glen Steeles East Ltd.
 c/o The Glen Corporation
 100 Scarsdale Road
 North York, ON
 M3B 2R8

D ✓ 2900 Steeles Ave W
 724352 Ontario Limited
 c/o United Parcel Service
 2900 Steeles Avenue West
 Concord, ON
 L4K 3S2

• ORC



KEELE

DATE

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THE SERNAS GROUP
 (A Member of the Serenas Group Inc.)

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CONCEPTUAL HYDRO SWM FACILITY - OPTION 'B'

OPA 620

SCALE: 1"=100'	PROJECT No.	FIGURE No.
DATE: SEPT. 2008	06452	OPTION 'B'
DRAWN BY: S.Y.		

From:
To: [Lynn Collins](#)
Cc: [Couto, Carlos](#); [Muneef Ahmad](#)
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)R
Date: Monday, February 01, 2010 3:37:28 PM

Feb. 1st 2010

Hello Lynn

Thanks for keeping me in the loop about these proceedings; I am definitely interested in these plans and would like to be kept apprised of the developments as they proceed

Sent wirelessly from my BlackBerry device on the Bell network.
Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

From: "Lynn Collins" <lcollins@srmassociates.org>
Date: Mon, 1 Feb 2010 14:06:06 -0500
To: Lynn Collins<lcollins@srmassociates.org>
Cc: Couto, Carlos<Carlos.Couto@vaughan.ca>; Muneef Ahmad<mahmad@sernas.com>
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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.

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Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
The Sernas Group Inc.
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7

office: 905-686-6402 ext 312
fax: 905-432-7877

www.sernasgroup.com

lcollins@srmassociates.org

From:
To: [Lynn Collins](mailto:Lynn.Collins)
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
Date: Monday, February 01, 2010 9:56:18 PM

Hi Lynn,
Gosh, I don't know why I'm on the mailing list, other than the fact that I'm a granddaughter of the Dalziel barn family [part of Black Creek Pioneer Village]. However, I live in Victoria so the info is not too relevant to my life. Good luck with the project and please take my name off the list.
Thanks,

--- On **Mon, 2/1/10**, **Lynn Collins** <lcollins@srmassociates.org> wrote:

From: Lynn Collins <lcollins@srmassociates.org>
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
To: "Lynn Collins" <lcollins@srmassociates.org>
Cc: "Couto, Carlos" <Carlos.Couto@vaughan.ca>, "Muneef Ahmad" <mahmad@sernas.com>
Received: Monday, February 1, 2010, 7:06 PM

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.

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Regards,

Lynn Collins, MCIP, RPP

Associate, Environmental Project Coordinator

The Sernas Group Inc.

110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7

office: 905-686-6402 ext 312

fax: 905-432-7877

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lcollins@srmassociates.org

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From: Lynn Collins
To:
Cc: [Couto, Carlos](#); [Muneef Ahmad](#)
Bcc: [Project Files](#)
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
Date: Monday, February 01, 2010 4:50:00 PM

Dear

Thank you for your response, we will update our database and remove you from future mailings.

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

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lcollins@srmassociates.org

From: Lorne R. Smith [mailto:lorne.smith@sympatico.ca]
Sent: Monday, February 01, 2010 4:35 PM
To: Lynn Collins
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Sorry this is misdirected. I have no connection to this area.

----- Original Message -----

From: Lynn Collins
To: Lynn Collins
Cc: [Couto, Carlos](#) ; [Muneef Ahmad](#)
Sent: Monday, February 01, 2010 2:06 PM
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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.

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Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
The Sernas Group Inc.
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7
office: 905-686-6402 ext 312
fax: 905-432-7877

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lcollins@srmassociates.org

Ministry of the Environment

Central Region
Technical Support Section

5775 Yonge Street, 8th Floor
North York, Ontario M2M 4J1

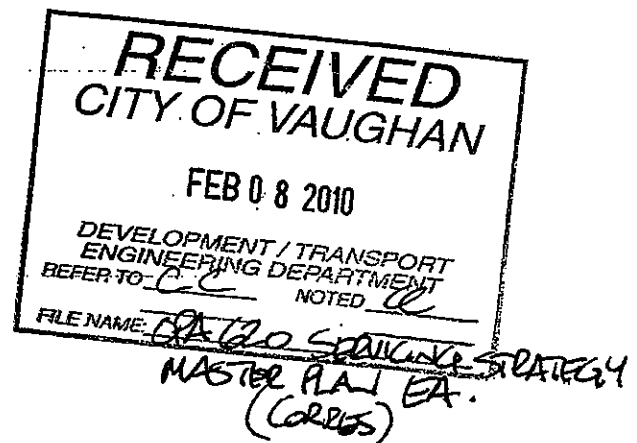
Tel.: (416) 326-6700
Fax: (416) 325-6347

Ministère de l'Environnement

Région du Centre
Section d'appui technique

5775, rue Yonge, 8^{ème} étage
North York, Ontario M2M 4J1

Tél.: (416) 326-6700
Télec.: (416) 325-6347



February 3, 2010

Carlos Couto, C.E.T.
Project Manager
City of Vaughan
Development/Transportation Engineering Dept.
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

**RE: TSS Comments:
Municipal Servicing Master Plan Steeles Avenue Corridor, Jane to Keele
City of Vaughan
Class Environmental Assessment
Response to Notice of Commencement**

Dear Mr. Couto:

This letter is our response to the Notice of Study Commencement for the above noted project. This response acknowledges that the City of Vaughan has indicated that its study is following the approved environmental planning process for a Master Plan project under the *Municipal Engineers Association Municipal Class Environmental Assessment (Class EA)* and the Ministry of Energy and Infrastructure *Class Environmental Assessment (Category B)*.

Based on the information submitted, we have identified the following issues of concern with respect to the proposed undertaking:

- Ecosystem Protection and Restoration
- Surface Water
- Groundwater
- Air Quality
- Servicing and Facilities
- Contaminated Soils
- Mitigation and Monitoring
- Planning and Policy
- Class EA Process
- First Nations Consultation

We are providing the following general comments to assist you and your project team members in effectively addressing these issues:

Ecosystem Protection and Restoration

- Any impacts to ecosystem form and function must be avoided where possible. The Master Plan should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.
- All natural heritage features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. Our records confirm that the following sensitive environmental features are located within or adjacent to the Study Area:

- Watercourses

- Woodlots

We recommend consulting with the Ministry of Natural Resources (MNR), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional study will be necessary to preserve and protect these sensitive features.

Surface Water

- The Master Plan must include a sufficient level of information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses within the Study Area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, pollution) are mitigated as part of the proposed undertaking. The MOE Guideline B-6, *Evaluating Construction Activities Impacting on Water Resources* should be used to plan and construct this project.
- Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. MOE's *Stormwater Management Planning and Design Manual* (2003) should be referenced in the Master Plan and utilized when designing stormwater control methods.

Groundwater

- The status of, and potential impacts to any well water supplies should be addressed. If the project involves groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the Master Plan.
- If the potential construction or decommissioning of water wells is identified as an issue, the Master Plan should refer to Ontario Regulation 903, Wells, under the *Ontario Water Resources Act*.
- Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.
- Any potential approval requirements for groundwater taking or discharge should be identified in the Master Plan. In particular, a Permit to Take Water (PTTW) under the *Ontario Water Resources Act* will be required for any water takings that exceed 50,000 litres per day. A PTTW application must be accompanied by an assessment of potential effects as noted above, and may require a higher level of detail than what is provided in the Master Plan. Please note that when significant long-term water taking is proposed, the maximum rate identified in the Master Plan must not be exceeded in any subsequent PTTW applications. For more information on the application and approval process, we suggest you refer to the MOE *Permit to Take Water Manual* (April 2005).

Air Quality

- Any potential air quality or odour impacts should be identified for this project to evaluate alternatives, determine impacts and identify appropriate mitigation measures. The scope of the assessment should be determined based on the potential effects of the proposed alternatives.

Servicing and Facilities

- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have a Certificate of Approval before it can operate lawfully. Please consult with the Environmental Assessment and Approvals Branch to determine whether a new or amended Certificate of Approval will be required for any proposed infrastructure.
- We recommend referring to MOE's "D-Series" guidelines – *Land Use Compatibility* to ensure that all applicable Ministry procedures are followed in planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

Planning and Policy

- The 2005 *Provincial Policy Statement* contains policies that protect Ontario's Natural Heritage. Applicable policies should be referenced in the Master Plan, and the proponent should demonstrate how this proposed project is consistent with these policies.
- The *Places to Grow Plan* contains policies which guide decisions on a range of issues such as infrastructure planning and land-use planning to ensure that stronger and more prosperous communities are built in the Greater Golden Horseshoe. The Master Plan should demonstrate how this project adheres to the relevant policies of the *Places to Grow Plan*, including Section 3, which contain policies for Infrastructure to Support Growth.

Class EA Process

- There are several different approaches that can be used to conduct a Master Plan, examples of which are outlined in Appendix 4 of the Class EA. The Master Plan should clearly indicate the selected approach for conducting the plan, in particular by identifying whether the levels of assessment, consultation and documentation are sufficient to fulfill the requirements for Schedule B or C projects. Please note that any Schedule B or C projects identified in the plan would be subject to Part II Order Requests under the *Environmental Assessment Act*, although the plan itself would not be.
- The Master Plan should provide clear and complete documentation of the planning process in order to allow traceability of decision-making. It must also demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all public consultation efforts undertaken during the planning process. Additionally, it should identify all concerns that were raised and how they have been addressed throughout the planning process. The Class EA also directs proponents to include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments.
- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment. The Master Plan should include a level of detail such that all potential impacts can be identified and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the Master Plan.

- Please include in the Master Plan a list of all subsequent permits or other approvals that may be required for the implementation of the preferred alternatives, including Permits to Take Water, Certificates of Approval or other ministerial approvals, approval under the *Canadian Environmental Assessment Act (CEAA)*, and conservation authority permits.
- Please note that MOE guidelines and other information related to the issues noted above are available at www.ene.gov.on.ca under the publications link. We encourage the proponent to review all the available guides and to reference any relevant information in the Master Plan.

First Nations Consultation

- Please note that as part of the required stakeholder and agency consultation, proponents are advised to contact the Ministry of Aboriginal Affairs and the Department of Indian and Northern Affairs to determine potentially affected Aboriginal peoples in the project area. Please refer to the website <http://www.ene.gov.on.ca/en/eaab/aboriginal-resources.php> for a list of appropriate government contacts.
- Once identified, you are advised to provide notification directly to the Aboriginal peoples who may be affected by the project and provide them with an opportunity to participate in any planned public consultation sessions and comment on the project.

Thank you for the opportunity to comment on this project. Please ensure that Dorothy Mózynski, MOE Central Region **EA and Planning Coordinator**, is placed on the project mailing list. We recommend a draft copy of the Master Plan be circulated to this office prior to the filing of the final draft, allowing approximately 30-days review time for the ministry's technical reviewers to provide comments. Please also forward our office the Notice of Completion and Master Plan when completed. Should you or any members of your project team have any questions regarding the above, please feel free to contact me at (416) 326-5745; I would be pleased to assist you.

Yours sincerely,



Dorothy Mózynski
Environmental Resource Planner and EA Coordinator
Air, Pesticides and Environmental Planning

- c. Dave Fumerton, York Durham District Office, MOE
Central Region EA File
A & P File

From: Lynn Collins
To:
Cc: [Muneef Ahmad; Couto, Carlos](#)
Bcc: [Project Files](#)
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
Date: Wednesday, February 03, 2010 11:50:00 AM

Dear

Thank you for your interest in the Municipal Servicing Master Plan for the Steeles Ave Corridor Jane to Keele.

The historical significance of the Dalziel Barn has been highlighted during our discussion with City of Vaughan staff, Toronto and Region Conservation Authority, the General Manager of Black Creek Pioneer Village, Ms. Marty Brent, and through comments from interested and concerned stakeholders such as yourselves. The objective of the project team is to avoid impacts to historical resources such as the Dalziel Barn. Through the planning process, including public consultation and the study of alternatives we will be working with stakeholders to seek input on historically sensitive features and working to develop alternatives that minimize impacts to these features.

The project is in its early stages. Once the alternative solutions have been developed, we will be assessing their potential impact on the environment, and developing mitigative measures to avoid or minimize impacts. The alternative and recommended solutions will be presented at a Public Information Centre which is planned for early Spring.

In advance of the Public Information Centre, the project team has recommended an information session at Black Creek Pioneer Village to solicit comments from stakeholders with specific interest in the Black Creek Pioneer Village site. The date for the meeting has yet to be set but is tentatively planned for early March. You will be advised of the meeting once a date has been confirmed.

Thank you for taking the time to respond to the Notice of Study Commencement. Should you have any additional questions, comments or concerns please forward them to either me or the project manager at the City, Mr. Carlos Couto at carlos.couto@city.vaughan.on.ca.

Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
The Sernas Group Inc.
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7

office: 905-686-6402

fax: 905-432-7877

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lcollins@sernas.com

From: ... [mailto:ipatico.ca]
Sent: Tuesday, February 02, 2010 8:27 PM
To: Lynn Collins
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Lynn,

Please add us to the study mailing list. Can you provide any information at this time as to the expected impact on the buildings of historical significance at the western end of the study area? As you know, the Dalziel Barn is over 200 years old, and is directly in this area.

Sincerely,

From: Lynn Collins [mailto:lcollins@srmassociates.org]
Sent: Monday, February 01, 2010 2:06 PM
To: Lynn Collins
Cc: Couto, Carlos; Muneef Ahmad
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator

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lcollins@srmassociates.org

From: Lynn Collins
To: "Palermo, Angela"
Cc: [Muneeb Ahmad; Couto, Carlos](#)
Bcc: [Project Files](#)
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
Date: Wednesday, February 03, 2010 8:47:00 AM

Good Morning Ms. Palermo,

Thank you for your response to the Notice of Study Commencement for the OPA 620 Municipal Servicing Master Plan and for the information you provided. As requested in your e-mail we will be seeking your comments on the archaeological components of the study.

Should you have any questions, comments or concerns or have any other information that you feel would assist the project team in their evaluation of alternative solutions please call or e-mail.

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

lcollins@srmassociates.org

From: Palermo, Angela [<mailto:Angela.Palermo@vaughan.ca>]
Sent: Tuesday, February 02, 2010 5:01 PM
To: Lynn Collins
Cc: Archer, Lauren
Subject: FW: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Ms. Collins:

The study area is identified as a high potential for archaeological resources. The map attached shows in part the high potential area in pink. Please include us on your comments list so that we can deal with the archaeological component of this study.

Please contact myself or Lauren Archer for any further questions.

Thanks.

Angela Palermo, Manager of Cultural Services
Recreation & Culture Department
CITY OF VAUGHAN
Tel: 905.832.8585 x8139 - Fax: 905.832.8550

angela.palermo@vaughan.ca

Mailing address: 2141 Major Mackenzie Drive, VAUGHAN, ON Canada L6A 1T1
Office Location: 70 Tigi Court, Vaughan

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: Lynn Collins [mailto:lcollins@srmassociates.org]
Sent: February 1, 2010 2:06 PM
To: Lynn Collins
Cc: Couto, Carlos; Muneef Ahmad
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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.

Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
The Sernas Group Inc.
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7
office: 905-686-6402 ext 312
fax: 905-432-7877

www.sernasgroup.com

lcollins@srmassociates.org

From:
To: Lynn Collins
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)A
Date: Thursday, February 04, 2010 2:35:21 PM

Lynn, not really ... when you get to things and places that include historic buildings, and so on, I would like to be included ... so if you can send only those types of things, then that would be great ... but I realize it may be an all or nothing situation, so all is better than nothing.

Thanks for asking.

----- Original Message -----

From: Lynn Collins
To:
Sent: Thursday, February 04, 2010 2:18 PM
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Good Afternoon !

Thank you for your response to the Notice of Study Commencement.

I am writing for clarification, would you prefer to be removed from our stakeholder list to avoid receiving future notices?

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

lcollins@srmassociates.org

From:
Sent: Thursday, February 04, 2010 9:12 AM
To: Lynn Collins
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Thank you for sending this to me ... I have no comments regarding your study in this area.

=====

From: [Couto, Carlos](#)
To: [Lynn Collins](#)
Cc: [Muneef Ahmad](#)
Subject: FW: Class EA - Steeles Ave - Jane to Keele - Plan OPA - 620- EGD 73963
Date: Friday, February 05, 2010 2:57:36 PM

Lynn,

FYI.

Carlos Couto C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8525x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

From: Diana Beaulne [<mailto:Diana.Beaulne@enbridge.com>]
Sent: Thursday, February 04, 2010 1:54 PM
To: Couto, Carlos
Subject: Class EA - Steeles Ave - Jane to Keele - Plan OPA - 620- EGD 73963

Thank you for your letter informing us of your future planned work. Enbridge has buried plant in numerous locations throughout your planned work area. Currently the scope of your project is too general to determine if a conflict exists. During the engineering design of your project please send us copies of your plans per normal procedure so we may review.

Enbridge has completed your markup for the location noted above. Should you require additional information, or need clarification, please contact me directly,

Kind Regards,

Diana Beaulne
Right of Way Technician
Distribution Planning
Enbridge Gas Distribution Inc.
500 Consumers Rd
4th, Floor, Post A2, VPC
North York, Ontario
M2J 1P8

Tel: 416-495-5160

FAX: 416-758-4373

markups@enbridge.com
utilitycirculations@enbridge.com

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Ministry of the Environment

Central Region,
York Durham District Office

230 Westney Road South, 5 Floor
Ajax, ON L1S 7J5
Tel. (905) 427-5600
Fax (905) 427-5602

Ministère de l'Environnement

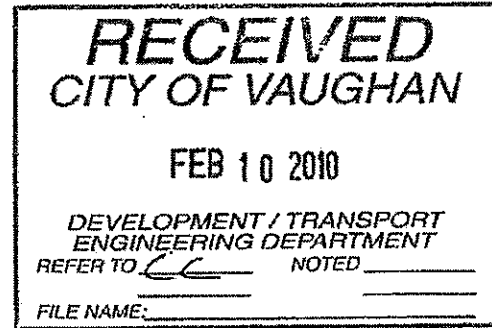
Région du Centre
Bureau de district de York Durham

230, chemin Westney sud
5e étage
Ajax, ON L1S 7J5
Tel. (905) 427-5600
Fax (905) 427-5602



February 4, 2010

Mr. Carlos Couto
Project Manager
City of Vaughan
Development/Transportation Engineering Dept.
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Dear Mr. Couto:

Re: Class Environmental Assessment Study
- Notice of Study Commencement, Municipal Servicing Master Plan
- Steeles Avenue Corridor – Jane to Keele, City of Vaughan

Thank you for your notice regarding the above mentioned project. I have forwarded a copy of this letter and response form to the attention of our:

Central Region EA Co-ordinator
5775 Yonge St.
North York, ON M2M 4J1

Please copy both me and the EA Co-ordinator on future correspondence on this project.

Yours truly,

A handwritten signature in cursive script, appearing to read "Dave Fumerton".

Dave Fumerton
District Manager
York Durham District

cc: D. Panko

From: [Couto, Carlos](#)
To: [Lynn Collins](#)
Cc: [Muneef Ahmad](#)
Subject: FW: OPA 620
Date: Monday, February 08, 2010 11:45:53 AM

FYI

Carlos Couto C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8525x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

From: Bruce Corley [mailto:brucecorley@sympatico.ca]
Sent: Friday, February 05, 2010 1:58 PM
To: Couto, Carlos
Subject:

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

re: 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)

Dear Sir

The Director of Black Creek Pioneer Village, Marty Brent, and the TDCA would appreciate your keeping me informed about the above mentioned project.

Regards

Bruce Corley MBA RPA CAHP

2 Harcroft Road
Toronto, Ontario
M6S 2V9
416 767 1956 tel
416 767 0475 fax
brucecorley@sympatico.ca

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Assembly of First Nations

473 Albert Street, Suite 810
Ottawa, Ontario K1R 5B4
Telephone: 613-241-6789 Fax: 613-241-5808
www.afn.ca



Assemblée des Premières Nations

473, rue Albert, pièce 810
Ottawa (Ontario) K1R 5B4
Téléphone: 613-241-6789 Télécopieur: 613-241-5808
www.afn.ca

February 9th, 2010

Mr. Carlos Couto, C.E.T.
City of Vaughan, Project Manager
Development and Transportation Engineering Department
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

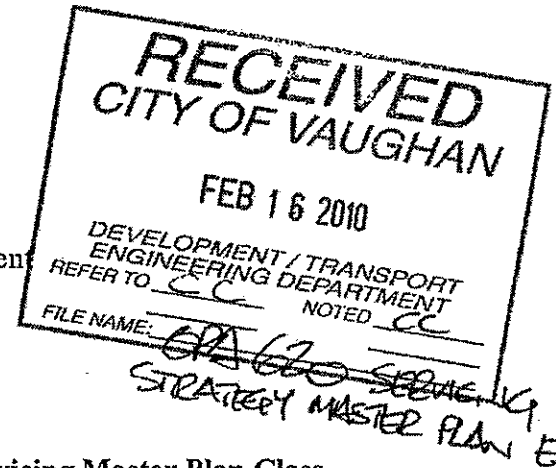
Dear Mr. Couto,

Re: 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 Assembly of First Nations (AFN) is in receipt of your letter received February 3rd, 2010 regarding the 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 AFN is a national representative organization of over 630 First Nation's communities in Canada. The AFN is designed to present the views of the various First Nations through their leaders in areas such as: Aboriginal and Treaty Rights, Economic Development, Education, Languages and Literacy, Health, Housing, Social Development, Justice, Taxation, Land Claims, Environment, and a whole array of issues that are of common concern which arise from time to time. The First Nation leaders meet quarterly to set national policy and direction through resolution.

Please be advised that the AFN functions only as a representative organization. As such the organization cannot be construed as a government, agent, principle, administrator and/or contractor for any of the First Nation communities who are members of the AFN. As AFN does not have any entitlement to the lands in question and cannot speak on behalf of the First Nation communities in your area, we are not in a position to provide any comments on the official plan amendment and class environmental assessment.

I would recommend that you provide the information you have given the AFN to the First



.../2

Head Office/Siège Social

Unit 5 —167 Akwesasne International Rd., Akwesasne, ON K6H 5R7 Telephone: 613-932-0410 Fax: 613-932-0415
Suite no 5 —167, chemin Akwesasne International, Akwesasne (ON) K6H 5R7 Téléphone: 613-932-0410 Télécopieur: 613-932-0415

Nation communities in the vicinity of City of Vaughan. You should also personally contact the First Nation communities in the area to provide them with more detailed information. It is these First Nation communities who may be impacted by the official plan amendment and class environmental assessment may have outstanding land claims in the area and/or may use this area for traditional harvesting activities. I have provided a list of the First Nation communities in your area for your reference as an attachment to this letter.

Please be advised that the Supreme Court of Canada has recently issued a number of judgments that provides clarity on the duty to consult and accommodate. In *Haida Nation v. British Columbia (Minister of Forests) and Weyerhaeuser* the Supreme Court held that there is a duty to consult and accommodate where there is knowledge of the potential existence of an Aboriginal right or title and conduct that may adversely affect it. Furthermore, the Supreme Court held in *Taku River Tlingit First Nation v. British Columbia* that where the potential for negative derivative impact on aboriginal claims is high, First Nations are entitled to something significantly deeper than minimal consultation and to a level of responsiveness that can be characterized as accommodation.

It is in the nature of respect for the first peoples that consultation and accommodation should be pursued. I commend your association for being proactive in attempting to inform us of your plans. I would strongly recommend that you please offer this courtesy to the First Nation Communities in your area.

Sincerely,



Stuart Wuttke
A/Environment Director, Environmental Stewardship Unit



First Nation Communities in the Vicinity of the City of Vaughan

MISSISSAUGAS OF SCUGOG ISLAND
22521 Island Road
Port Perry, Ontario, L9L 1B6
Phone: (905) 985-3337

CHIPPEWAS OF GEORGINA ISLAND
RR2, PO Box 13
Sutton West, Ontario, L0E 1R0
Phone: (705) 437-1337

ALDERVILLE FIRST NATION
PO Box 46
Roseneath, Ontario, K0K 2X0
Phone: (905) 352-2011

HIAWATHA FIRST NATION
RR2
Keene, Ontario, K0L 2G0
Phone: (705) 295-4421

CURVE LAKE FIRST NATION
General Delivery
Curve Lake, Ontario, K0L 1R0
Phone: (705) 657-8045

From:
To: [Lynn Collins](mailto:Lynn.Collins)
Cc: Couto, Carlos; Muneef Ahmad
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)R
Date: Tuesday, February 09, 2010 9:37:56 AM

Dear Lynn Collins,
Thank you for your email. I would prefer to be removed from the list.
Thank you
Marcel

Associate Professor and Holder of the Avie Bennett Historica Chair in Canadian History
Professeur agrégé et titulaire de la Chaire Avie Bennett Historica en histoire canadienne
History Department-Département d'histoire
York University
4700 Keele Street
Toronto, Ontario
M3J 1P3
Tel: -----
Fax: \

-----"Lynn Collins" <lcollins@srmassociates.org> wrote: -----

To: "
From: "Lynn Collins" <lcollins@srmassociates.org>
Date: 02/09/2010 09:26AM
cc: "Couto, Carlos" <Carlos.Couto@vaughan.ca>, "Muneef Ahmad" <mahmad@sernas.com>
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Dear

Thank you for your e-mail response to the Notice of Study Commencement for OPA 620
Municipal Servicing Master Plan Class EA.

We create a master stakeholder list from a variety of sources, including the City, Conservation Authorities, etc. You were identified by the General Manager at Black Creek Pioneer Village as having an interest in the study area. Should you wish to be removed from the stakeholder list we can do that, please just let me know. If you wish to remain on the stakeholder list you will continue to receive notices as the study progresses.

Please let me know if you have any other questions or require any additional information at this time.

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

lcollins@srmassociates.org

From: 
Sent: Sunday, February 07, 2010 11:45 AM
To: Lynn Collins
Subject: Re: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

Dear Lynn Collins,
I received your email but I still does not understand why it was sent to me. If you can provide me with more information, this would be greatly appreciated.
Regards,

.....
Associate Professor and Holder of the Avie Bennett Historica Chair in Canadian History
Professeur agrégé et titulaire de la Chaire Avie Bennett Historica en histoire canadienne
History Department-Département d'histoire
York University

4700 Keele Street
Toronto, Ontario
M3J 1P3
Tel: (416) 736-5731
Fax: (416) 736-5731 6

-----"Lynn Collins" <lcollins@srmassociates.org> wrote: -----

To: "Lynn Collins" <lcollins@srmassociates.org>
From: "Lynn Collins" <lcollins@srmassociates.org>
Date: 02/01/2010 02:06PM
cc: "Couto, Carlos" <Carlos.Couto@vaughan.ca>, "Muneef Ahmad" <mahmad@sernas.com>
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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.

Regards,

Lynn Collins, MCIP, RPP

Associate, Environmental Project Coordinator

The Sernas Group Inc.

110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7

office: 905-686-6402 ext 312

fax: 905-432-7877

www.sernasgroup.com

lcollins@srmassociates.org

From: [Lynn Collins](#)
Date: Wednesday, February 10, 2010 3:05:48 PM
Posted At: Inbox
Conversation: [Lynn Collins - 2010 Commencement](#)
Subject: [Lynn Collins - 2010 Commencement](#)

quired as to where we got here name for our stakeholder list, she was advised it was through Marty Brent at Black Creek Pioneer Village.

Ms. Matson is a member of the Pennsylvania German Folklore Society and contributes to their bi-annual newsletter. Ms. Matson offered that we could provide notices/ information through the newsletter.

s specific interest in the following built cultural heritage features:

Dalziel Barn

Sawmill on Black Creek Pioneer Village site

Hoover House on Your University property

Edgeley Mennonite Cemetery north of Highway 7 east of Jane Street

wants to continue to receive notices via-e-mail.

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

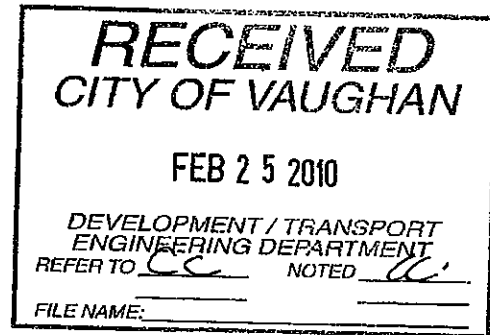
lcollins@srmassociates.org



Emergency Medical Services Branch
Community and Health Services Department

February 24, 2009

Mr. Carlos Couto, C.E.T., Project Manager
City of Vaughan
Development/Transportation Engineering Dept.
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1



Dear Mr. Couto:

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

We have received your letter informing York Region EMS of the Notice of Study Commencement for the above noted study.

Please forward to us any information you may have on the following:

- Access routes
- Egress routes
- Duration of impediments
- Possible impact(s) if any, on the Emergency Services Sector

Sincerely,

Susan Wood
Manager of EMS
Emergency Medical Services Branch

SW/mcc

1656066_Steales Avenue Corridor Jane to Keele _ February 24 2010_(E01)

From: [Birchall, Diana](#)
To: [Lynn Collins](#)
Subject: RE: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)
Date: Thursday, February 25, 2010 4:40:00 PM

thank you< I'd like to be kept informed about the study

Diana Birchall
Director of Policy Planning/Urban Design
City of Vaughan
Tel: 905-832-2281 ext. 8411
Email: diana.birchall@vaughan.ca

From: Lynn Collins [<mailto:lcollins@srmassociates.org>]
Sent: Monday, February 01, 2010 2:06 PM
To: Lynn Collins
Cc: Couto, Carlos; Muneef Ahmad
Subject: NOTICE OF STUDY COMMENCEMENT - MUNICIPAL SERVICING MASTER PLAN STEELES AVE. CORRIDOR JANE TO KEELE (09321.lc.01.02.10)

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.

Regards,

Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
The Sernas Group Inc.
110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7
office: 905-686-6402 ext 312
fax: 905-432-7877

www.sernasgroup.com

lcollins@srmassociates.org

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From: [Couto, Carlos](#)
To: [Lynn Collins](#)
Cc: [Muneeb Ahmad](#)
Subject: FW: Notice of Commencement - Municipal Servicing Master Plan Class EA Study Steeles Avenue Corridor Jane to Keele
Date: Friday, February 26, 2010 10:45:08 AM

Hi Lynn,

See correspondence below for your information.

Thanks

Carlos Couto C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8525x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

From: Couto, Carlos
Sent: Friday, February 26, 2010 10:01 AM
To: 'Tota, Drawain'
Subject: RE: Notice of Commencement - Municipal Servicing Master Plan Class EA Study Steeles Avenue Corridor Jane to Keele

Drawain,

Thank you for your response, we will update our circulation list accordingly.

Regards

Carlos Couto C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8525x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

From: Tota, Drawain [<mailto:Drawain.Tota@york.ca>]
Sent: Friday, February 26, 2010 9:36 AM
To: Couto, Carlos
Cc: Fung, Stephen
Subject: Notice of Commencement - Municipal Servicing Master Plan Class EA Study Steeles Avenue Corridor Jane to Keele

Hello Carlos,

We recived a copy of this "Notice" and wish to inform you that we would like to be included in your circulation list so that we will be kept current on our planning process.

Thank you kindly.

Regards

***Drawain Tota, P.Eng.
Water & Wastewater Project Engineer
Capital Planning & Delivery Branch***

**Environmental Services Department
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ont. L3Y 6Z1**

Tel: (905) 830 4444 Ext. 5105

Fax: (905) 830-6927

e-mail: drawain.tota@york.ca

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From: [Muneef Ahmad](#)
To: [Bill Kiru](#)
Cc: [Lynn Collins](#); [Erica Tsang](#)
Subject: RE: OPA620 Black Creek SWMF Charette on Mar 24th (09321ma20100305bkiru)
Date: Friday, March 05, 2010 11:54:31 AM

Thanks Bill:

This helps tremendously. We'll ensure these individuals receive the final invite with yourself, Sameer and Marty at the same time so you are all aware of who the notice has been sent to.

Regards,

Muneef Ahmad, P.Eng., LEED AP
Associate, Manager – Water Resources
SERNAS ASSOCIATES

(A Member of the Sernas Group Inc)

141 Brunel Road

Mississauga, ON L4Z 1X3

T: 416-213-7121 ext.258

F: 905-890-8499

<http://www.sernasgroup.com>

email: mahmad@sernas.com

From: Bill Kiru [mailto:BKiru@TRCA.on.ca]
Sent: March 5, 2010 11:44 AM
To: Muneef Ahmad
Cc: Sameer Dhalla; Marty Brent
Subject: RE: OPA620 Black Creek SWMF Charette on Mar 24th - PLS RESPOND BY FRI. MAR 5th (09321ma20100305bkiru2)

Muneef,

Almost forgot- you need possible TRCA attendees. Here are some names of people at TRCA that may be appropriate to invite- other than Sameer, Marty or me (whom of course will receive the invite).

Brian Denney
Derek Edwards
Deb Martin-Downs
Carolyn Woodland
Jim Dillane
Gaspar Horvath
Beth Williston

Others possibly- Sandy Agnew

Hope that helps.

Bill Kiru, MCIP,RPP
Manager Development Planning and Regulation
Toronto Region Conservation Authority
5 Shoreham Drive
Downsview, Ontario M3N 1S4

Telephone: (416) 661-6600 (x5306)

Facsimile: (416) 661-6898

E-Mail: bkiru@trca.on.ca

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From: [Ian Duncan MacDonald](#)
To: [Lynn Collins](#)
Subject: RE: Invitation to Black Creek Pioneer Village Stakeholder Workshop
Date: Friday, March 05, 2010 5:04:20 PM

Thank you for the invitation. I would very much like to have been there. Unfortunately my schedule has me out of Toronto until March 28th. I would like to be invited to future planning sessions. Black Creek is an important Toronto resource that I fully support.

IAN

Tel.

See My

V

"You know your childhood is over when you stop thinking of your life as something your parents had done to you."

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**

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From: Erica Tsang
To: [Project Files](#)
Cc: [Lynn Collins](#)
Bcc:

Subject: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 05 Mar 10 Email Notice for Stakeholder Workshop)
Date: Friday, March 05, 2010 1:48:31 PM
Attachments: [09321 NOTICE OF STAKEHOLDER WORKSHOP \(Final\).pdf](#)

On behalf of Lynn Collins, please refer to the attached invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop.

Sincerely,

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

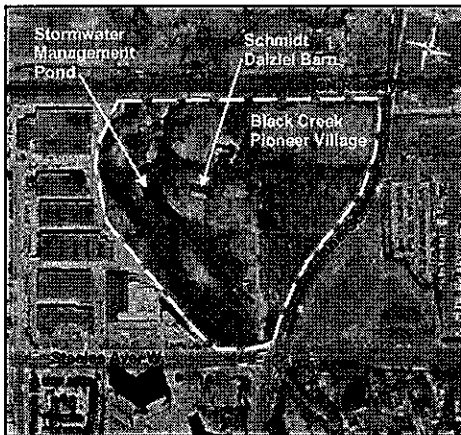
(A member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
Phone: 905.686.6402 ext. 224
Fax: 905.432.7877
www.sernasgroup.com
etsang@srmassociates.org

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

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BACKGROUND

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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
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: 905-686-6402 Ext. 312
Fax: 905-432-7877
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.

From: [Lesli Rynyk](#)
To: [Lynn Collins](#)
Subject: Stakeholders Workshop for the Black Creek Pioneer Village
Date: Monday, March 08, 2010 10:18:38 AM

good morning Lynn!

Not sure if Mike Bender has also emailed you or not but I thought I would make sure... I will be accompanying him to this workshop as an observer.

Hope you are having a wonderful day and enjoyed the beautiful weekend!

Lesli



LESLI RYNYK BES (Hons.) | Administrative Coordinator, Conservation Lands | Toronto and Region Conservation Authority |
Mailing: 70 Canuck Ave, Downsview, ON M3K 2C5 | Billing: 5 Shoreham Drive, Downsview, ON, M3N 1S4 | Tel: 416-661-6600
ext. 5579 | Fax: 416-667-6278 | Email: lrnyk@trca.on.ca | Web: www.trca.on.ca |

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Thank you."

From: Adele Berchtold
To: Lynn Collins
Subject: Black Creek Stakeholders Workshop
Date: Monday, March 08, 2010 9:40:59 AM

I accept the invitation to this meeting. Thank you!

ADELE BERCHTOLD - BLACK CREEK PIONEER VILLAGE

1000 Murray Ross Pkwy./ Toronto, On. /M3J 2P3

 416-736-1733 ext 5405  www.blackcreek.ca  aberchtold@trca.on.ca



Please consider the environment before printing this email

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Thank you."*

From: [Derek Edwards](#)
To: [Lynn Collins](#)
Subject: BCPV Stormwater Management Facility Stakeholders Workshop
Date: Tuesday, March 09, 2010 4:13:05 PM

Lynn,

I will be attending the BCPV Stormwater Management Facility Stakeholders Workshop to be held on March 24

Derek Edwards
Director, Parks and Culture Division
Toronto and Region Conservation
5 Shoreham Dr.
Downsview, Ontario
M3N 1S4
Phone: (416) 661-6600 Ext. 5672
Fax: (416) 667-6289
<http://www.trca.on.ca/>

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Thank you."

From: [Kathy Stranks](#)
To: [Lynn Collins](#)
Subject: BCPV SWM Facility Stakeholder Workshop
Date: Tuesday, March 09, 2010 4:17:35 PM

Brian Denney will attend. He has another meeting that overlaps but it is at BCPV as well so he will stop in when he can.

Kathy Stranks
Manager, Chair and CAO's Office
Corporate Secretariat, CAO's Office
Toronto and Region Conservation
5 Shoreham Drive
Downsview, ON M3N 1S4
tel: 416-661-6600 ext. 5264
fax: 416-661-6898
email: kstranks@trca.on.ca
website: <http://www.trca.on.ca/>

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Thank you.”

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](#)

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
etsang@srmassociates.org

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

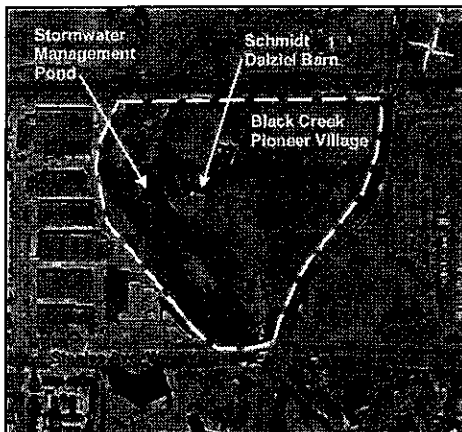
**MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY
STEELES AVENUE CORRIDOR JANE TO KEELE, CITY OF VAUGHAN
OFFICIAL PLAN AMENDMENT (OPA) 620**

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

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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.

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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. Muneef Ahmad
Consultant Project Manager
The Semas Group Inc.
c/o Lynn Collins
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Email: lcollins@semas.com

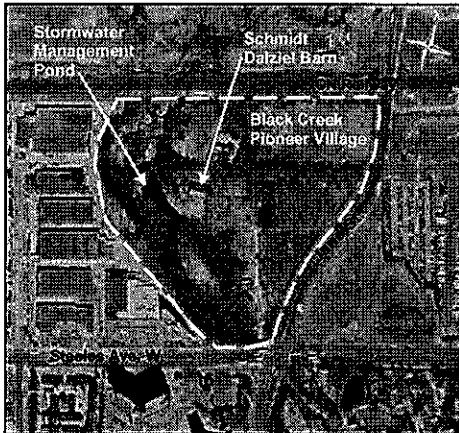
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INVITATION FOR THE BLACK CREEK PIONEER VILLAGE STORMWATER MANAGEMENT FACILITY STAKEHOLDER WORKSHOP

**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)**

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RSVP: Please RSVP by March 17 to Lynn Collins

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

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From: Erica Tsang
To: "Suzanne Bevan"
Cc: Lynn Collins
Subject: RE: : Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 11 Mar 10 S.Bevan)
Date: March 22, 2010 2:26:00 PM

Afternoon Suzanne,

Thank you for the confirmation and clarification. Also just to keep you informed, I checked our mailing list and you have been included.

Sincerely,

J. Erica Tsang, M.E.S., B.E.S.
Environmental Project Technician

SRM Associates (A Member of The Sernas Group Inc.)
P. 905.686.6402 ext. 224 F. 905.432.7877 E. etsang@srmassociates.org

-----Original Message-----

From: Suzanne Bevan [<mailto:SBevan@trca.on.ca>]
Sent: March 22, 2010 11:18 AM
To: Erica Tsang
Cc: Bill Kiru
Subject: Fw: : Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 11 Mar 10 S.Bevan)

Hi Erica,

Thank you for sending this version of the invitation. Please note that I am unable to attend.

Just to confirm that I will be the contact for the review of the Environmental Assessment and I will manage the file. Please continue to involve the TRCA staff listed below as you have been. If you could just add me to the email list it would be appreciated.

Thank you,
Suzanne Bevan
Planner II, Environmental Assessment Planning
Planning and Development
Toronto and Region Conservation Authority
ph 416-661-6600 x5759
fx 416-661-6898
sbevan@trca.on.ca

----- Forwarded by Suzanne Bevan/MTRCA on 03/22/2010 11:22 AM -----

"Erica Tsang" <etsang@srmassociates.org>

03/11/2010 03:43 PM To
"Suzanne Bevan" <SBevan@trca.on.ca>
cc

"Lynn Collins" <lcollins@srmassociates.org>

Subject

RE: : Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 11 Mar 10 S.Bevan)

Dear Ms. Bevan,

As requested, please see the invitation below.

Thank you for letting us know that you are the main contact for this project. Below is a list of staff we have already contacted for the workshop.

Brian Denney
Derek Edwards
Deb Martin-Downs
Carolyn Woodland
Jim Dillane
Gaspar Horvath
Beth Williston
Sameer Dhalla
Marty Brent
Bill Kiru

For future notifications, please confirm that you will be circulating notices to those identified below. Otherwise, we will keep them on our stakeholder list for circulation.

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
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Barn.

INVITATION

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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

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COMMENTS

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

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Please feel free to contact me or those listed on the invitation if you have any further questions.

Sincerely,

J. Erica Tsang, M.E.S., B.E.S.
Environmental Project Technician
THE SERNAS GROUP INC.

110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
Phone: 905.686.6402 ext. 224
Fax: 905.432.7877
Email: etsang@srmassociates.org <<mailto:jhaslett@srmassociates.org>>

www.sernas.com <<http://www.sernasgroup.com/>>

From: Suzanne Bevan [<mailto:SBevan@trca.on.ca>]
Sent: March 11, 2010 1:40 PM
To: Erica Tsang
Subject: : Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 9 Mar 10 Email Notice)

Hi Erica,

I am having trouble opening the pdf version of the Invitation.
Could you please confirm the date, time and location of the workshop for me by email.

Please note that I will be the main contact for this Master Plan review. I will ensure that all the appropriate TRCA staff are informed throughout the study.

Thank you,
Suzanne Bevan
Planner II, Environmental Assessment Planning
Planning and Development
Toronto and Region Conservation Authority
ph 416-661-6600 x5759
fx 416-661-6898
sbevan@trca.on.ca

----- Forwarded by Suzanne Bevan/MTRCA on 03/11/2010 01:46 PM -----

Beth Williston/MTRCA

03/09/2010 07:21 PM

To
"Suzanne Bevan" <sbevan@trca.on.ca>
cc
Subject
SUZANNE - URGENT Fw: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 9 Mar 10 Email Notice)

From: "Erica Tsang" [etsang@srmassociates.org]
Sent: 03/09/2010 08:53 AM EST
To: Brian Denney; Derek Edwards; <dmartindowns@trca.on.ca>; Carolyn Woodland; Jim Dillane;

Gaspar Horvath; Beth Williston; <jeffrey.abrams@vaughan.ca>; <sandra.racco@vaughan.ca>
Cc: "Lynn Collins" <lcollins@srmassociates.org>; Marty Brent; Sameer Dhalla; Bill Kiru
Subject: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder
Workshop (09321 et 9 Mar 10 Email Notice)

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:jhaslett@srmassociates.org>>

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Thank you."

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Thank you."

From:
To: [Lynn Collins](mailto:Lynn.Collins)
Subject: Re: Municipal Servicing Master Plan Class Environmental Assessment Study Steeles Avenue Corridor - Invitation to Workshop (09321.lc.11.03.10)
Date: Thursday, March 11, 2010 4:01:19 PM

Dear Lynn:

Thanks for clearing that up. I will get in touch with Marty and find out how I can help. Sorry, but I get a lot of email and was unsure of the connection here.

Karolyn

--- On **Thu, 3/11/10**, **Lynn Collins** <lcollins@srmassociates.org> wrote:

From: Lynn Collins <lcollins@srmassociates.org>
Subject: Municipal Servicing Master Plan Class Environmental Assessment Study Steeles Avenue Corridor - Invitation to Workshop (09321.lc.11.03.10)
To: smardz@rogers.com
Date: Thursday, March 11, 2010, 12:15 PM

Dear I

Thank you for your response to the notice of the workshop at Black Creek Pioneer Village. I am writing in response to your e-mail of March 6th, 2010.

When we initiate a project we compile a stakeholder list from a variety of sources, for this project we compiled the stakeholder list with input from the City of Vaughan, Toronto and Region Conservation Authority and staff at Black Creek Pioneer Village. Your contact address was given to us through Black Creek Pioneer Village as staff there felt that you have an interest in the Black Creek Pioneer Village site.

Although you may not have an interest in wastewater management you may be interested in providing input on the importance of the heritage community to you and your use/enjoyment of the property. This type of input is used to inform any recommended solution that may be proposed on the site.

We trust the above answers your question or concern regarding the source of us receiving your contact information. Should you prefer to not receive notices of the study we can

remove you from the stakeholder list, simply e-mail us to advise us of your preference.

Regards,

Lynn Collins, MCIP, RPP

Associate, Environmental Project Coordinator

The Sernas Group Inc.

110 Scotia Court, Unit 41

Whitby, Ontario L1N 8Y7

office: 905-686-6402

fax: 905-432-7877

From

Sent: Saturday, March 06, 2010 8:55 AM

To: Jennifer Haslett

Subject: why me?

Dear Sir/Madam:

Thanks for the note but I am a bit puzzled as to why I am on your mailing list? While I am loosely associated with both Black Creek and the heritage community, I have nothing to do with wastewater management, etc.

Where did you get my email address, if I may ask?

From: [Janet Batchelor](#)
To: [Lynn Collins](#)
Subject: Stakeholder Workshop
Date: Thursday, March 11, 2010 8:53:42 AM

Hello Lynn

I would like to be included in the the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop, on March 24, 2010 at 7:00pm.

Thanks sincerely,

Janet Batchelor
Archival Heritage Researcher
Archeology Unit
TRCA
Restoration Services

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From: Lynn Collins
To:
Bcc: [Muneet Ahmad; Project Files; Carlos Couto \(carlos.couto@city.vaughan.on.ca\); Marty Brent \(mbrent@trca.on.ca\); Erica Tsang; Project Files](#)
Subject: Municipal Servicing Master Plan Class Environmental Assessment Study Steeles Avenue Corridor - Invitation to Workshop (09321.lc.11.03.10)
Date: Friday, March 12, 2010 1:00:00 PM

Dear I

Thank you for your response to the notice of the workshop at Black Creek Pioneer Village. I am writing in response to your e-mail of March 5th, 2010.

When we initiate a project we compile a stakeholder list from a variety of sources, for this project we compiled the stakeholder list with input from the City of Vaughan, Toronto and Region Conservation Authority and staff at Black Creek Pioneer Village. Your contact address was given to us through Black Creek Pioneer Village as staff there felt that you have an interest in the Black Creek Pioneer Village site.

We trust the above answers your question or concern regarding the source of your contact information. Should you prefer to not receive notices of the study we can remove you from the stakeholder list, simply e-mail us to advise us of your preference.

Regards,

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

From: : a]
Sent: Friday, March 05, 2010 4:52 PM
To: Jennifer Haslett
Subject: black creek

Hello,

Just curious. How did you get my contact info?

Looking for the perfect gift? [Give the gift of Flickr!](#)

From: [Dianne Bravo](#)
To: [Lynn Collins](#)
Subject: Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop - March 24, 2010
Date: Monday, March 15, 2010 5:31:43 PM

Dear Lynn Collins,

I will be attending the workshop on behalf of Councillor Augimeri who has another commitment that evening.

Thank you,
Dianne

Dianne Bravo
Special Assistant - Ecology and Environment
Councillor Maria Augimeri
Ward 9, York Centre
Tel: 416-392-4242
Fax: 416-392-7109
dbravo@toronto.ca
www.mariaaugimeri.com

From:
To: Lynn Collins
Subject: Re: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 05 Mar 10 Email Notice for Stakeholder Workshop)
Date: Friday, March 12, 2010 7:48:11 PM

Lorne Smith has reminded me that I am having a "senior's moment" -- our Directors meeting is April 24th and not March 24th...so I can attend hopefully.

----- Original Message -----

From: Lynn Collins
To: j
Cc: carlos.couto@city.vaughan.on.ca ; Muneef Ahmad
Sent: Friday, March 12, 2010 5:50 PM
Subject: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 05 Mar 10 Email Notice for Stakeholder Workshop)

Good Afternoon A

Thank you for your response to the Invitation to the Workshop at Black Creek Pioneer Village.

We are sorry that you and the certain members of the German Folklore Society will not be able to attend the meeting, we would have liked to have had your input.

We will be having a brief presentation at the beginning of the evening outlining the background of the Municipal Servicing Master Plan Class EA for the Steeles Avenue Corridor, then narrowing the focus to the existing stormwater management pond on the Black Creek Pioneer Village site and opportunities and constraints to expansion of the pond. Following the presentation we will be carrying out a workshop where we will be seeking input from stakeholders.

What I would like to suggest is that we send you the material that will be presented at the workshop, once you have had a chance to review the material we would welcome your input.

We will forward you the workshop package on March 25th.

Should you have any questions or comments in the meantime, please call or e-mail either myself or Mr. Carlos Couto the project manager at the City of Vaughan.

Regards,

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

From: Marlene Mattson [mailto:mmattson@sympatico.ca]
Sent: Monday, March 08, 2010 10:05 AM

To: Erica Tsang

Subject: Re: Invitation for the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop (09321 et 05 Mar 10 Email Notice for Stakeholder Workshop)

Unfortunately, I will be in Milton the entire day on the 24th for a Directors Meeting of the Pennsylvania German Folklore Society of Ontario and so will all of the other directors including Lorne Smith if he is on your list.

Marlene Mattson

----- Original Message -----

From: [Chris Bagley](#)
To: [Lynn Collins](#)
Cc: [Marty Brent](#)
Subject: Re: Stakeholders Workshop -Schmidt-Dalziel Property
Date: Wednesday, March 17, 2010 3:07:40 PM

Hello Lynn,

I will be attending the workshop. See you there.

Cheers,

Chris Bagley
Manager, Public Programs and Maintenance
Black Creek Pioneer Village
1000 Murray Ross Parkway
Toronto, Ontario M3J 2P3
tel: (416) 736-1733 ext. 5442
fax: (416) 661-6610
cbagley@trca.on.ca
www.blackcreek.ca ***PLEASE CONSIDER THE ENVIRONMENT WHEN DECIDING TO PRINT THIS MESSAGE**

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Thank you."*

From: [Lynn Collins](#)
To: [Muneef Ahmad](#)
Subject: FW: Letter from Suzane Bevan regarding 43782 - Response to Notice of Commencement OPA
Date: March 31, 2010 11:16:16 AM
Attachments: [43782 - Response to Notice of Commencement OPA 620.PDF](#)

I just noticed you were not cc'd on the attached...my apologies.

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

lcollins@srmassociates.org

From: Antonietta Gentile [mailto:AGentile@TRCA.on.ca]
Sent: Friday, March 19, 2010 3:18 PM
To: carolos.couto@vaughan.ca
Cc: Lynn Collins; Beth Williston; Gary Wilkins; Bill Kiru; Sameer Dhalla; George Leja; Cathy Crinnion; Marty Brent
Subject: Letter from Suzane Bevan regarding 43782 - Response to Notice of Commencement OPA

Antonietta Gentile
Administrative Assistant
Environmental Assessment Planning
Planning and Development Division
Toronto and Region Conservation Authority
Tel: 416-661-6600 Ext. 5796
Fax: 416-661-6898

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Thank you."

March 18, 2010

CFN TBD
Xref CFN 40889

BY MAIL AND EMAIL (carlos.couto@vaughan.ca)

Mr. Carlos Couto
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Couto:

**Re: Response to Notice of Commencement
Municipal Servicing Master Plan, Class Environmental Assessment Study and
Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)
Steeles Avenue Corridor, west of Jane Street to Keele Street
Humber River Watershed; City of Vaughan; Regional Municipality of York.**

Toronto and Region Conservation Authority (TRCA) staff received the Notice of Commencement for the above noted Environmental Assessment (EA) Study on February 2, 2010.

It is our understanding that the City of Vaughan is undertaking a Municipal Servicing Master Plan Class EA Study for the Steeles Avenue Corridor (north side of Steeles Avenue, west of Jane Street to Keele Street). The study will determine 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. Staff also understands that the Ministry of Environment and Infrastructure (MEI) has landholdings (Hydro Corridor) within the study area limits that may be considered for disposition based on the outcome of the Master Plan study. Projects proposed within the Hydro Corridor will be assessed in accordance with the requirements of the MEI Class Environmental Assessment Process for Realty (Non-Electricity Projects).

TRCA Areas of Interest

Staff has identified the following Areas of Interest within the study area:

Regulated Areas

- Regulation Limit
- Crest of Slope
- Regulatory Flood Plain
- Watercourses

TRCA Program and Policy Areas

- Aquatic Species and Habitat
- Aquifers and Hydrogeological Features
- Archaeological and Heritage Resources
- Conservation Land (TRCA property, including historic Black Creek Pioneer Village)
- Living City Programs:
 - Renewable Energy
 - Sustainable Communities
 - Sustainable Technologies
- Terrestrial Natural Heritage Strategy
- Terrestrial Species and Habitat
- Valley and Stream Corridor Management Program

Available mapping and program information regarding these Areas of Interest will be sent under separate cover for your reference. Please ensure that the status, potential impacts and opportunities for enhancement related to these Areas of Interest are documented and assessed through a review of background material, technical study, field assessment and detailed evaluation, as appropriate.

Member of Conservation Ontario



Selection of Alternatives

In consideration of TRCA's *Valley and Stream Corridor Management Program*, Ontario Regulation 166/06, and TRCA's other programs and policies, staff requires that the preferred alternative meets the following criteria:

1. Prevents the risk associated with flooding, erosion or slope instability.
2. Protects and rehabilitates existing landforms, features and functions.
3. Provides for aquatic, terrestrial and human access.
4. Minimizes water/energy consumption and pollution.
5. Addresses TRCA property and heritage resource concerns.

TRCA Review

Prior to selecting the preferred alternative solution and design, please arrange a meeting to discuss issues that relate to our program and policy concerns. In addition, please add TRCA's Watershed Specialist, Gary Wilkins to the project mailing list to receive any public information updates.

A copy of the TRCA Environmental Assessment Review Program Service Delivery Standards, and a summary chart is enclosed for your reference. We recommend you refer to these submission standards during the study to facilitate TRCA review. Please provide the following submissions to expedite TRCA review.

- Notices of public meetings and display material and handouts;
- Four hard copies of the Phase 1/2 Report;
- Four hard copies of the Draft Master Plan Document, and;
- One hard copy and one digital copy of the Final Master Plan Document.

Fees

Please be advised that the Authority adopted a new fee schedule on January 8, 2010. The fee for reviewing this Master Plan project is \$10,200. Staff understands that the City of Vaughan and TRCA are in the process of formalizing a Memorandum of Understanding (MOU) and associated funding with respect to the completion of a study to determine the feasibility of accommodating a portion of the stormwater management infrastructure required for the "Stormwater Management for the OPA 620 Planning Area" within Black Creek Pioneer Village North. Further to the formalization of the MOU, staff confirms that no fee is required for the TRCA review of this Master Plan.

Should you have any questions, please contact me at extension 5759 or by email at sbevan@trca.on.ca.

Yours truly,



Suzanne Bevan
Planner II, Environmental Assessment Planning
Planning and Development

Encl.: TRCA Areas of Interest Summary Table
Service Delivery Standards - Recommended TRCA Contact Points

BY EMAIL

cc: Muneef Ahmed, c/o Lynn Collins, The Sernas Group, (lcollins@sernas.com)
TRCA: Carolyn Woodland, Director of Planning and Development
Beth Williston, Manager, Environmental Assessment Planning

Gary Wilkins, Humber Watershed Specialist
Bill Kiru, Manager, Development, Planning and Regulation
Sameer Dhalla, Water Resource Manager
George Leja, Real Estate Co-ordinator
Cathy Crinnion, Archaeology Resource Management Services
Marty Brent, General Manager, Black Creek Pioneer Village

F:\Home\Public\Development Services\EA\Letters for Mailing\43782 Response to Notice of Commencement OPA 620.doc

TRCA AREAS OF INTEREST

EA Requirements

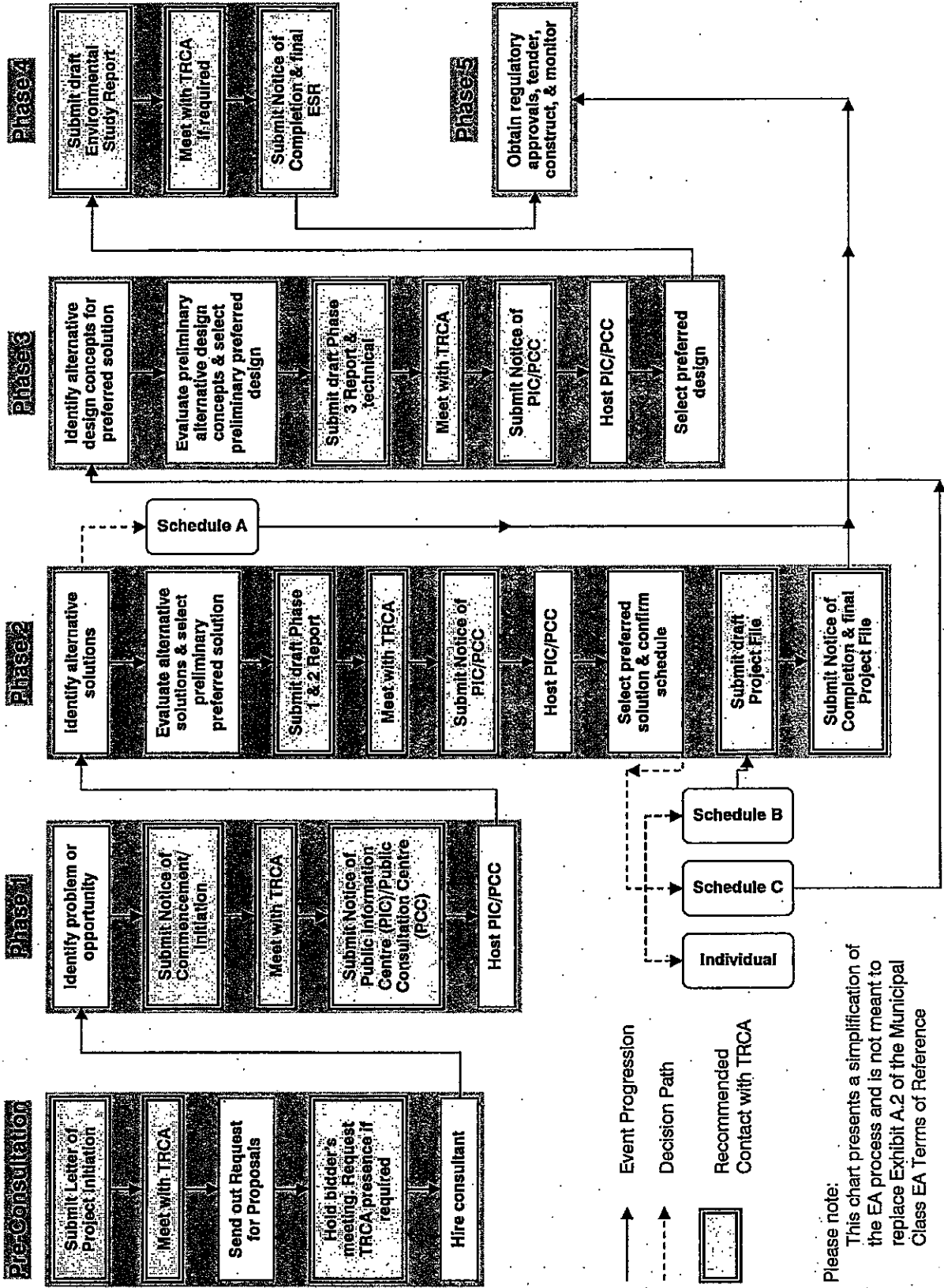
Document and assess the status, potential impacts and opportunities for enhancement that relate to the following Areas of Interest through a review of background material, technical study, field assessment and detailed evaluation, as appropriate. Make reference to the applicable Program and Policy documents. Include in the EA Document appendices any minutes, structure summary sheets for watercourses or wetlands, or other material collected through meetings with TRCA staff. Natural features may need to be confirmed on site by TRCA staff.

Area of Interest / Data Availability	Program and Policy Concerns
TRCA REGULATED AREAS	
Regulation Limit GIS data available	<p>In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), a permit is required from the TRCA prior to any development (e.g. construction) if, in the opinion of TRCA, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected. The Regulation Limit defines the greater of the natural hazards associated with Ontario Regulation 166/06 (listed below).</p> <p>NOTE: The Regulation Limit provides a geographical screening tool for determining if Ontario Regulation 166/06 will apply to a given proposal. Through site assessment or other investigation, it may be determined that areas outside of the defined Regulation Limit require permits under Ontario Regulation 166/06.</p> <p>Any development within the Regulation Limit must comply with the applicable sections of TRCA's <i>Valley and Stream Corridor Management Program</i>.</p>
Crest of Slope	<p>Valley and stream corridors are dynamic systems that provide important natural functions and linkages for the physical, chemical and biological processes of wildlife, watercourses, and other natural features. The Crest of Slope identifies the physical limit of these corridors; however, due to ecological sensitivities, development restrictions typically extend beyond the actual Crest of Slope.</p>
Regulatory Flood Plain Engineered maps may be available	<p>The Regulatory Flood Plain is the approved standard used in a particular watershed to define the limit of the flood plain for regulatory purposes. Within TRCA's jurisdiction, the Regulatory Flood Plain is based on the greater of the regional storm, Hurricane Hazel, and the 100 year flood.</p> <p>Any development or alterations to existing structures within the Regulatory Flood Plain may introduce risk to life or property, and may not be compatible with existing natural features. TRCA's framework for Flood Plain Management is the <i>Valley and Stream Corridor Management Program</i>.</p> <p>TRCA may require a flood study or hydraulic update to confirm that there will be no impacts to the storage or conveyance of flood waters.</p>
Watercourses GIS data available	<p>Typically, watercourses are associated with aquatic species and habitat. Any alteration or interference to a watercourse (e.g. straightening, diverting, realigning, altering baseflow) has the potential to impact fish communities, but may also affect the Regulatory Flood Plain, erosion or other natural channel processes.</p>
TRCA PROGRAM AND POLICY AREAS	
<i>Note: Additional program and policy information may be available at www.trca.on.ca, or by request.</i>	
Aquatic Species and Habitat GIS data available	<p>Under the <i>Fisheries Act</i>, the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat is prohibited, unless authorized by Fisheries and Oceans Canada (DFO). TRCA reviews projects under the <i>Fisheries Act</i> based on our Level III Agreement with DFO to ensure that any potential impacts to fish habitat are appropriately mitigated, or that adequate compensation is provided where a HADD is unavoidable. Alternatives should be designed with appropriate mitigation measures to avoid a HADD. If a HADD is unavoidable, a suitable compensation plan must be developed, and Authorization from DFO will be required.</p> <p>TRCA may require a quantification and assessment of existing conditions and proposed changes</p>

TRCA AREAS OF INTEREST

	to fish habitat and communities to confirm impacts to these resources.
Aquifers and Hydrogeological Features	<p>The extraction and discharge of groundwater has the potential to negatively impact surrounding natural features. Even small amounts of groundwater extraction may reduce contributions to groundwater dependent features such as wetlands, springs, or fish spawning habitat. In addition, the discharge of groundwater must be controlled to avoid impacts to watercourses and fish habitat from erosion, sedimentation and water quality concerns.</p> <p>TRCA may require geotechnical or hydrogeological investigations to confirm dewatering and discharge requirements, and to identify appropriate mitigation measures.</p>
Archaeological and Heritage Resources	<p>TRCA watershed strategies include recommendations for the management of archaeological and heritage resources in accordance with Ministry of Culture and Municipal standards. Preserve and protect archaeological resources where possible.</p> <p>TRCA may require a Stage 1, 2, 3, or 4 archaeological assessment to confirm impacts to these resources. Note that an archaeological investigation by TRCA's archaeological staff must precede any disturbance to TRCA property, at the cost of the proponent. Scheduling will be subject to weather, seasonal programs and other field work.</p>
Conservation Land (TRCA Property) GIS data available	<p>If TRCA property is needed for the implementation of the preferred alternative, permission and approval from TRCA and the Minister of Natural Resources are required. The design must demonstrate that TRCA program and policy objectives are met. Formal approval typically takes 12 to 18 months from the completion of the EA document. As noted above, an archaeological investigation by TRCA's archaeological staff must precede any disturbance to TRCA property.</p> <p>Applicable programs and strategies for works on TRCA property may include: <i>TRCA Strategy for Public Use of Authority Lands</i>, <i>TRCA Greenspace Strategy</i>, <i>Archaeological Resource Management Procedures: Guidelines</i>, master plans for specific conservation lands, watershed strategies, or other programs or policies referenced in this document.</p>
Living City Programs	<p>The Living City is a vision adopted by TRCA for a new kind of community, where human settlement can flourish forever as part of nature's beauty and diversity. The key objectives of the Living City are: healthy rivers and shorelines; regional biodiversity; sustainable communities; and business excellence. Programs associated with TRCA's Living City include: trails enhancement, renewable energy, sustainable communities, and the <i>Sustainable Technologies Evaluation Program (STEP)</i>.</p>
Terrestrial Natural Heritage Strategy GIS data available	<p>TRCA has identified the need to improve both the quality and quantity of terrestrial habitat. TRCA's <i>Terrestrial Natural Heritage Strategy</i> sets measurable targets for attaining a healthier natural system by creating an expanded and targeted land base. It includes strategic directions for stewardship and securement of the land base, a land use policy framework to help achieve the target system, and other implementation mechanisms.</p>
Terrestrial Species and Habitat GIS data available	<p>The terrestrial system includes landscape features, vegetation communities and flora and fauna species. Terrestrial species and habitat should be assessed based on their conservation status according to sensitivity to disturbance and specialized ecological needs, as well as rarity.</p> <p>TRCA may require a site assessment and terrestrial inventory to confirm impacts to these resources. TRCA's <i>Terrestrial Natural Heritage Strategy</i> may be applicable to any work that impacts terrestrial species and habitat. In addition, relevant legislation (e.g. <i>Migratory Bird Convention Act</i>, <i>Species at Risk Act</i>) should be applied.</p>
Valley and Stream Corridor Management Program	<p>The Authority's policies for defining "valley corridor" boundaries are guided by our "Valley and Stream Corridor Management Program" (VSCMP). The VSCMP guides our review of development proposals and permit and planning applications. The overall objectives of these policies is to prevent new development and/or lots from occurring within areas that may introduce a risk to life and property associated with flooding, erosion and slope stability or is not compatible with the protection or rehabilitation of these areas in their natural state.</p>

Service Delivery Standards Recommended TRCA Contact Points in the Municipal Class EA Planning & Design Process



Please note:
This chart presents a simplification of the EA process and is not meant to replace Exhibit A.2 of the Municipal Class EA Terms of Reference

From: Lynn Collins
To:
Cc: [Muneef Ahmad; Carlos Couto \(carlos.couto@city.vaughan.on.ca\)](mailto:Muneef.Ahmad; Carlos.Couto@city.vaughan.on.ca)
Bcc: [Project Files; Erica Tsang](#)
Subject: RE: Black Creek Pioneer Village Stakeholder Workshop (March 24)
Date: Sunday, March 21, 2010 10:24:00 AM

Dear Ms. F

Thank you for your response to the invitation to the Black Creek Pioneer Village Stormwater Management Facility Stakeholder Workshop. The Workshop is for all stakeholders that have an interest in the study, it is not limited to agency staff, please feel welcome to join the meeting at whatever point you can.

Regards,

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

-----Original Message-----

From: rku.ca [<mailto:peddinti@yorku.ca>]
Sent: Saturday, March 20, 2010 1:28 PM
To: Lynn Collins
Subject: Black Creek Pioneer Village Stakeholder Workshop (March 24)

Good Afternoon Lynn

I know that I am actually a little late but I was wondering if this Env. Assessment is only for the planners and city consultants- interested parties as well.

I know it is a bit late but I saw this message today and was wondering if I can come to see it. I will be volunteering for IRIS during the afternoon- early evening for Earth Hour. But I also wanted to participate in this workshop.

Please let me know if its possible -if not its okay.

Thanks.

From:
To: [Lynn Collins](#)
Subject: Sorry not to have RSVP on time
Date: Monday, March 22, 2010 10:28:45 AM

Lynn, while interested in this area, I am unable to attend on the 24th ...

=====

Ninth Line Stouffville ON Canada L4A 1L2
phone:
email: .. |

From: —
To: [Lynn Collins](#)
Subject: rsvp for workshop
Date: Monday, March 22, 2010 8:35:45 AM

Good morning,

I can't remember if I RSVP'd to come to the workshop being held at Black Creek Pioneer Village this coming Wednesday evening, but in any case, I thought I better send another message just in case.
Thank you,

From: [Muneef Ahmad](#)
To: [Lynn Collins](#)
Subject: RE: Black Creek Pioneer Village - Pond 61, Archaeological Assessment
Date: Thursday, March 25, 2010 4:32:10 PM

It was our pleasure to meet you and have your input at the Workshop.

Thank you very much for the information and appreciate you keeping the lines of communication open,

Muneef Ahmad, P.Eng., LEED AP
Associate, Manager – Water Resources
SERNAS ASSOCIATES

(A Member of the Sernas Group Inc)

141 Brunel Road

Mississauga, ON L4Z 1X3

T: 416-213-7121 ext.258

F: 905-890-8499

<http://www.sernasgroup.com>

email: mahmad@sernas.com

From: Janice Teichroeb [<mailto:JTeichroeb@TRCA.on.ca>]
Sent: March 25, 2010 9:55 AM
To: Lynn Collins; Muneef Ahmad
Subject: Black Creek Pioneer Village - Pond 61, Archaeological Assessment

Good Morning Lynn and Muneef,

It was a pleasure meeting you both last evening.

I have attached a graphic image indicating the areas assessed by the TRCA Archaeology team for the expansion of the SWM pond west of the Dalziel barn. We encountered two clusters of historic artifacts, one west of the barn and the second west of the house near the mill. Also identified was a mill race which is a cultural landscape feature.

As discussed last evening, we feel that preservation of the mill race would be of benefit to the village. That a SWM pond that extends north of the existing pond would be a more authentic water feature for the site.

Please contact me if you need any clarification or further information regarding the archaeological assessment completed.

Janice

Janice Teichroeb, M.A.

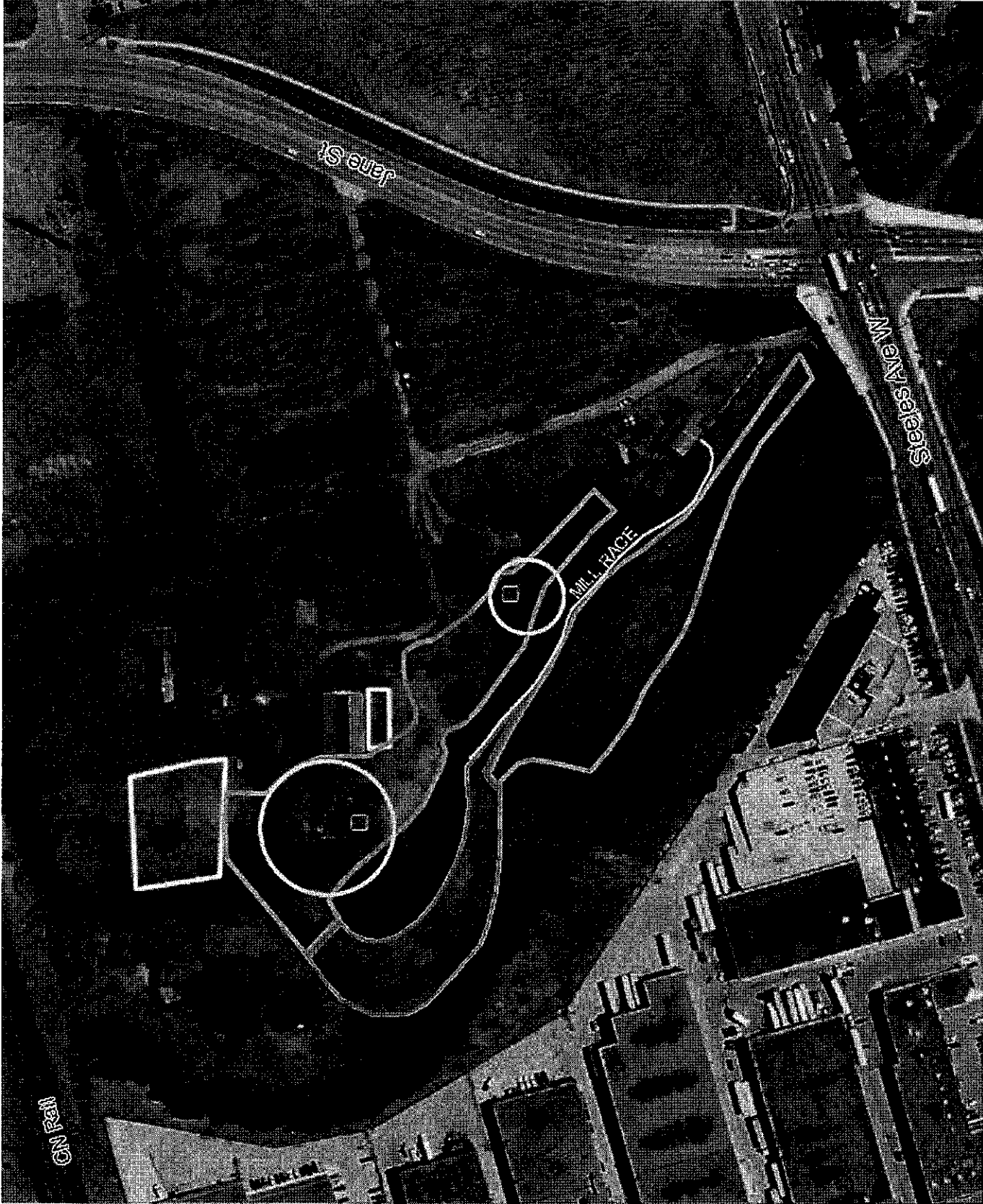
Archaeology Resource Management Services
Toronto and Region Conservation Authority
Tel: (416) 661-6600 ext. 6406 Cell: 416 991-3591 Email: jteichroeb@trca.on.ca

"Archaeology is not what you find, it's what you find out" David Hurst Thomas

***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."*



- Aboriginal artifact
- Euro-Canadian artifacts

- ▬ Area testpitted at 5m intervals
- ▬ Area testpitted at 10m intervals
- ▬ Area avoided, due to disturbance



From: Lynn Collins
To: "Lynn Collins" <lyncollins@lcl.com>
"Lynn Collins" <lyncollins@lcl.com>
"Lynn Collins" <lyncollins@lcl.com>
"Lynn Collins" <lyncollins@lcl.com>
Cc:
Bcc: [Project Files](#)
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](#)

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

lyncollins@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



Emergency Medical Services Branch
Community and Health Services Department

June 4, 2010

Mr. Carlos Couto, CET
City of Vaughan
Project Manager
Transportation Engineering Department
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Dear Mr. Couto:

**Re: Notice of Public Information Centre #1
Municipal Servicing Master Plan
Class Environmental Assessment Study
Steeles Avenue Corridor Jane to Keele
City of Vaughan Office Plan Amendment (OPA) 620 and
Ministry of Energy and Infrastructure Class Environmental Assessment**

We have received your letter informing York Region EMS of the Notice of Public Information Centre #1 regarding the City of Vaughan's Class Environmental Assessment Study – Steeles Avenue Corridor Jane to Keele.

Please forward to us any information you may have on the following:

- Access routes
- Egress routes
- Duration of impediments
- Possible impact(s) if any, on the Emergency Services Sector

Sincerely,

Susan Wood
Manager of EMS
Emergency Medical Services Branch

SW/mcc

2120305_City of Vaughan Transportation Steeles Avenue to Keele_ June 4 2010(E01)

RECEIVED	
CITY OF VAUGHAN	
JUN 10 2010	
DEVELOPMENT / TRANSPORT ENGINEERING DEPARTMENT	
REFER TO _____	NOTED _____
FILE NAME: <u>CE</u> <u>W</u> <u>BB</u>	

OPA 620 MSMP EA
CORRES.

From: [Sergio Marlo-MPP](#)
To: [Erica Tsang](#)
Subject: RE: Notice of Public Information Centre #1_Municipal Servicing Master Plan Class EA Study_Steeles Avenue Corridor_Jane to Keele St._City of Vaughan
Date: June 4, 2010 10:25:07 AM

Dear J. Erica Tsang,

Thank you for your kind invitation to the public information session regarding the Steeles Avenue corridor environmental assessment, scheduled for June 17, 2010. Unfortunately, MPP Mario Sergio is unable to attend and sends his regrets. Thank you for keeping our office informed of the public session.

Sincerely,

Celeste Bottero
Office of Mario Sergio, MPP
York West

From: Erica Tsang [mailto:etsang@srmassociates.org]
Sent: Thursday, June 03, 2010 9:06 AM
Cc: Lynn Collins; Regina Li
Subject: Notice of Public Information Centre #1_Municipal Servicing Master Plan Class EA Study_Steeles Avenue Corridor_Jane to Keele St._City of Vaughan

Dear Madam/ Sir,

You are receiving the attached Notice of Public Information Centre #1 as an update to the Municipal Servicing Master Plan Class Environmental Assessment Study – Steeles Avenue Corridor, Jane St. to Keele St. within the City of Vaughan. This information is being sent to all identified stakeholders of the study area identified through the study process.

This study is being conducted 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 is now at the stage of presenting alternative servicing strategies, receiving public input, and identifying a preliminary preferred servicing option. Public input during the planning process of this project is encouraged. The Public Information Centre is scheduled to be held as follows:

Date: Thursday June 17, 2010
Time: 2:00 p.m. to 4:00 p.m. and
7:00 p.m. to 9:00 p.m.
Location: Black Creek Pioneer Village, Theatre Room
1000 Murray Ross Parkway
Toronto, Ontario M3J 2P3

We would be please to answer any question or comments once you have had the opportunity to review the attached. Please feel free to contact the undersigned if you have any problems viewing the attachment.

Thank you and Sincerely,

J. 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. 331

Fax. 905.432.7877

Email. etsang@srmassociates.org

www.sernas.com

Ministry of the Environment

Central Region,
York Durham District Office

230 Westney Road South, 5 Floor
Ajax, ON L1S 7J5
Tel. (905) 427-5600
Fax (905) 427-5602

Ministère de l'Environnement

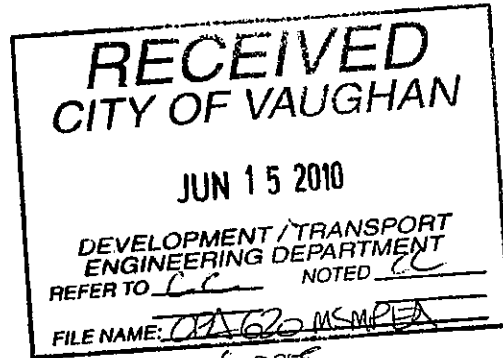
Région du Centre
Bureau de district de York Durham

230, chemin Westney sud
5e étage
Ajax, ON L1S 7J5
Tel. (905) 427-5600
Fax (905) 427-5602



June 8, 2010

Mr. Carlos Couto
Project Manager
City of Vaughan
Development/Transportation Engineering Dept.
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Dear Mr. Couto:

Re: Class Environmental Assessment Study
- Notice of Public Information Centre #1, Municipal Servicing Master Plan
- Steeles Avenue Corridor - Jane to Keele, City of Vaughan

Thank you for your notice regarding the above mentioned project. Unfortunately, I will not be able to attend the Public Information Centre #1 on Thursday June 17, 2010, but I have forwarded a copy of this letter to the attention of our:

Central Region EA Co-ordinator
5775 Yonge St.
North York, ON M2M 4J1

Please copy both me and the EA Co-ordinator on future correspondence on this project.

Yours truly,

A handwritten signature in cursive script that reads "Dave Fumerton".

Dave Fumerton
District Manager
York Durham District

cc: D. Panko

 **TORONTO AND REGION**
Conservation
for The Living City

June 9, 2010

CFN 43782
Xref CFN 40889

BY MAIL AND EMAIL (lcollins@sernas.com)

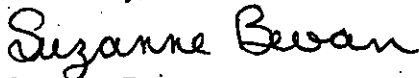
Mr. Muneef Ahmad
The Sernas Group Inc.
c/o Lynn Collins
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7

Dear Mr. Ahmad:

**Re: Response to Notice of Public Information Centre #1
Municipal Servicing Master Plan, Class Environmental Assessment Study and
Ministry of Energy and Infrastructure Class Environmental Assessment (Category B)
Steeles Avenue Corridor, west of Jane Street to Keele Street
Humber River Watershed, City of Vaughan; Regional Municipality of York**

Toronto and Region Conservation Authority (TRCA) staff received notice of the upcoming Public Information Centre (PIC) scheduled for June 17, 2010. Further to TRCA correspondence dated March 18, 2010, staff has expressed interest in this project. While staff is unable to attend the meeting, please forward one copy of any handouts or display materials from this meeting for our files. Please include a digital copy of all materials as part of your submission.

Yours truly,



Suzanne Bevan
Acting Senior Planner, Environmental Assessment Planning
Planning and Development

SB/kr

BY EMAIL

cc: City of Vaughan: Carlos Couto, (carlos.couto@vaughan.ca)
TRCA: Carolyn Woodland, Director, Planning and Development
Beth Williston, Manager, Environmental Assessments
Bill Kiru, Manager, Development, Planning and Regulation
Gary Wilkins, Humber Watershed Specialist

F:\Home\Public\Development Services\EA\Letters for Mailing\43782 Response to PIC1.doc

Member of Conservation Ontario

5 Shoreham Drive, Downsview, Ontario M3N 1S4 (416) 661-6600 FAX 661-6898 www.trca.on.ca





Municipal Engineering Services

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Transportation Planning

EMAIL ONLY

MEETING REPORT

DATE: June 14, 2010 @ 2pm **PROJECT NO.:** 09321
LCTN: 5160 Yonge Street **PROJECT NAME:** OPA 620 Master Plan EA

ATTENDING:

Andrew Pearce
Michael Frieri
Eric Gupta
Carlos Couto
Joanna Kervin
Richard Nusink
Bob Kawun
Kent Taylor
Patrick Grace
Les Hart
Tony Ierullo
Helen An
Jennifer Long
Muneeb Ahmad
Dale Dionne
Amy Winterhalt

COMPANY

City of Vaughan
City of Vaughan
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City of Vaughan
TYSSE
TYSSE
TYSSE
Hydro One
ORC
Hydro One
Hydro One
Hydro One
Hydro One
The Sernas Group
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awinterhalt@sernas.com

ITEM NO. DESCRIPTION

ACTION BY

1.0 **Background**

1.1 Muneeb explained that the City is undertaking the OPA 620 Master Plan Environmental Assessment (EA) which is looking at servicing and stormwater management alternatives for the OPA 620 lands. Stormwater management for these lands was first considered in the Preliminary Master Stormwater Management Report (August 2009) which proposed two ponds; one within the Black Creek Pioneer Village North lands and one within the Hydro One corridor, to treat stormwater from the OPA 620 lands and the Spadina Station lands. In late 2008 – early 2009, TYSSE and the City engaged Hydro One to comment on pond options within the Hydro One corridor. At that time Hydro One staff provided comment on a Hydro corridor SWM pond option which they preferred over the other options.

INFO

2.0 **Proposed Pond within the Hydro Corridor**

2.1 Muneeb presented a drawing with a proposed servicing concept and explained that the Hydro corridor pond commented on by Hydro One is being carried forward into the alternative stormwater management concepts being considered through the EA. The EA has been structured to cover the Ontario Realty Corporation EA requirements as well as the Municipal Class EA requirements.

INFO



- 2.2 Hydro One staff noted that in 2009 when they considered the Hydro corridor pond options, stormwater from the Spadina Station lands was being directed to the ponds. Currently, stormwater from the Spadina Station lands is planned to be treated within the parking areas through bioswales. Therefore the Hydro corridor ponds will only treat stormwater from the OPA 620 lands. This changes things from a business perspective for Hydro One and may affect their acceptance of a pond within the corridor. Hydro One
- 2.3 Hydro One staff asked about the alignment of the east-west road on the drawing noting that proposed servicing elements were shown on the road however the City does not have the land needed for the road alignment. Muneef said that the proposed servicing concept is for the ultimate condition sometime after 2015. INFO
- 2.4 Constraints on infrastructure (TYSSE parking and/or ponds) proposed within the Hydro corridor were discussed. There are CSA guidelines which should be considered before plans are submitted to Hydro One for review. Clarification was requested with respect to the interpretation of these guidelines. Hydro One and TYSSE
- 3.0 Next Steps**
- 3.1 TYSSE has a submission in with Hydro One. They would like a response from Hydro One with respect to the proposed bioswales and clarification on the interpretation of the CSA guidelines. Hydro One acknowledged that they have to complete the review of TYSSE's submission and said they would prioritize a response. Hydro One
- 3.2 The City requires a response from Hydro One with respect to the acceptability of the proposed Hydro corridor SWM ponds. Hydro One staff said they have to review the proposal from a business perspective and then review the technical details of a formal submission. The City requested a prompt response on the business question (target response date June 28, 2010). Sernas Hydro One
- 3.3 The City and TYSSE requested that Hydro One staff prioritize both reviews as they are interconnected because both parties require buy-in from the Toronto Region Conservation Authority for a proposed land deal which would be severely impacted by a negative outcome from this dialogue. INFO
- 3.4 All parties were invited to attend the OPA 620 Master Plan EA Public Information Centre:
Date: June 17, 2010 INFO
Time: 2:00 p.m. to 4:00 p.m. and 7:00 p.m. to 9:00 p.m.
Location: Theatre Room, Black Creek Pioneer Village
1000 Murray Ross Parkway
Toronto, Ontario M3J 2P3

NOTE: If the information in this report does not agree with your record of this meeting or if there are any omissions, will you kindly advise this office immediately, otherwise we shall assume its contents to be correct.

Distribution: All Present
Sernas Group, Attn: Lynn Collins, Stuart Winchester



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Prospective students Current students Faculty & staff Alumni Visitors



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INBOX: [Fwd: [RASC Toronto List] Toronto City Passes Light... (242 of 402)

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Back to INBOX

Date: Tue, 27 Oct 2009 22:44:59 -0400 (EDT)

From: phiscock@ee.ryerson.ca

To: chris.weadick@gmail.com, dctaylor@xplornet.com, gguillen@rogers.com, gerry@cornwell.ca, jgl@yorku.ca, ksnow@toronto.ca, Luis Rocha <luisrocha@lightstudio.com>, goeringp@sympatico.ca, rdick@ccs.carleton.ca, sara.poirier@osc.on.ca, susan_krajnc@yahoo.ca, bolton@astro.utoronto.ca

Subject: [Fwd: [RASC Toronto List] Toronto City Passes Light Pollution Regulation]

Part(s): 2 untitled-[2] text/html 16.52 KB

----- Original Message -----

Subject: [RASC Toronto List] Toronto City Passes Light Pollution Regulation

From: phiscock@ee.ryerson.ca

Date: Tue, October 27, 2009 10:36 pm

To: rasctoronto@yahoogroups.com

I am pleased to report that Toronto City Council this evening adopted unanimously by a show of hands a two-tiered set of performance standards for sustainable development called the Toronto Green Standard, which includes measures on light pollution.

The general objective is to "Reduce nighttime glare and light trespass from the building and the site."

Tier 1 is mandatory. Tier 2 is driven by incentives, such as a reduced development charge.

For New Mid to High Rise Residential and Industrial, Commercial and Institutional (ICI) Development and For New Low-Rise Non-Residential Development:

Tier 1:

- No up-lighting from exterior light fixtures unless otherwise permitted through a Heritage designation.
- Install exterior light fixtures that are shielded to prevent Glare and/or Light Trespass onto any neighbouring properties.

Tier 2:

- Eliminate all spotlighting and rooftop vanity lighting on the building.
- In Commercial/Institutional buildings, install an automatic device that reduces the outward spillage of internal light by: Reducing the input power to lighting fixtures by at least 50% between the hours of 11 PM and 5 AM. OR Shielding all openings in the envelope with a direct line of sight to any non-emergency light fixture between the hours of 11 PM and 5 AM.

For New Low-Rise Residential Development

- No up-lighting from exterior light fixtures
- Install exterior light fixtures that are shielded to prevent Glare and/or Light Trespass onto any neighbouring properties

References:

<http://www.toronto.ca/legdocs/mmis/2009/pg/agendas/2009-10-07-pg32-ai.htm>
[backgroundfile-23570.pdf](#)

This is a hugely positive first step. Substantial credit should go to FLAP (the Fatal Light Awareness Program, who have been spearheading measures to protect birds), Kelly Snow at the City of Toronto Planning, and the City of Toronto LPA committee.

I can elaborate on the implications of this if anyone has questions.

--

Peter Hiscocks
Chair, Light Pollution Abatement Committee, RASC

--

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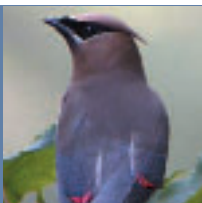
BIRD-FRIENDLY



DEVELOPMENT



GUIDELINES



City of Toronto Green Development Standard

BIRD-FRIENDLY DEVELOPMENT GUIDELINES

List of Participants

The City of Toronto would like to thank the following participants for their assistance in developing the Bird-Friendly Development Guidelines:

Cadillac Fairview Corporation Limited

Canadian Peregrine Foundation

Canadian Wildlife Service (CWS)

Daniel Klem Jr., Professor, Department of Biology Muhlenberg College, Allentown, Pennsylvania

Fatal Light Awareness Program (FLAP)

John Robert Carley, Architect Incorporated

Lights Out Toronto! Stakeholder Working Group

Monarch Corporation

Oxford Properties Group

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Toronto Hydro Corporation

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Photographs used with permission.

www.toronto.ca/lightout www.toronto.ca/environment/greendevlopment.htm

March 2007



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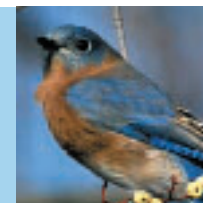
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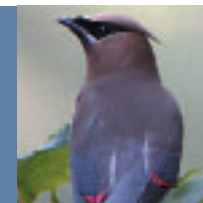


Photo: Mark K. Peck

INTRODUCTION

- Background
- Need for Policy and Action
- Policy Context
- Relevance to New, Existing and Heritage Buildings



The goal of these Bird-Friendly Development Guidelines is to prevent the needless deaths of migratory birds by suggesting ways to mitigate the dangers buildings pose to them.



A portion of dead migratory birds collected in Toronto's Downtown Financial District by the Fatal Light Awareness Program (FLAP) during one migration season. An estimated minimum of one million migratory birds die each year in Toronto due to collision with buildings.
Photo: Mark Thiessen, National Geographic Photographer

Introduction

Background

These Bird-Friendly Development Guidelines are part of the Migratory Bird Policies adopted by City Council in January 2006. They are the result of an initiative taken by City Council on April 12, 13 and 14, 2005 when it adopted Motion J(17) regarding the “Prevention of Needless Deaths of Thousands of Migratory Birds in the City of Toronto”. In addition to developing the Bird-Friendly Development Guidelines, the City of Toronto launched “Lights Out Toronto!”, a public awareness campaign aimed at drawing attention to this issue and to ways that individuals, businesses, property owners and managers can help reduce migratory bird deaths. This annual campaign will coincide with the spring and fall migratory seasons. The City is also participating in the rescue, rehabilitation and release of injured migratory birds. In City-owned buildings, a ‘lights-out’ policy for after work hours and on weekends has been in place since 2005.

Birds exist naturally in urban areas, with some species becoming particularly adept at living in cities. These year round resident birds include pigeons, gulls, cardinals, House Sparrows and European Starlings. During the two annual migration periods, the resident bird population experiences a significant influx of migratory birds.



Eastern Kingbird
Photo: Mark K. Peck

These are birds observing their annual cycle of migration north in the spring to their summer breeding grounds and south in the fall to warmer regions where they spend the winter. Most migratory bird species are unable to adapt to living in cities. During their biannual flyovers they become confused by the combination of light pollution and the effects of glass in the urban environment. This often results in significant numbers of birds colliding with buildings.

WHEN DO BIRDS MIGRATE?

Spring Migration: mid-March to early June

Fall Migration: mid-August to early November

Bird ‘collisions’ or ‘strikes’ are a result of a variety of causes. Daytime strikes occur because birds cannot perceive images reflected in glass as reflections, and thus will fly into windows that they think are trees or sky. Clear glass also poses a danger as birds



Black-throated Green
Warbler
Photo: Carol L. Edwards

(like humans) have no natural sense designed to perceive clear glass as a solid object. Birds will strike clear glass while attempting to reach habitat and sky seen through corridors, windows positioned opposite each other in a room, ground floor lobbies, glass balconies or where glass walls meet at corners. The impact of striking a reflective or clear window in full flight often results in death. While bird strikes occur throughout the year, they rise dramatically during the annual spring and fall migrations because many species of migratory birds travel at night. A combination of light from the moon and stars and geomagnetic signals from the earth provide natural cues for direction. Light pollution from urbanized areas obscures the light from the moon and stars. It is suspected that red light, commonly used on towers and other tall structures, interferes with birds' ability to track geomagnetic cues.

The light emitted from urban areas disorients migrating birds and draws them into brightly lit downtown areas, hence the term “fatal

NEED FOR POLICY AND ACTION

Many of North America's migratory bird species are facing significant population decline.

Habitat loss, pesticide use, climate change and collisions with buildings and structures all contribute to this decline. As recorded by FLAP, of the 158 different species known to have been killed in Toronto by collision with buildings, at least 64 are classified as in decline. Millions of migratory birds are killed in North America each year as a result of collisions with buildings. Making the city safer for migratory birds will enhance the natural biodiversity with our urban environment and help reduce the decline in North American bird populations.

Birds are essential to a healthy ecology: they consume billions of insects daily, pollinate plants and disperse seeds. The beauty and diversity of birds also greatly enhance our experience of nature. They also contribute significantly to our economy as bird-watching has become the second most popular leisure activity in North America, after gardening.

One of the key ways to reduce migratory bird deaths is to reduce light pollution, which will also result in energy savings, lower building operating costs and reduced greenhouse gas emissions. By implementing bird-friendly development guidelines, Toronto's environment will be a safer and healthier place for both human and bird populations.

light attraction”. Disoriented birds will often fly around until exhausted and drop to the ground or they may strike a building or window and fall to the pavement below. If they survive the fall, they must contend with predators (such as gulls) that have learned that this is a ready food source. If not eaten, then they are trapped within the unfamiliar built environment. At this point they frequently injure themselves while trying to seek shelter by flying into the glass surfaces of brightly lit ground level lobbies decorated



Peregrine Falcon
Photo: Canadian
Peregrine Foundation

with large trees and or plants. Not perceiving the invisible barrier, birds will fly towards the illuminated vegetation for safety and subsequently hit the glass. In poor weather at night during rainy, overcast and/or foggy conditions, the numbers of disoriented birds colliding with buildings are at their highest as the natural cues birds use to migrate are further obscured.

Urban night lighting attracts birds and poor weather traps them, which increases the density of migratory birds in urban areas. The increased density of migratory birds in the unfamiliar urban environment results in an increased number of bird collisions in subsequent daylight hours.

POLICY CONTEXT

The City of Toronto Official Plan

The City's Official Plan states that 'the natural environment is complex. It does not recognize boundaries and there are limits as to the stresses resulting from human activity that it can absorb.' It also asserts that 'environmental concerns must also be part of our everyday decision-making because interaction with the environment is constant.' In keeping with this policy objective, these Bird-Friendly Development Guidelines provide strategies for reducing the stress that the urban environment exerts on migratory bird populations, thereby enhancing the natural biodiversity found within Toronto.

The Toronto "Green Development Standard"

These Bird-Friendly Development Guidelines are part of the City of Toronto "Green Development Standard". This 'made in Toronto' Green Development Standard is intended to improve the overall quality of life in Toronto by encouraging sustainable site development to a standard that will increase energy efficiency, improve water quality, improve air quality, reduce greenhouse gas emissions, reduce waste and protect the urban forest and wildlife habitat. A 'bird-friendly' building is considered a component of a 'green development'.

The Natural Heritage System and Inventory

The natural heritage system is an evolving policy initiative that identifies and integrates significant natural features and functions within Toronto. The City of Toronto and the Toronto and Region Conservation Authority have identified and developed an inventory of components within the natural heritage system and have provided strategic direction for improving the natural ecosystem and increasing local biodiversity. The natural heritage system is illustrated on Map 9 of the City of Toronto's Official Plan. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development's effect on the system is to be evaluated and an impact study may be required. The role of migratory bird routes in the natural heritage system is an important component of this inventory.



American Robin
Photo: Mark K. Peck



Cedar Waxwing
Photo: Mark K. Peck

Relevance to New, Existing, and Heritage Buildings

These guidelines are intended to provide a list of design-based development strategies available to developers, building managers and owners, architects, landscape architects, urban designers and professional planners wishing to make new and existing buildings less dangerous to migratory birds. The specific context of each development will influence the strategies selected. These strategies may be applied to any type of development including high and low-rise residential, commercial, industrial and institutional projects.

For new developments, the developer will choose to incorporate some or all of the possible strategies. Consideration of bird-friendly features should be incorporated into the design process, beginning

with the initial design concept and ultimately carrying through to the Site Plan.

For existing buildings, the viability of options will depend on the design of the existing building and site. Some options will be easier to implement than others.

These guidelines can also apply to heritage buildings in the City. Heritage buildings pose a particular challenge as the historical integrity of the building's design must be maintained. The strategies available to building owners and managers of existing heritage buildings wishing to implement bird-friendly options may be somewhat limited by these factors. Nevertheless, they are still strongly encouraged to participate wherever possible.

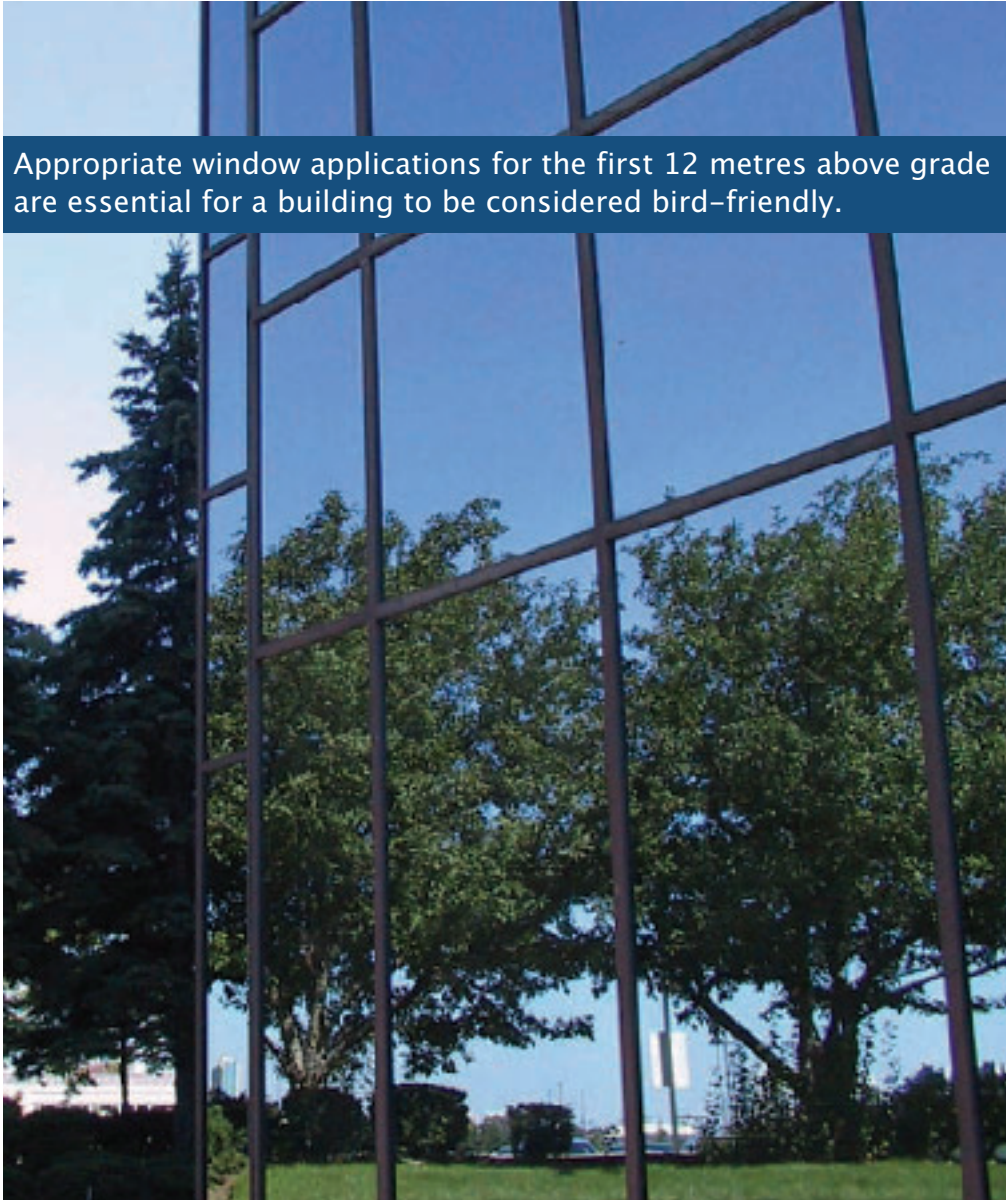
Photo: Carol L. Edwards

DESIGN-BASED DEVELOPMENT STRATEGIES FOR BIRD-FRIENDLY BUILDINGS

- Glass
- Visual Markers
- Strategies for Creating Visual Markers
- Strategies for Muting Reflections



Appropriate window applications for the first 12 metres above grade are essential for a building to be considered bird-friendly.



Hazard: Habitat reflected in untreated reflective glass is an extreme hazard. Treatment of these windows would make them bird-friendly.
Photo: FLAP

Design-based Development Strategies for Bird-Friendly Buildings

Glass

Creating Visual Markers and Muting Reflections

Natural features in the wild do not reflect images in the way glass does, rather they project 'visual markers' to birds, indicating to them that they are solid objects to be avoided.

There are two means of mitigating the danger glass poses to birds. The first and far more effective approach is to create visual markers. The second and less effective strategy is to mute reflections in glass.

These Bird-Friendly Development Guidelines offer examples and strategies to create visual markers and mute reflections in glass features of buildings. Applying these solutions to an entire building is ideal. However, the key critical area is the first 12 metres above grade. Window applications to the first 12 metres are essential for a building to be considered bird-friendly (these dimensions relate to the typical city tree heights).

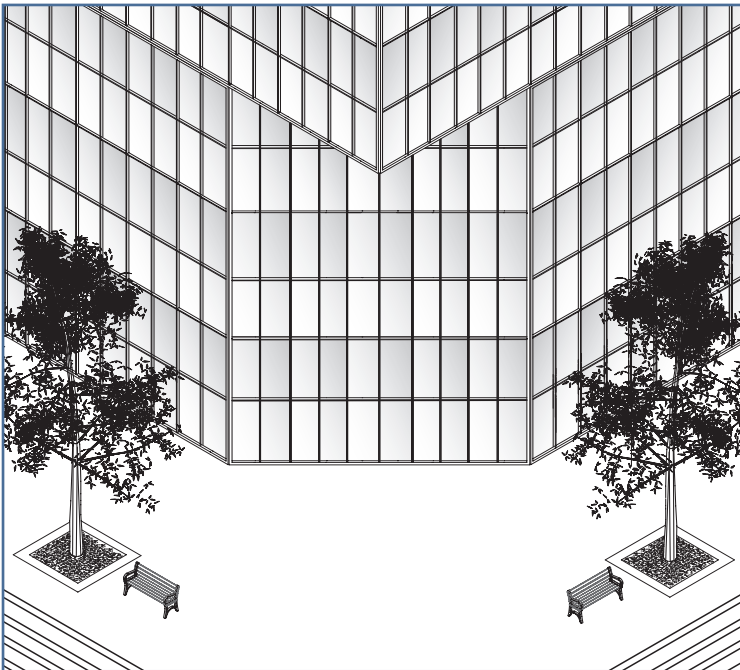


White-throated Sparrow
Photo: Carol L. Edwards

This will be subject to the specific building design and site condition. For instance, if the site is close to a natural area such as a ravine or woodlot or other natural feature where the majority of the vegetation is generally higher than 12 metres, glass treatments in these areas should be applied to the height of the top of the surrounding tree canopy or the anticipated height of the surrounding vegetation at maturity. Similarly, for elevated landscapes such as podium gardens and green roofs, glass adjacent to or in the vicinity of these elements should be made bird-friendly.

Visual Markers

Birds begin to perceive buildings as objects to be avoided when the distances between features or patterns on glass is at approximately 28 cm, with the most effective pattern distance at 10 cm or less. Essentially, the denser the pattern the more effective it becomes in projecting itself as a solid object to birds.



Visual Markers – The denser the pattern in the design of the exterior, the more effective a building becomes in projecting itself as a solid object to birds.



This is a good example of a building that projects sufficient visual markers for birds to perceive as a solid object. Very few dead and injured birds are found at this facade.

Photo: FLAP

Strategies for Creating Visual Markers

Patterned or 'Fritted' glass

Patterned or 'fritted' glass has an image or abstract pattern embedded in it. By using dots of various sizes and densities, manufacturers can create any kind of image, translucent or opaque. The image in the glass then projects enough visual markers to be perceived by birds. Only non-reflective glass should be used in combination with fritted patterns.



Hazard: Linkways are especially dangerous to birds as they will attempt to reach the habitat located beyond the glass. Glass treatments are strongly encouraged for these elements.
Photo: FLAP



Patterned glass with an embedded, decorative image.
Photo: Kelly Snow

Film

Patterns can also be applied to existing glass through the use of film products. Applied to external surfaces, including windows, film products can be designed with any image or pattern. Film laminates are often applied to downtown buildings for other purposes, such as security or advertising. Often these products are applied to transit vehicles for advertising purposes. On buildings, the film need not advertise particular products and could be integrated with the architectural design of the building.



Exterior view of film
Photo: FLAP



Interior view of film (same window)
Photo: FLAP

Decals

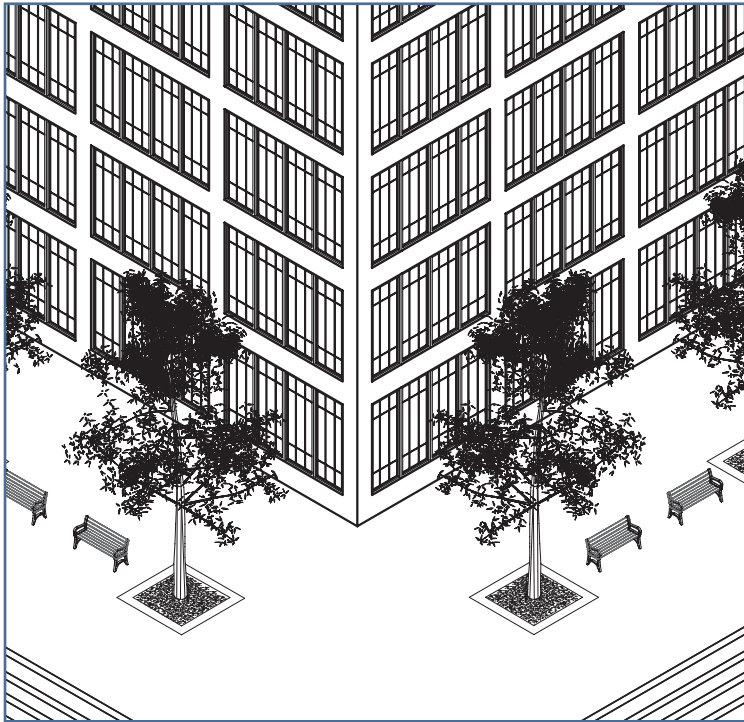
A pattern of decals applied externally can also create enough visual markers. However, if decals are used, a pattern with clear spaces of no more than 28 cm is required in order for the use of decals to be considered bird-friendly.



Externally-applied patterned decals can create sufficient visual markers for the glass to be perceived by birds
Photo: Allan Turner

Fenestration Patterns

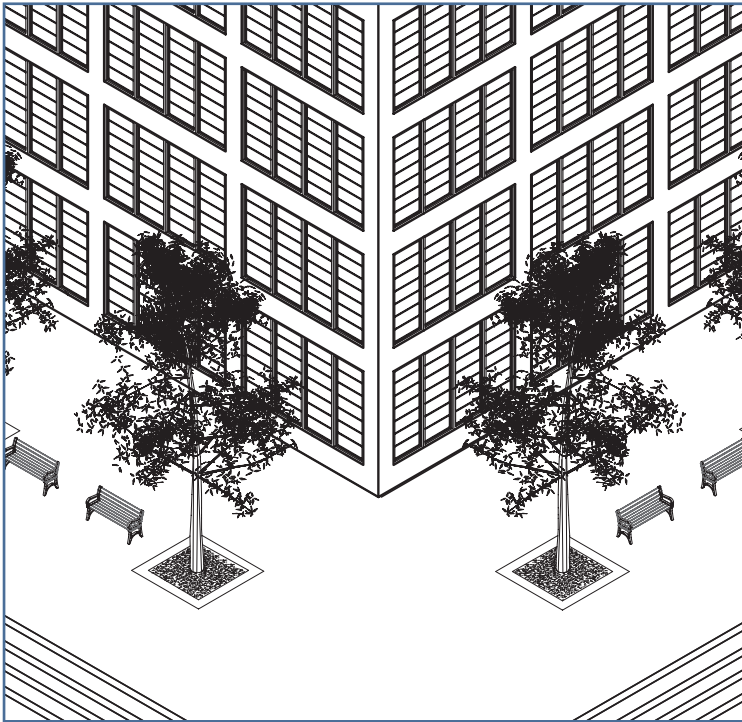
Multiple paned glass is an effective source of visual markers. The vertical and horizontal mullions create an image that is visible to birds, as long as the panes conform to the optimal range of 28 cm to 10 cm or less, with the smaller distances being more effective.



Fenestration patterns within glass
Photo: FLAP

Decorative Grilles and Louvres

Exterior decorative grilles are another means of projecting visual markers to birds. Exterior decorative grilles can serve as a bird-friendly development feature as long as they are within the optimal range of 28 cm to 10 cm or less, with the smaller distances being more effective.



Decorative Exterior Grille
Photo: FLAP

Artwork

Similarly, artwork installed on the interior or exterior of windows may provide enough visual markers for birds to perceive the glass as a solid object while allowing enough natural light into the interior space.



Exterior artwork
Photo: FLAP

Creative Design Solutions and Opportunities

Opportunities may exist for developments to explore design solutions for glass that address these Bird-Friendly Development Guidelines and the City's Percent for Public Art Guidelines. By thinking about these guidelines in combination at the conceptual stage, a development may successfully address, in part, some objectives of City Planning's Public Art Program and the goal of the Bird-Friendly Development Guidelines.

Emerging Technologies

Birds are able to perceive ultraviolet (UVA-A) light. Currently, there are glass products under development that either reflect or absorb UV wavelengths (ranging from 300 - 400 nanometers), that birds can see but humans cannot, which would enable a window to be clear and/or reflective to the human eye but appear solid to a bird's.

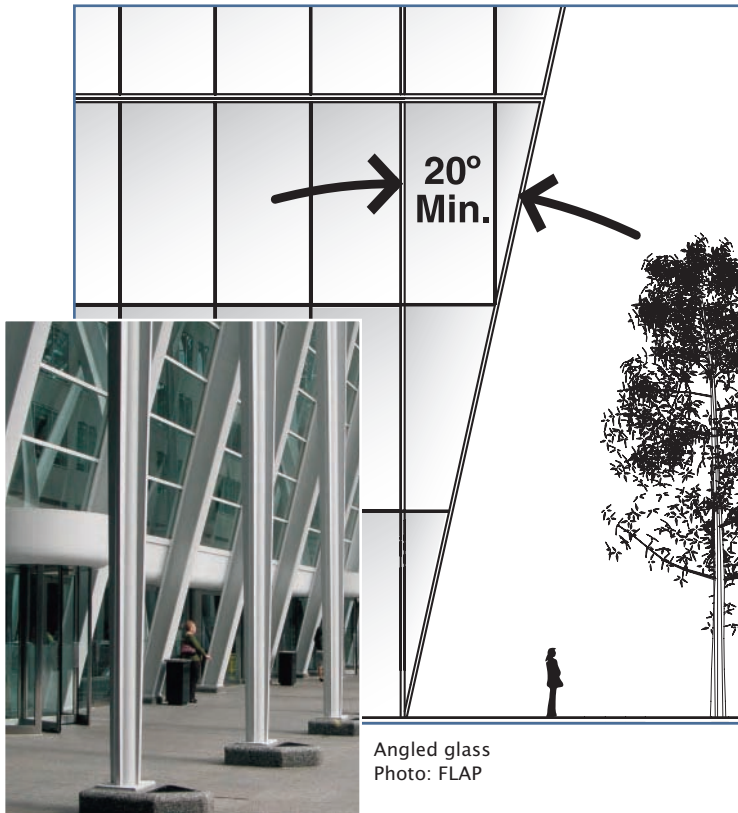
Also, photovoltaic panels can be incorporated into windows where photovoltaic vision glass substitutes a thin-film, semi-transparent photovoltaic panel for the exterior glass panel in an otherwise traditional double-pane glass window or skylight. These panels can be designed in such a way as to generate enough visual markers for birds to perceive windows as solid objects while also producing renewable energy.

The research of such technologies is supported in principle by the City of Toronto. If such products were to come to market, the City would consider them as acceptable bird-friendly design options.

Strategies for Muting Reflections

Angled glass

Angling glass panes in such a way as to project reflected images downward is a fairly effective way of reducing bird strikes, especially at ground level. Angles become effective at a minimum angle of 20 degrees with 40 degrees known to be more effective.



Internal Screens

Installation of internal screens may provide enough visual markers through non-reflective glass for birds to perceive windows as solid objects. To be most effective, they must be installed as close to the glass as possible so as to maximize the visual markers projected through the window.



Internal screens
Photo: FLAP

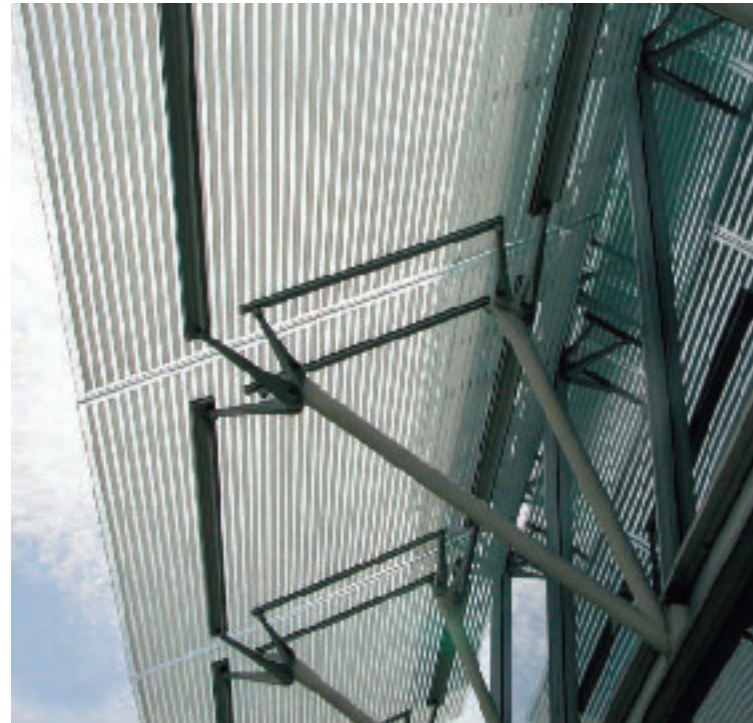
Awnings and Overhangs

Awnings and overhangs will cover windows in ground floor lobbies and mute image reflections in them. They can take on a variety of creative forms.



Sunshades

Sunshades are external features designed to reduce direct sunlight into a room while allowing indirect light, thus reducing the demands on cooling systems. They have many variations and can be incorporated into the design of a building in many interesting and creative ways. Sunshades mute the reflections in glass windows thereby reducing the likelihood of birds flying into them.



Detail of ceramic fritted glass sunshades
Photo: Teri Meyer Boake



LIGHT POLLUTION

- External Lighting Fixtures
- Types of Lighting
- Preferred Lighting
- Discouraged Lighting



Photo: Mark K. Peck





A “bird’s eye view” of Toronto at night.



Toronto at night
Photo: Vince Pietropaolo

Light Pollution

Light pollution creates “artificial sky glow”, which is an issue not just for migratory birds, but for people as well.

Reducing light pollution will not only reduce the needless deaths of hundreds of thousands of migratory birds each year, it will save energy, enhance the visibility of the night sky’s stars, and improve security and safety for people and property through the use of efficient, properly designed lighting fixtures.

Artificial sky glow is the unnatural brightening of the night sky through excessive and unnecessary light, which is wasted energy, hence the term “light pollution”. Light pollution is caused by inefficient and poorly designed lighting fixtures that project light upward. It is also a result of lights left on unnecessarily in and around buildings, excessive use of vanity lighting, excessively-lit advertising fixtures and festival lighting.

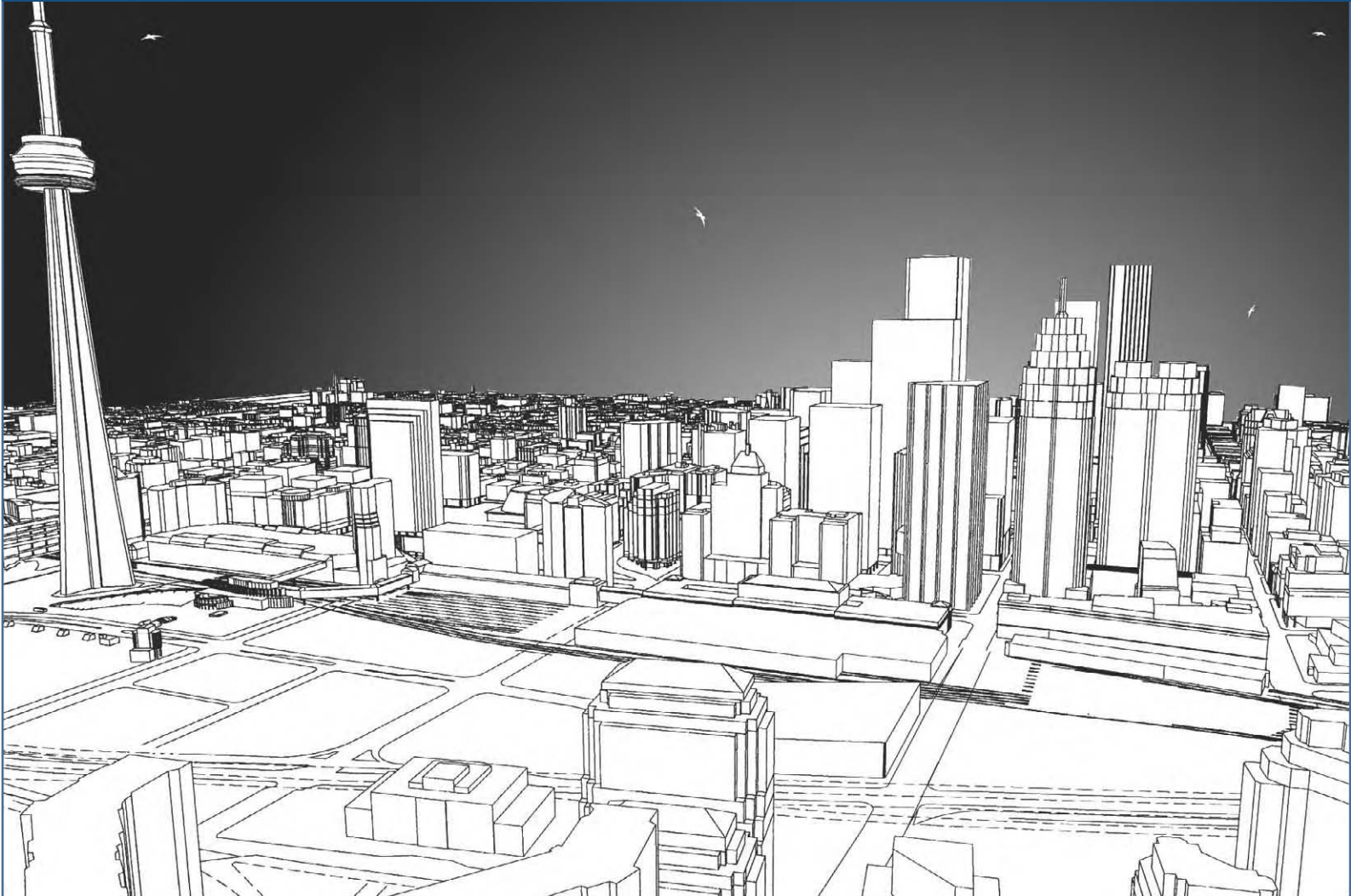


Yellow Warbler
Photo: Mark K. Peck



Light pollution in North America

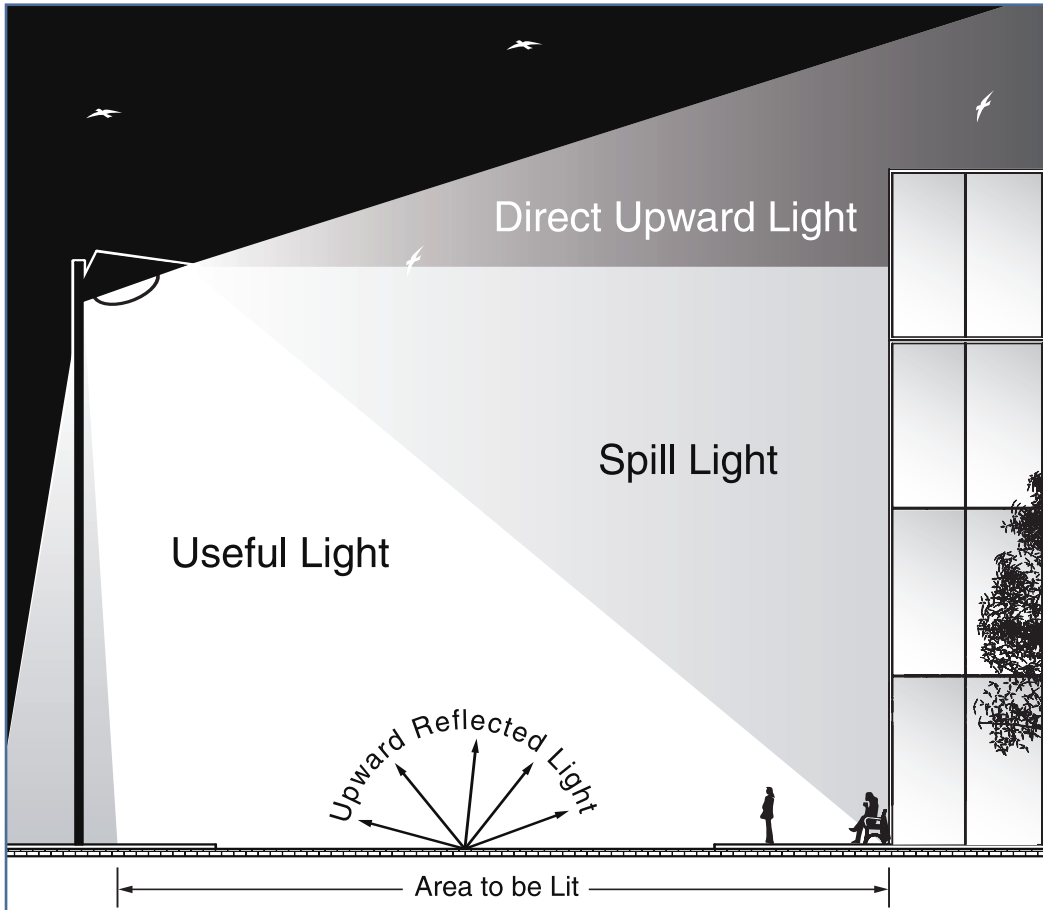
Artificial sky glow is the unnatural brightening of the night sky through excessive and unnecessary light, which is wasted energy, hence the term “light pollution”.



External Lighting Fixtures

Inefficient external lighting is a significant source of light pollution.

For a building to be bird-friendly, light pollution from external lighting must be minimized. This can be achieved by implementing several design features and operational practices related to vanity and architectural lighting, site lighting, lighting for advertising, event and festival lighting.



THE OBJECTIVES ARE TO:

- **Eliminate direct upward light**
Direct upward light is projected directly upward by inefficient lighting fixtures.
- **Reduce spill light**
Spill light spills beyond areas that need to be lit for safety and security reasons but is not projected directly upward.
- **Optimize useful light**
Useful light is used to illuminate urban areas that need to be lit for safety.

Types of Lighting

External lighting used to illuminate the surrounding site of a building should be efficient while providing enough illumination to effectively make the site safe and secure at night. Light fixtures should project light downward to minimize direct upward light, spill light, glare and artificial sky glow.

Several conceptual examples are provided to indicate bird-friendly types of light fixture designs. Likewise, examples of undesirable light fixture design are also provided. Site lighting is also addressed in the section “Site Design Strategies.”

Decorative Lighting

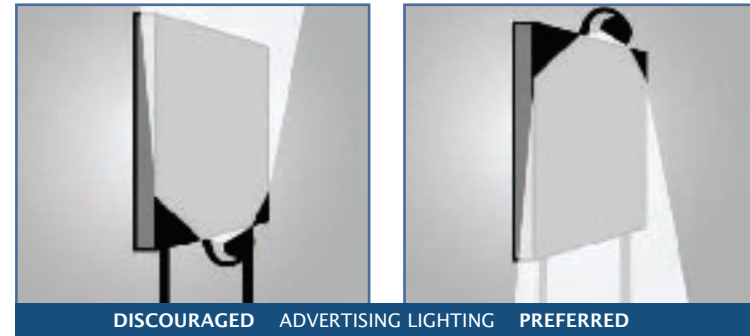
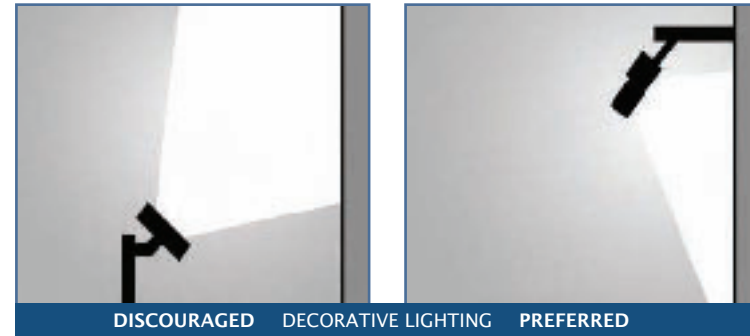
The external lighting of building features, known as ‘vanity’ or ‘architectural’ lighting, should be eliminated at best or projected downwards. For existing buildings, vanity and architectural lighting should be turned off during the migratory seasons. In cases where architectural lighting is used for aeronautical navigation purposes, the use of strobe lights is preferred as a suitable option.

Advertising Lighting

Advertising can be designed to produce less light pollution by ensuring that the illuminated area is lit from above to minimize the amount of light unnecessarily being projected into the night sky.

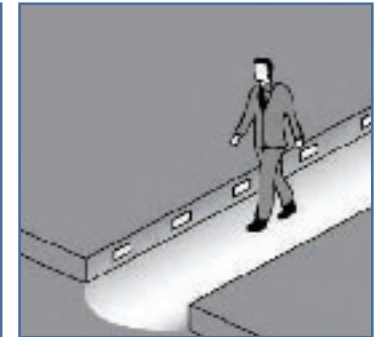
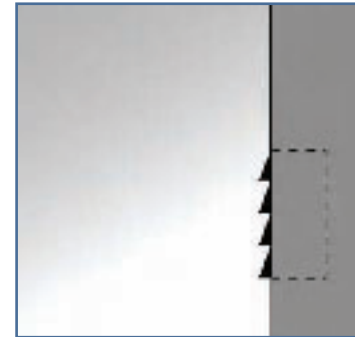
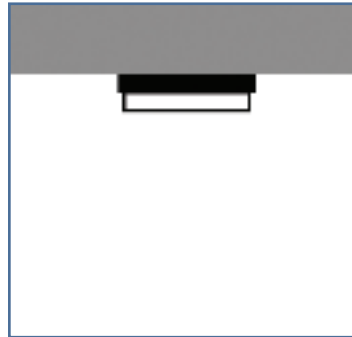
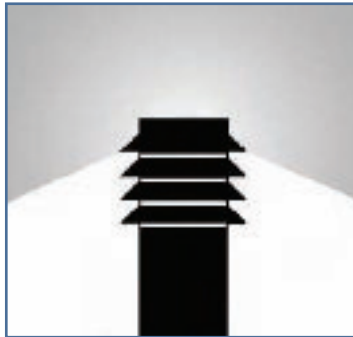
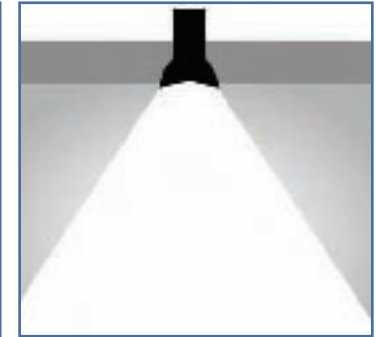
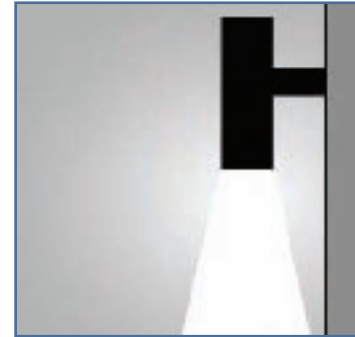
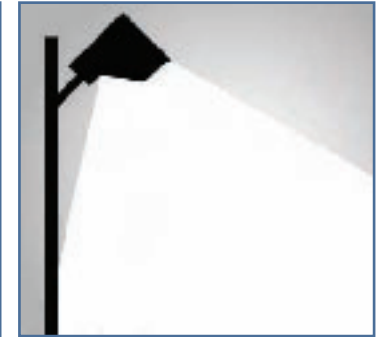
Event and Festival Lighting

Event lighting, such as spotlights and searchlights should be prohibited during the migratory seasons.



Preferred Lighting

Examples of lighting fixtures that effectively project light downwards, minimizing direct upward light, spill light, glare and artificial sky glow. Use of these types of lighting fixtures is **encouraged** for external site lighting.



Discouraged Lighting

Examples of inefficient lighting fixtures that project light upwards, increasing spill light, glare and artificial sky glow. Use of these types of lighting fixtures is **discouraged** for external site lighting.

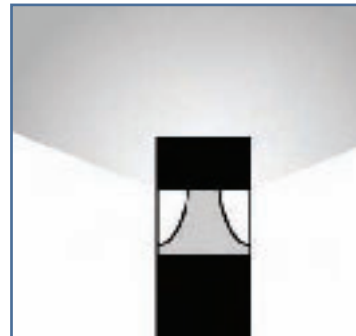
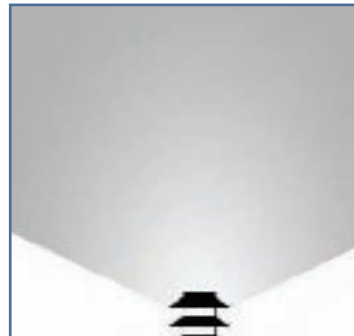
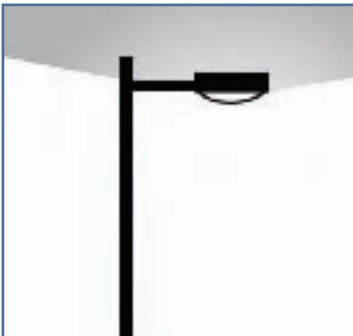
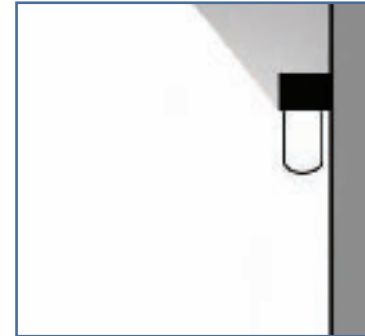
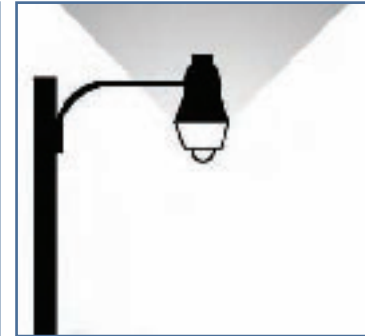
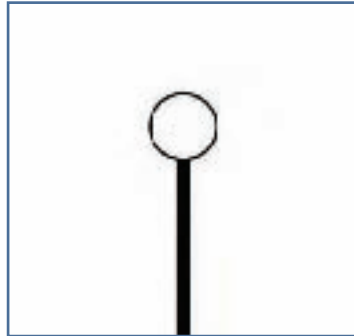


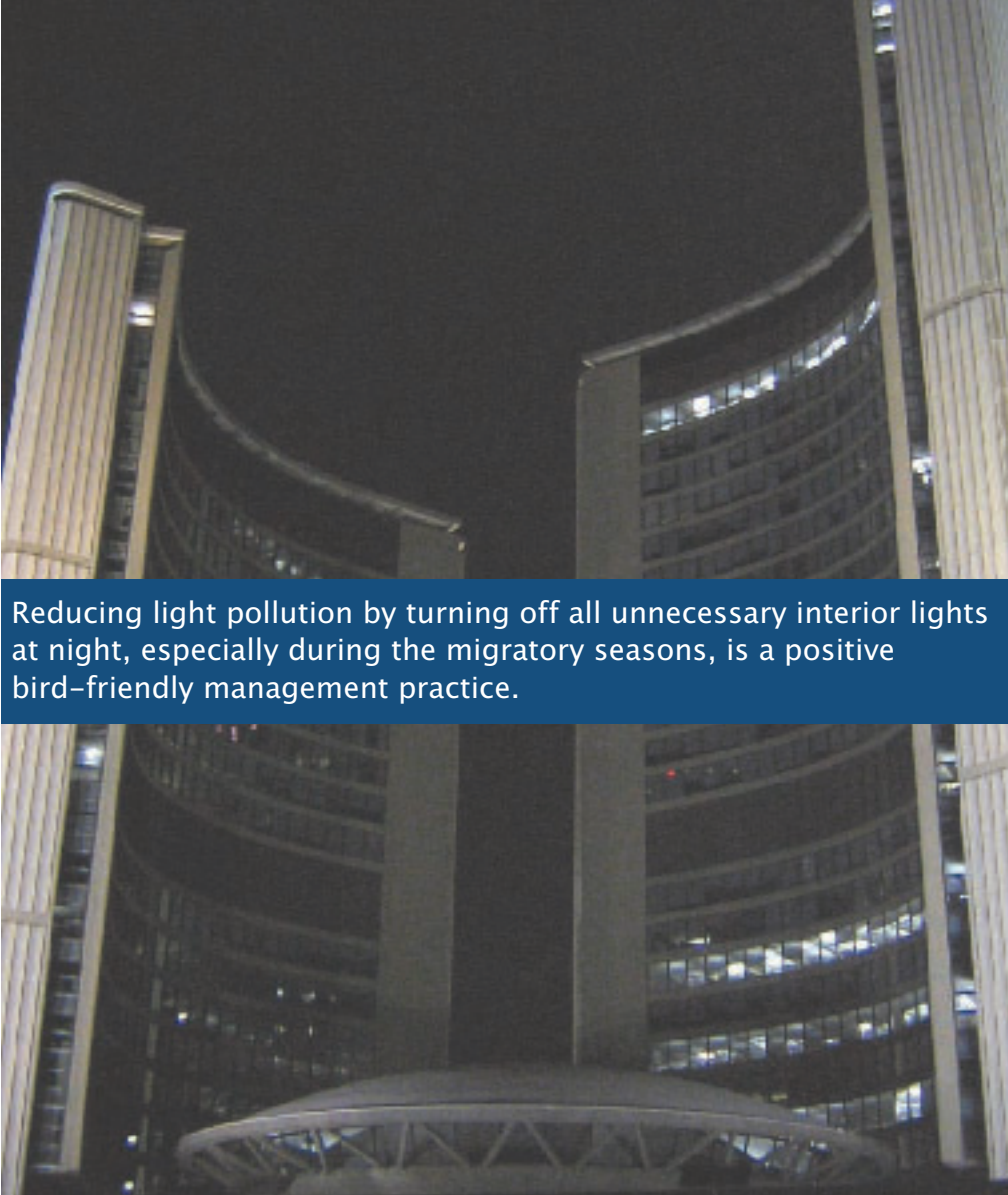


Photo: Jim Flynn

BUILDING MANAGEMENT OPERATIONS

- Reducing Light Pollution from Interior Lights
- Cleaning During the Day
- Internal Location of Greenery



A photograph of Toronto City Hall at night. The building's curved facade is illuminated from within, with many windows glowing. The sky is dark. A blue text box is overlaid on the middle of the image.

Reducing light pollution by turning off all unnecessary interior lights at night, especially during the migratory seasons, is a positive bird-friendly management practice.

Toronto City Hall, April 2006, 12:00 a.m.
Photo: Kelly Snow

Building Management Operations

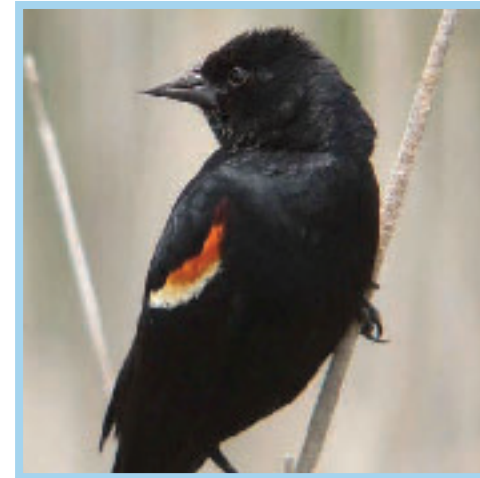
In addition to implementing design and lighting elements to make a building bird-friendly, developers, building owners, managers and tenants can incorporate operational practices and systems that will help reduce migratory bird deaths.

Reducing Light Pollution from Interior Lights

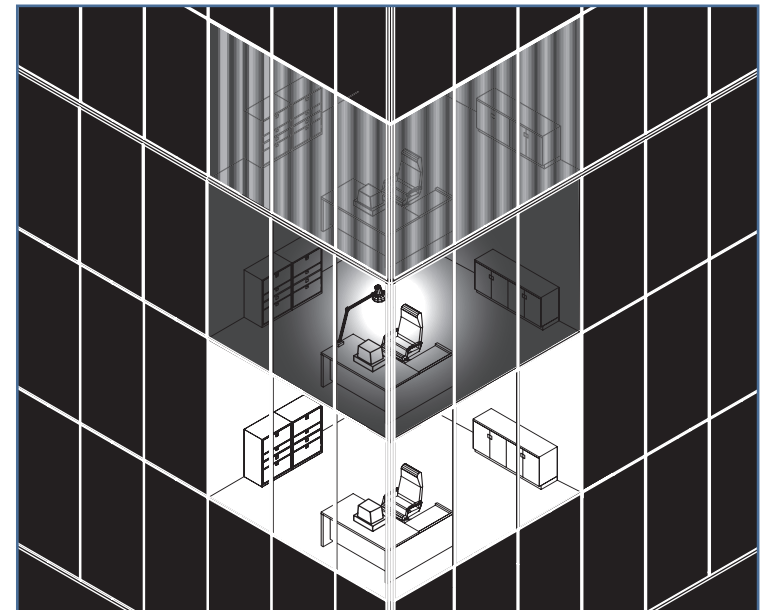
As birds migrate, they are disoriented by and drawn towards light pollution escaping from urban areas, which often leads to their collision with buildings resulting in injury or death.

Reducing light pollution by turning off all unnecessary interior lights at night, especially during the migratory seasons, is a positive bird-friendly management practice that is cost effective for existing buildings. Installation of motion-sensitive lighting in lobbies, walkways and corridors and retro-fitting operational systems that automatically turn lights off during after-work hours are other ways to reduce light pollution and fatal light attraction.

For tenants of existing buildings, using task lighting at one's workstation and drawing office blinds or curtains at night are ways that individuals can help to reduce migratory bird deaths.



Red-winged Blackbird
Photo: Mark K. Peck



Light pollution can be drastically reduced by drawing office blinds or curtains (top), or using task lighting at work stations (middle). Doing neither (bottom) is energy inefficient and dangerous for migrating birds.

Building managers and owners can assist in raising awareness of these helpful individual practices by notifying and reminding their tenants of these ‘best practices’ throughout the migratory seasons.

For new developments, the process is straightforward. The developer’s responsibility is to ensure that bird-friendly options are provided in the design of the building, while the building manager and tenants are ultimately responsible for operating the bird-friendly features appropriately. In open concept offices, lighting systems that automatically adjust lighting levels and turn off unnecessary lights can be installed. Blinds should also be installed along with the task lighting so that tenants can also help reduce light pollution.

Cleaning During the Day

Commercial office cleaning has traditionally been done during the evening, after normal work hours when most tenants have left for the day. This system requires office lighting to be on while cleaning staff are working in the building at night, resulting in increased light pollution, which negatively impacts migratory birds.

Cleaning during the day is becoming a popular operational option to traditional evening cleaning as it reduces energy consumption and subsequently results in cost savings. It also reduces greenhouse gas emissions and enhances building security. Buildings are encouraged to institute the practice of cleaning during the day as a bird-friendly building management operation.



Dark-eyed Junco
Photo: Carol L. Edwards

Example of Potential Energy and Money Savings

Building surface area: 22,000 m²

Illumination strength: 9 W / m², lights on 24 hours,
365 days/year

$22,000 \text{ m}^2 \times 9 \text{ W/m}^2 \times 24 \text{ hours} \times 365 \text{ days} \times 1/1000 =$
1,734,480 kWh power used annually

At 5 cents per kWh = \$86,724 annual energy costs

By turning off lights from 11 pm to 5 am = savings of
\$21,681 in annual energy costs

By turning off lights from 7 pm to 7 am = savings of
\$43,362 in annual energy costs

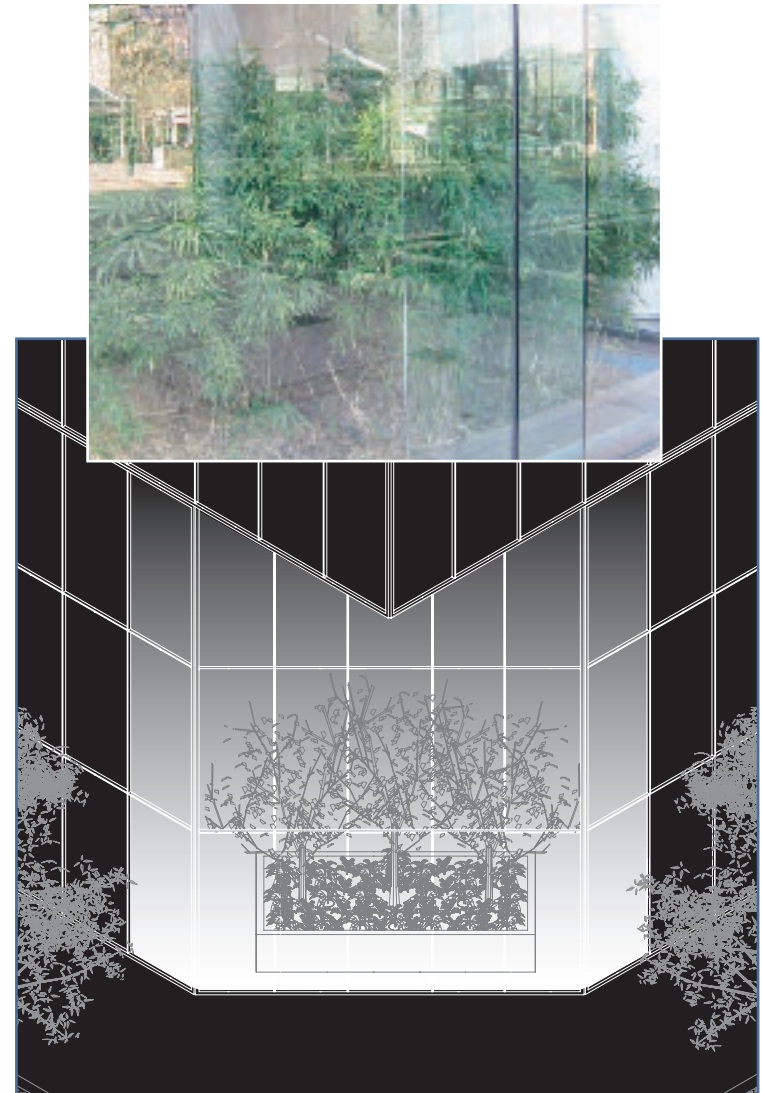
Internal Location of Greenery

The location of interior plants, large and small, on the ground floor levels of buildings can also have a negative impact on birds.

Ground floor lobbies and walkways are often decorated with trees and shrubs and designed with clear glass fenestration. These lobbies are often brightly lit at night, dramatically highlighting any greenery that may be inside.

Brightly lit lobbies with greenery features are extremely dangerous to a migratory bird that has been drawn into the city by light pollution and become trapped in the unfamiliar urban environment. Birds, like humans, cannot perceive clear glass and thus will attempt to fly towards the greenery that is perceived as safe habitat. This often results in injury and death as they crash into the window.

To minimize bird collisions, building managers and owners are encouraged to locate any greenery away from clear glass. They are also encouraged to minimize lighting levels through motion-sensitive lighting systems in ground floor lobbies, walkways and corridors, and to retrofit clear glass wherever possible with translucent, 'fritted' glass, or to apply window film. These retrofit and application options will produce 'visual markers' to enable birds to perceive the glass as a solid object.



Discouraged
Photo: Kelly Snow



Photo: Mark K. Peck

SITE DESIGN STRATEGIES

- Lighting
- Other Site Features
- Comprehensive Bird-Friendly Site Strategy



Site Design Strategies

Site design strategies should always be implemented in conjunction with glass treatment at lower levels.

The overall site strategy of a bird-friendly building can influence migratory bird deaths through the placement of bird-friendly exterior lighting fixtures, design of glass elements on site and type of ventilation grates used on site. Bird-friendly site strategies are developed as a result of understanding and anticipating where birds will be in relation to the glass in the structures located on a particular site. Ideally, migratory birds are less likely to be drawn into a building site within an urban area once light pollution levels are minimized.

Lighting

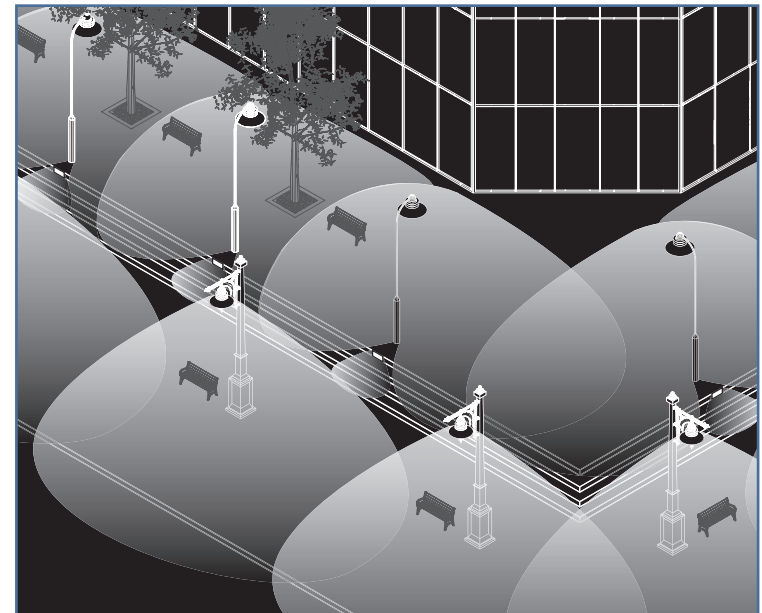
Lighting fixtures on a building site must conform to proper building and safety codes. Within the parameters of these codes, exterior site lighting fixtures should be directed downward, oriented and placed in such a way as to project light only on non-reflective surfaces on the site. This will help reduce light pollution from reflections and glare off glass within the site.

Other Site Features

Glass design features on a site such as windbreaks, solariums and greenhouses should be treated in a way that creates enough visual



Ruby-throated
Hummingbird
Photo: Terry Flynn



Example of preferred site lighting design

markers for birds to perceive them. Such treatments would entail the same treatments for glass described in the section “Design-Based Development Strategies for Bird-Friendly Buildings”.



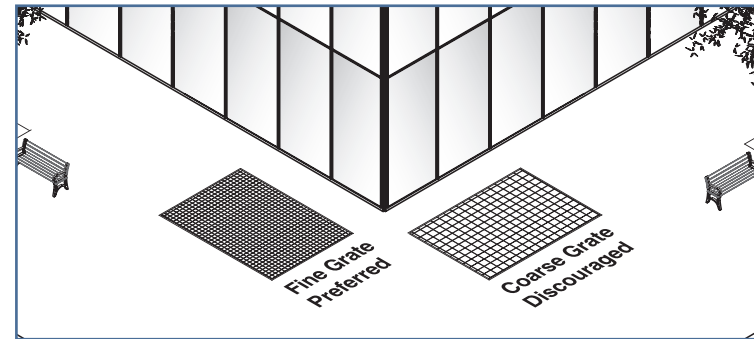
Glass windbreaks treated in a way that creates visual markers
Photo: Kelly Snow

Use of Mirrors in Gardens

Increasingly, landscape architects and garden designers are specifying mirrors (large and small) in their designs, with the intent to create a reflection and, at times, an infinite repetition, of their design; and in small gardens, to create an illusion of a larger space. Unfortunately, these surfaces kill and maim birds, as birds cannot distinguish the reflected habitat from real habitat. Mirrors should be avoided in landscape design.

Site Ventilation

Ventilation grates on a site also present a deadly hazard for birds. An injured and helpless bird that falls onto a ventilation grate with a porosity large enough for the bird to fall through will find itself trapped when it recovers enough to attempt flight. Ventilation grates should have a porosity no larger than 2 cm x 2 cm or should be covered with netting in order to prevent birds from falling through. Also, ventilation grates should never be up-lit for this would produce light pollution.

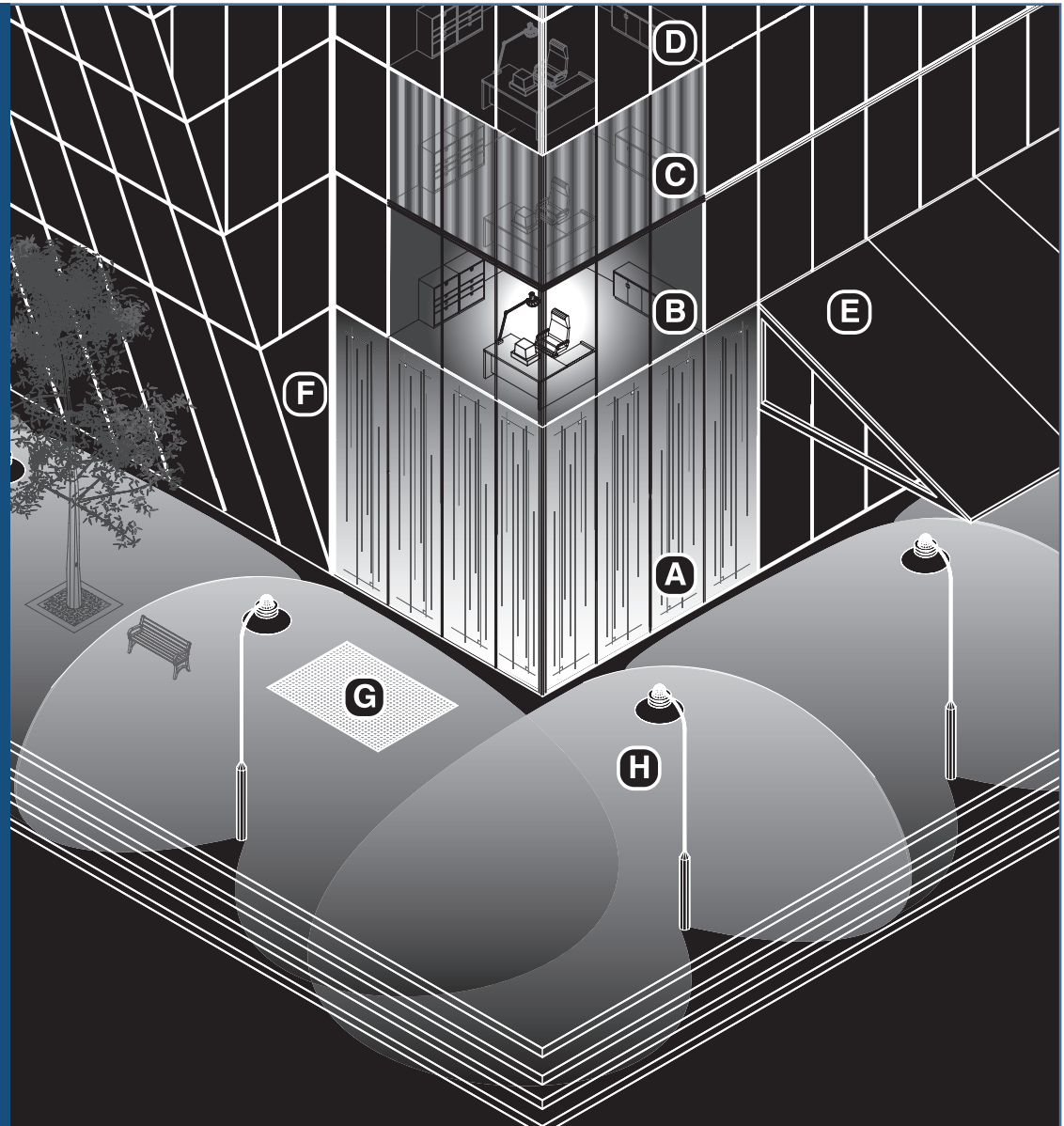


Use of Transparent Noise Barriers

Noise barriers erected at highways and railway rights-of-way to protect adjacent communities from noise present similar problems if portions of the barriers are transparent. Increasingly, portions of noise barriers are constructed with clear polymethyl methacrylate (PMMA) panels. These transparent panels are perceived by birds as non-existent and hence the birds fly into them and are killed or seriously injured. These panels present the same dangers to birds as do the glass panels of buildings. Use of glass or methacrylate panels in noise barriers should be avoided. When transparent barriers are present, they should be treated in a way so as to create enough visual markers for birds to perceive them.

COMPREHENSIVE BIRD-FRIENDLY SITE STRATEGY

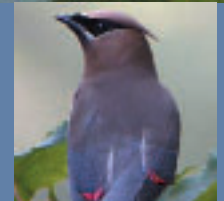
- A: Treatment applied to glass projecting enough visual markers to make it visible to birds
- B: Task lighting in use after dark
- C: Blinds drawn after dark
- D: Lights turned off after work hours
- E: Awning for muting reflections on lobby windows
- F: Glass effectively angled to project reflections downward
- G: Bird-friendly site ventilation grates
- H: Use of lighting fixtures effectively projecting light downward





CONCLUSION

- Glossary





The City of Toronto strongly encourages the creative and innovative implementation of these Bird-Friendly Development Guidelines wherever possible.

Northern Flicker
Photo: Mark K. Peck

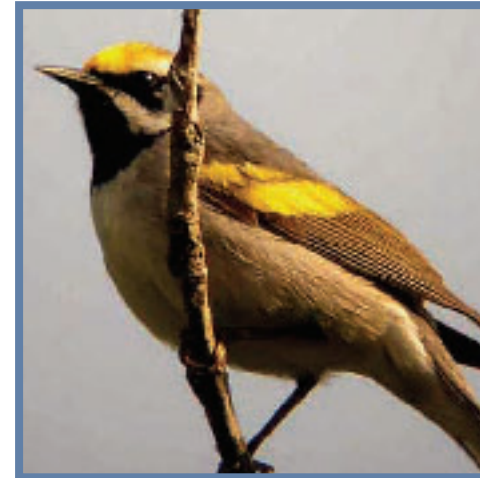
Conclusion

Birds have been migrating through this region for thousands of years. The dangers posed to migratory birds by today's urban landscapes are relatively new in evolutionary time scales and birds have been unable to alter their instinctive behaviour in response to this recent product of human activity. Bird populations are depleting rapidly throughout North and South America and it is inconceivable that they can evolve quickly enough to adjust to massive urbanization, deforestation and other factors threatening them. Cities are the key places that the changes in human behaviour necessary for bird conservation can occur. Education and involvement of individuals will help to reconcile the needs of the human and non-human worlds and help mitigate the negative impact of the built environment on the natural environment.

The City of Toronto has worked in partnership with the private sector, bird advocacy organizations and other levels of government to develop these Bird-Friendly Development Guidelines. Residents of Toronto can all play a role in reducing migratory bird deaths and together architects, developers, urban designers, planners, building owners, managers and tenants can make a positive difference to our city's natural environment and help to ensure the survival of migratory bird populations for future generations.



Eastern Bluebird
Photo: Jim Flynn



Golden-winged Warbler
Photo: Mark K. Peck

Glossary

Artificial sky glow: the artificial brightening of the night sky caused in large part by inefficient lighting fixtures that project light upward.

Direct upward light: light that is projected directly upward by inefficient lighting fixtures. Direct upward light contributes greatly to artificial sky glow.

Fatal light attraction: the instinctive reaction of birds to fly toward artificial bright light that often results in death by collision with buildings.

Fenestration: the arrangement of glass panels and/or windows in a wall.

“Fritted” glass: glass that is manufactured with a visible embedded pattern.

Heritage buildings: buildings that are listed on the Inventory of Heritage Properties for their historical and architectural significance.

Migration: animal species’ long distance movement from one habitat to another, according to the seasons and on an annual cycle.

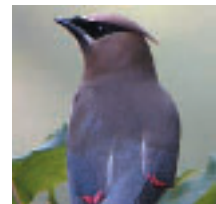
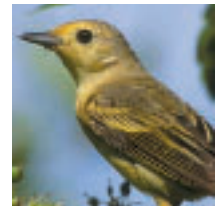
Mullions: the bars between panes of glass in a window.

Resident bird: non-migrating birds that reside year-round in the urban environment.

Spill light: artificial light that is projected indirectly by lighting fixtures.

Useful light: artificial light that is efficiently and directly projected by lighting fixtures, which has a necessary purpose and use in the urban environment.

Visual markers: a term used to describe birds’ visual perception created by solid/opaque surfaces.



From: [Muneef Ahmad](#)
To: [Lynn Collins](#)
Cc: [Erica Tsang](#)
Subject: (10-06-17) OPA 620 - 653135 Ontario Ltd.
Date: Thursday, June 17, 2010 10:19:02 AM

Lynn:

I finally connected with [redacted] Ontario Ltd. For the record, her phone number is:

The correct mailing address is [redacted] Post Road, Suite [redacted]
North York, ON
M3B 3R4

The original notice went to [redacted] which was the old address.

I also reached Mr. [redacted] Ontario Ltd. on his cell phone at [redacted].
His company owns the building at [redacted] Steeles Avenue West. He just wanted to express a comment that on occasion water comes onto his site from the field on the hydro lands to the north and causes a "form of flooding condition." He asked if our study could consider this in the future. As he plans to come to our 2-4pm session today I indicated that it would make sense if we discussed the context of the OPA 620 study with the plans in front of us and he was pleased with that approach. In fact he doesn't necessarily intend to provide any comment for the record but just wanted to note this concern verbally for our reference. We should modify the mailing address for our record and just keep Mr. [redacted] comment in mind I suppose.

Regards,

Muneef Ahmad, P.Eng., LEED AP
Associate, Manager – Water Resources
SERNAS ASSOCIATES

(A Member of the Sernas Group Inc)

141 Brunel Road

Mississauga, ON L4Z 1X3

T: 416-213-7121 ext.258

F: 905-890-8499

<http://www.sernasgroup.com>

email: mahmad@sernas.com

From: [Erica Tsang](mailto:Erica_Tsang)
To: dorothy.moszvnski@ontario.ca
Cc: dave.fumerton@ontario.ca; [Lynn Collins](mailto:Lynn_Collins)
Subject: (10-06-18) MOE - OPA 620 PIC Panels
Date: Friday, June 18, 2010 11:12:15 AM
Attachments: [\(10-06-17\) Final PIC Panels 2.pdf](#)
[\(10-06-17\) Final PIC Panels 3.pdf](#)
[\(10-06-17\) Final PIC Panels 4.pdf](#)
[\(10-06-17\) Final PIC Panels 1.pdf](#)

Hi Dorothy,

We recently had our Public Information Centre #1 for the Municipal Servicing Master Plan Class EA Study for the Steeles Avenue Corridor, Jane to Keele Street, in the city of Vaughan. For your information, I am circulating you on the information panels that were presented at the PIC.

Due to file size limitations, please excuse the multiple emails to follow.

If you have any questions, comments, or issues receiving the attachments, please do not hesitate to call.

Thank you and Sincerely,

J. 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. 331

Fax. 905.432.7877

Email. etsang@srmassociates.org

www.sernas.com

Lynn Collins

From: ¹
Sent: Tuesday, June 22, 2010 10:50 AM
To: Lynn Collins; carlos.couto@vaughan.ca
Cc: gaspar Horvath
Subject: OPA620

Comments on OPA 620 presentation at BCPB June 17, 2010

I attended the presentation and was generally pleased with the assessment.

However I did have some concerns.

In general, costs per unit decrease in larger projects, yet the stormwater management system shows no integration between the TRCA, City of Vaughan, TTC, and developers. There seems to be no requirement for the developer to participate, yet obviously there will be parking lots and other structures that could be located over underground storage. Placing the storage underground would increase usable greenspace and the permeability of the site. Reduced surface ponds could increase the value of the property.

The TTC is obviously going to have to control run-off. No mention was made of how this integrates into the project and if it will contribute to peak flow in the creek. Or if a shared facility could be cheaper or larger capacity than two single sites.

Putting ponds near the creek seems to increase the risk that the pond may blow out, or that ice from the pond could enter the creek. Black Creek flows through several culverts; ice from a pond could block a culvert and cause flooding or a blow-out at the culvert. Spring floods frequently lift pond ice into the Humber, ie Old Mill ice jam.

There is no mention of bank protection for Black Creek. The creek is sinking already, and remediation is needed. If Vaughan intends to increase the flow, Vaughan should be contributing to down stream improvements to support this increased flow.

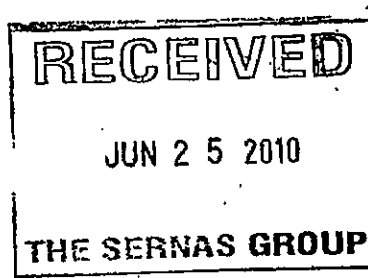
That about sums it up

Thank you for your efforts

Post Road, Suite
North York, Ontario
M3B 3R4

June 22, 2010

The Sernas Group Inc.
Muneef Ahmad
Consultant Project Manager
110 Scotia Court, Unit #41
Whitby, On.
L1N 8Y7



Dear Muneef:

Thank you for listening to my concerns.

I learned from your presentation and look forward to speaking to you in the future.

Yours truly,

Handwritten signature in cursive script, reading "Howard Li".

Ontario Limitec Steeles Ave. W.

	CIRC	ACTION	COPY	NO COPY
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LC				
DG				
DD	✓			
RS				
AD				
PHW				
AC				
DMM				
SP				
JLW	✓			
FILE NO.	09321			

From: [Couto, Carlos](#)
To: [Lynn Collins](#); [Erica Tsang](#)
Subject: FW: OPA 620 Urban Design Streetscape Master Plan
Date: June 23, 2010 3:54:40 PM
Attachments: [pdelaney.vcf](#)

Hi Lynn,

FYI

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

From: Paul Delaney [<mailto:pdelaney@yorku.ca>]
Sent: Wednesday, June 23, 2010 2:37 PM
To: Wilson, Moira
Cc: Couto, Carlos; 'Christian Huggett'; Bayley, Rob; James G. Laframboise
Subject: Re: OPA 620 Urban Design Streetscape Master Plan

Good afternoon

Many thanks for your commentary and invitation. I would be delighted to attend. My colleague, _____ also of the Department of Physics and Astronomy joined me the Black Creek Open House and I know would be interested in the Stakeholder Interview if their is sufficient room. Please advise.

Including light pollution in any of the City's studies I think is important not just for the benefit of teh Observatory but for all of our community. The loss of our ability to see and enjoy the night sky is very unfortunate in my opinion and can be so easily avoided with the correct selection of lighting standards. Bigger and brighter is certainly not better nor safer and intrusive lighting can be deleterious to our health as well! I look forward to being part of your discussions.

Cheers for now

_____, wrote:

Dear Mr.

Carlos Couto from City of Vaughan Development Engineering has provided me with your card and information after speaking with you at the OPA 620 EW Road EA Open House.

Thank you for bringing the presence of the Observatory to my attention.

The City of Vaughan has hired a design Consultant to develop Urban Design Guidelines and a Streetscape Master Plan for the OPA 620 Study Area. We are at the very beginning of the study process and welcome your participation.

If you would like to attend our Stakeholder Interview between 10am-12pm on July 7th at the Vaughan Civic Centre, please let me know and I am pleased to add you to the list. (Mr. Bud Purves, York University Development Corporation and Mr. Edward Spence, Faculty of Environmental Studies have also been invited from York University, though I have not received a response).

Otherwise you can keep informed on the progress of the Study at the following web page: http://www.city.vaughan.on.ca/newscentre/projects/steeles_avenue_urban_design.cfm

We will also be holding a Public Open House in the late fall.

I have directed our Consultant to include mitigation of light pollution as part of the Urban Design Guidelines and Streetscape Master Plan. The study scope of work does not include municipal street light design, however, it can be incorporated into sustainable Urban Design Guidelines and any pedestrian scale lighting within the Streetscape Master Plan.

Please feel free to contact me if you have any further questions, or if you have more specific lighting requirements/ constraints you would like to discuss.

Best regards,

City of Vaughan, Development Planning Department, Urban Design Division

2141 Major Mackenzie Drive, Vaughan, Ontario

T. 905 832 8585 x8017

F. 905 832 6080

E. moira.wilson@vaughan.ca



please consider the environment before printing this e-mail.

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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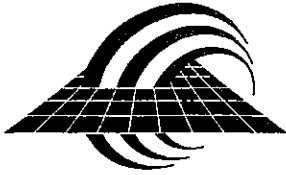
Paul Delaney
email: pdelaney@yorku.ca

Fellow,
Bethune College.

www.yorku.ca/bethune

Senior Lecturer,
Department Physics and Astronomy.
Astronomy Contact:
416 736 2100 ext. 77763 (Voice)
416 736 5516 (Fax)
www.physics.yorku.ca/observatory

Director,
Division of Natural Science.
Natural Science Contact:
416 736 5021 (voice)
416 736 5892 (fax)
www.nats.yorku.ca



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Municipal Engineering Services
Land Development Planning
Development Management
Water Resources Management
Acoustical Engineering
Geomorphic & Environmental Sciences
Transportation Planning

To: Hydro One Networks Inc.
185 Clegg Road
Markham, Ontario
L6G 1B7

Date: June 29, 2010
Project No: 09321.400
Project: OPA 620

Attn: Les Hart

We enclose herewith the following:

No. of Copies	Drawing Number	Description
4		SERV 101 Preliminary Storm, Water & Wastewater Servicing Plan
4		SWM 101 Conceptual Grading & Servicing Plan
Additional Comments		
Further to our meeting of May 31, 2010, please find enclosed OPA 620 drawings for your review and comment.		

c.c. City of Vaughan, Attn: Carlos Couto (copy of dwgs.), Eric Gupta
Sernas Associates, Attn: Dale Dionne (copy of dwgs.)
Sernas Associates, Attn: Lynn Collins (transmittal only)

<input type="checkbox"/>	As requested
<input checked="" type="checkbox"/>	For your review and comment
<input type="checkbox"/>	For your signature and return
<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	Final

SERNAS ASSOCIATES

Amy Winterhalt

From: [Erica Tsang](#)
To: [Moszynski, Dorothy \(ENE\)](#)
Cc: [Lynn Collins](#); [Couto, Carlos](#); [Dale Dionne](#)
Subject: (10-06-30) Response to MOE on OPA 620 PIC Panels
Date: Wednesday, June 30, 2010 4:10:56 PM

Hi Dorothy,

Thank you for your comments.

In response to your email, Lynn Collin's will be collaborating and responding to all comments submitted by July 24th, 2010. However, she will be able to respond to your questions by July 13th, as she will be on holiday's next week.

Please let me know if you have any other questions.

Hope you have a great Canada Day.

Sincerely,

Erica

J. Erica Tsang, M.E.S., B.E.S.
Environmental Project Technician

SRM Associates (A Member of The Sernas Group Inc.)
P. 905.686.6402 ext. 331 F. 905.432.7877 E. etsang@srmassociates.org

From: Moszynski, Dorothy (ENE) [<mailto:Dorothy.Moszynski@ontario.ca>]
Sent: June 28, 2010 2:56 PM
To: Erica Tsang
Subject: RE: OPA 620 PIC Panels

Dear Erica,

I reviewed the PIC slides for the Steeles area, finally, and have 2 comments:
Slide 10-06-17 mentions the project is Category B under MEI class EA. Previous slides refer to the Municipal EA. Is this project also proceeding under MEI's Class EA or just the Municipal Class EA?
Is the conservation authority on board with located a proposed SWM pond in the black creek area?

Dorothy

From: Erica Tsang [<mailto:etsang@srmassociates.org>]
Sent: June 18, 2010 11:12 AM
To: Moszynski, Dorothy (ENE)
Cc: Fumerton, Dave (ENE); Lynn Collins
Subject: OPA 620 PIC Panels

Hi Dorothy,

We recently had our Public Information Centre #1 for the Municipal Servicing Master Plan Class EA Study for the Steeles Avenue Corridor, Jane to Keele Street, in the city of Vaughan. For your information, I am circulating you on the information panels that were presented at the PIC.

Due to file size limitations, please excuse the multiple emails to follow.

If you have any questions, comments, or issues receiving the attachments, please do not hesitate to call.

Thank you and Sincerely,

J. 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. 331

Fax. 905.432.7877

Email. etsang@srmassociates.org

www.sernas.com

From: [Muneef Ahmad](#)
To: [Kent Taylor](#); [Patrick Grace](#); [Les Hart](#)
Cc: [Dale Dionne](#); [Lynn Collins](#); [Amy Winterhalt](#); [Pearce, Andrew](#); [Frieri, Michael](#); [Gupta, Eric](#); [Carlos Couto \(carlos.couto@city.vaughan.on.ca\)](#)
Subject: (10-07-04) Hydro One business decision for OPA 620 SWMF
Date: Sunday, July 04, 2010 5:29:53 PM

Kent:

We had set a rough guideline of two weeks in which you'd try to get the pertinent parties together from Hydro One and **provide a response back as to the business decision for allowing a SWM facility on Hydro One lands.**

Although Dale Dionne is out of the office this coming week he will be checking e-mails if you need to coordinate a meeting for anytime after July 12th. Otherwise, while it will sound presumptuous, we would be content to simply receive Hydro One's blessing via e-mail. Please provide your feedback this coming week if possible even if it is simply a status update as to when we can expect Hydro One will be meeting to discuss this matter. Per the discussion in our June 14th meeting **not only is the outcome of this decision critical but the timing is as well so we would appreciate your assistance on this matter.** For your reference, we have a meeting set with TRCA for July 19th so **Hydro One's feedback prior to July 16th** would be vital. Please remember and remind your Team that this decision can be made separately from Hydro One's approval of TYSSE's bio-swales.

Regards,

Muneef Ahmad, P.Eng., LEED AP
Associate, Manager – Water Resources
SERNAS ASSOCIATES
(A Member of the Sernas Group Inc)
141 Brunel Road
Mississauga, ON L4Z 1X3
T: 416-213-7121 ext.258
F: 905-890-8499
<http://www.sernasgroup.com>

email: mahmad@sernas.com

From: Muneef Ahmad
Sent: July 4, 2010 4:35 PM
To: 'Pearce, Andrew'; 'Frieri, Michael'; 'Gupta, Eric'; Carlos Couto (carlos.couto@city.vaughan.on.ca); 'Kervin, Joanna'; 'Nusink, Richard'; 'Kawun, Bob'; 'Kent Taylor'; 'Patrick Grace'; 'Les Hart'; 'helen.an@hydroone.com'; 'jennifer.long@hydroone.com'; Dale Dionne; Amy Winterhalt
Cc: Lynn Collins; Stuart Winchester
Subject: OPA 620: Minutes from June 14th Meeting w/Hydro One @ TYSSE

Please find attached Meeting Minutes from the June 14th meeting held at TYSSE Offices with Hydro One.

As a submission has been issued from the City to Hydro One there are 2 matters pending from the meeting for which a separate message will be sent to Kent, Patrick and Les that are:

- Status of decision on TYSSE's proposed bio-swales
- Outcome of discussion on the "business deal" as it relates to the proposed SWM facility on Hydro One lands for OPA 620

We request that any responses to this message be directed to Dale Dionne.

Regards,

Muneeb Ahmad, P.Eng., LEED AP
Associate, Manager – Water Resources
SERNAS ASSOCIATES

(A Member of the Sernas Group Inc)

141 Brunel Road

Mississauga, ON L4Z 1X3

T: 416-213-7121 ext.258

F: 905-890-8499

<http://www.sernasgroup.com>

email: mahmad@sernas.com

From: [Amy Winterhalt](#)
To: [Erica Tsang](#)
Cc: [Lynn Collins](#); [Dale Dionne](#)
Subject: (10-07-09) OPA 620 - PIC follow-up Litwin
Date: Friday, July 09, 2010 4:54:30 PM

Hi Erica,

I had an OPA 620 land owner follow-up with me regarding issues he discussed with Muneef at the PIC. And I wasn't sure what details you are keeping for the EA records but I've included what we spoke about below.

Louis Litwin

Contact: 416-823-0216

Owner: 653 135 Ontario Limited, 2600 Steels West

He had raised concern with Muneef regarding flooding/ponding on his property during rain events. He wanted to know how our plans would address this specific issue. He wanted us to follow-up with him and he wanted to be informed of the next public information centre.

Amy

From: Lynn Collins
To: "Karen Ho (Karen.Ho@ontario.ca)"
Cc: "andrew.pearce@vaughan.ca"; "Couto, Carlos"; Dale Dionne; Erica Tsang
Subject: OPA 620 Master Plan City of Vaughan - Request for Comments
Date: Wednesday, July 14, 2010 11:33:00 AM
Attachments: [\(10-06-17\) Final PIC Panels 1.pdf](#)
[\(10-06-17\) Final PIC Panels 2.pdf](#)
[\(10-06-17\) Final PIC Panels 3.pdf](#)
[\(10-06-17\) Final PIC Panels 4.pdf](#)
[\(10-06-17\) Final PIC Panels 5.pdf](#)
[img-714100949-0001.pdf](#)

Good Morning Karen,

Thank you for taking the time to discuss the OPA 620 Master Plan with me. Further to our telephone conversation we will be providing the panels from the first Public Information Centre for your information and consideration in providing comments on the project. There are 15 panels in total, you will receive 4-5 e-mails as the size of the drawings precludes me from sending them in one e-mail, my apologies for any inconvenience this causes. I will also include the Notice of Study Commencement and PIC #1 for your reference and file.

As discussed a portion of the study area is within a Hydro Corridor which is subject to the policies of The Parkway Belt West Plan. [img-714100949](#) attached above depicts the location of the study area in relation to The Parkway Belt West Plan.

A stormwater management pond is being proposed within the Hydro Corridor as a possible solution to addressing the overall stormwater management requirements for the OPA 620 study area. The City of Vaughan and Hydro One are currently in discussions with respect to the acceptance of a pond and design considerations should a pond be permitted on the corridor lands. Hydro One have asked that we circulate MMAH and have requested comments be provided with respect to policies of The Parkway Belt West Plan.

The Project Team are working with Hydro One to have a commitment to the stormwater management solution by July 30th, your assistance in providing input in advance of that date will assist in informing the decision. Thank you in advance for your attention to our request. Please do not hesitate to call or e-mail if you have any questions or require any additional information.

Below is a suggested circulation for your comments:

Andrew Pearce,
Director of Development/Transportation Engineering
City of Vaughan
905.832.8525 ext. 8255
andrew.pearce@vaughan.ca

Carlos Couto, C.E.T.,
Engineering Planning & Studies
City of Vaughan
p.905.832.8585x8736, f.905.832.6145
e.carlos.couto@vaughan.ca

Patrick Grace
Ontario Realty Corporation
1 Dundas Street
Suite 2000
Toronto Ontario M5G 2L5
Canada
patrick.grace@ontariorealty.ca

Dale Dionne, P.Eng., MBA, PMP
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
cell: (905) 442 4551

www.sernasgroup.com

ddionne@srmassociates.org

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

lcollins@srmassociates.org

From: [Lynn Collins](mailto:Lynn.Collins)
To: Kevin.Rachman@ltc.ca
Cc: Eric.Gupta@vaughan.ca; Brian.Titherington@vork.ca; Laura.FuentesdeMaria@golder.com; Erica.Tsang
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review
Date: Thursday, July 15, 2010 5:11:00 PM
Attachments: [57167.002_DRAFT_PhI_ESA_7100_Keele_Street_Vaughan_ON_Feb_3_2010.pdf](#)
[57167.001_DRAFT_PhI_ESA_Part_Lot_1_Concession_4_Vaughan_ON_Feb_3_2010.pdf](#)

Good Afternoon Kevin,

Further to the chain of e-mail requests below attached are full draft copies of the Phase 1 ESA's including appendices. Please let me know if you require any additional information.

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

lcollins@srmassociates.org

From: Dale Dionne
Sent: Tuesday, July 13, 2010 1:24 PM
To: Lynn Collins; Erica Tsang
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Hi,

Can you help me with collecting this information please (see below).

Dale Dionne, P.Eng., MBA, PMP
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
cell: (905) 442 4551

www.sernasgroup.com

ddionne@srmassociates.org

From: Gupta, Eric [mailto:Eric.Gupta@vaughan.ca]
Sent: Monday, June 28, 2010 12:58 PM
To: Dale Dionne
Cc: Rachman, Kevin; 'Titherington, Brian'; Couto, Carlos
Subject: RE: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Hi Dale,

Please see request below by TYSSE and have your sub consultant forward the relevant reference material as noted in the ESA phase 1 to Kevin Rachman.

Thanks ERIC
x8433

From: Titherington, Brian [mailto:Brian.Titherington@york.ca]
Sent: Thursday, June 24, 2010 12:01 PM
To: Gupta, Eric
Cc: Rachman, Kevin
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Eric,

TYSSE is requesting the appendices to the Phase 1 ESA undertaken for the Vaughan storm ponds (a copies of the reports you forwarded are attached). Portions of the appendices were not included. If possible, please forward to Kevin Rachman at TYSSE (copied on this message).

Thanks.

Brian Titherington, P.Eng.

Senior Project Manager, Subways
York Region Rapid Transit Corporation

T. 1 877 464 9675 ext. 1032
C. 416 629 8166

From: Kevin.Rachman@ttc.ca [mailto:Kevin.Rachman@ttc.ca]
Sent: Wednesday, June 23, 2010 1:18 PM
To: Titherington, Brian
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Brian,

Brian,

Please let me know if you are able to have someone locate the appendices for the report as request below by Golder.

Thanks,

Kevin

Kevin Rachman

Property and Agreements Coordinator
Third Party, Planning and Property
Toronto-York Spadina Subway Extension
Toronto Transit Commission
5160 Yonge Street, 11th Floor
Toronto ON M2N 6L9

Tel: 416-397-8771
Fax: 416-338-0271
Email: kevin.rachman@ttc.ca

From: Fuentes de Maria, Laura [mailto:Laura_FuentesdeMaria@golder.com]
Sent: June 23, 2010 01:08 PM
To: Mancini, Silvia; Missiuna, Tony
Cc: Bidhendi, Hossein; Rachman, Kevin; Mello, Ruth
Subject: RE: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Hi Silvia,

The reports (two Phase I ESAs for the existing pond and proposed pond) attached don't include the appendices. Can you please forward those so I can review them along with the reports?

Thanks, Laura

From: Silvia.Mancini@ttc.ca [<mailto:Silvia.Mancini@ttc.ca>]
Sent: June 23, 2010 12:37 PM
To: Fuentes de Maria, Laura; Missiuna, Tony
Cc: Hossein.Bidhendi@ttc.ca; Kevin.Rachman@ttc.ca
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Hi Laura and Tony,

I will call to discuss this with you shortly. However, the two properties west of the UPS site are currently owned by City of Vaughan and York Region. These properties will be conveyed to UPS during the property acquisition, however TTC will never take ownership during this property transition. It has been suggested that Golder reviews whatever Phase I and II esas the City may have conducted on the properties in recent time and evaluate if any additional work should be conducted. Attached, you will find a Draft Phase I ESA conducted by pinchin env. For the city of Vaughan property just west of UPS.

Thanks
Silvia

From: Rachman, Kevin
Sent: June 22, 2010 3:32 PM
To: Mancini, Silvia
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Phase 1 for the City of Vaughan lands (adjacent to UPS – the one fronting on Steeles only).

Kevin Rachman
Property and Agreements Coordinator
Third Party, Planning and Property
Toronto-York Spadina Subway Extension
Toronto Transit Commission
5160 Yonge Street, 11th Floor
Toronto ON M2N 6L9

Tel: 416-397-8771
Fax: 416-338-0271
Email: kevin.rachman@ttc.ca

From: Titherington, Brian [<mailto:Brian.Titherington@york.ca>]
Sent: June 22, 2010 03:10 PM
To: Rachman, Kevin
Cc: Hollinger, Stephen; John, Praveen
Subject: FW: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Kevin,

Here's the Phase 1 for the Vaughan Storm Pond lands.

Brian Titherington, P.Eng.

Senior Project Manager, Subways
York Region Rapid Transit Corporation

T. 1 877 464 9675 ext. 1032
C. 416 629 8166

From: Gupta, Eric [<mailto:Eric.Gupta@vaughan.ca>]
Sent: Monday, March 29, 2010 11:20 AM
To: 'Peter.Hillier@ttc.ca'
Cc: 'Richard.Nusink@ttc.ca'; Joanna.Kervin@ttc.ca; Titherington, Brian; Hollinger, Stephen; Couto, Carlos; 'Muneeb Ahmad'
Subject: OPA 620 - Vaughan Dry Storm Water Management Pond ESA Phase I report - fwd to UPS for Review

Hi Richard,

Please find attached the ESA Phase 1 report for Vaughan's Dry Storm Water Management Pond lands located in the north-east quadrant of Steeles Avenue and Jane Street. The attached study was

undertaken as part of the City's OPA 620 Municipal Servicing Master Plan Class EA and required in part to fulfill the land swap agreement (i.e. MOU) between Vaughan, York and UPS.

Please forward this report to UPS for their review and advise that the City will be undertaking ESA Phase 2 works shortly. Comments on the Phase 1 report should be forwarded to TYSSE no later than April 23, 2010. Comments received from UPS should be forwarded to Muneef A. and Carlos C.

If you have any questions or concerns please call me asap.

Eric Gupta
Project Manager - Spadina Subway Extension
Development and Transportation Engineering
City of Vaughan, 2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
T. 905-832-8585 ext 8433
C. 416-919-0566
email. eric.gupta@vaughan.ca

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From: [Dale Dionne](#)
To: [Lynn Collins](#); [Erica Tsang](#)
Subject: FW: Draft Stormwater Management strategy for BCPV and OPA 620
Date: Sunday, July 18, 2010 4:46:14 PM
Attachments: [BCPV OPA 620 SWM strategy.pdf](#)

fyi

Dale Dionne, P.Eng., MBA, PMP
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
cell: (905) 442 4551

www.sernasgroup.com

ddionne@srmassociates.org

From: Laura Koyanagi [<mailto:lkoyanagi@tmig.ca>]
Sent: Wednesday, July 14, 2010 2:49 PM
To: Andrew.Pearce@vaughan.ca; [Amy Winterhalt](mailto:Amy.Winterhalt); brian.titherington@york.ca; Dale Dionne; carlos.couto@vaughan.ca
Cc: marks@schollenandcompany.com
Subject: Draft Stormwater Management strategy for BCPV and OPA 620

Thank you all for attending the meeting earlier today, please find attached a pdf of the draft stormwater management strategy, as discussed.

Laura Koyanagi

TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD
2300 Steeles Avenue West Suite 120 | Vaughan Ontario Canada L4K 5X6 | office 905.738.5700 ext 234 | cell 416.629.4685 | fax 905.738.0065

EXPERIENCE | EFFICIENCY | COMMITMENT

Date: JULY 20/10 Page: 1 of 1

Project/ File: OPA 620 SERV. STRATEGY MASTER PLAN EA File #:

Type of Contact: <input checked="" type="checkbox"/> Meeting <input type="checkbox"/> Telephone <input type="checkbox"/> Information Received <input type="checkbox"/> Public Inquiry	Contact Person(s): Name ROSEMARIE HUMPHRIES LOUVE BUCKY KATE HANLY JOAN LOPEZ MEHLAK REP. FROM MILESTONE	Organization HUMPHRIES PLAN AECOM AECOM AECOM CITY
Location: <input checked="" type="checkbox"/> Civic Centre <input type="checkbox"/> On Site Other: _____		

- DISCUSSED POINTS ON COMMENT SHEET PIC N-1
- CONCERNED ABOUT TIMING OF MASTER PLAN & IMPACT ON MILESTONE PLAN.
- REQUIRE CRITERIA FOR SWM
- PREFERENCE TO HAVE SWM POND (BASE) OUTSIDE OF HYDRO CORRIDOR - POSSIBLY ON MILESTONE LANDS. CITY TO EXPLORE THIS ALTERNATIVE SINCE HYDRO NOT APPROVE LOCATION OF BASE POND.
- * HUMPHRIES REQUEST COPIES OF E/W ROAD X-SECTION - SEND COPY TO ROSEMARIE.
- PLAN TO RE-SUBMIT SITE PLAN APPLICATION IN FALL.
- SEND COPY OF PREF ALTERNATIVE TO AECOM FOR INFO.

Notes Taken By: CHARLES COYO

From: Lynn Collins
To: "[Dorothy Moszynski \(Dorothy.Moszynski@ontario.ca\)](mailto:Dorothy.Moszynski@ontario.ca)"
Cc: [Dale Dionne](mailto:Dale.Dionne); [Erica Tsang](mailto:Erica.Tsang); "[Couto, Carlos](mailto:Couto.Carlos)"; "Michael.Frieri@vaughan.ca"; "andrew.pearce@vaughan.ca"
Subject: (10-07-21) Response to questions regarding OPA 620 PIC Panels
Date: Wednesday, July 21, 2010 11:43:00 AM
Attachments: [09321 NOTICE OF PIC 1 \(FINAL\).pdf](#)

Good Morning Dorothy,

I am responding to an e-mail you sent to Erica Tsang of our office on June 28th, 2010 regarding your review of the panels from PIC #1. Firstly, Thank you for taking the time to review the panels.

In response to your questions, the project is proceeding under the Municipal Class EA and MEI's Class EA. There is a hydro corridor within the study area and there are a number of options being considered which include a the use of a portion of the corridor for stormwater management purposes. We discussed the project with Hydro One at the outset of our study and coordinated the notices to include identification of the MEI Class EA process, we have attached a copy of the Notice of PIC #1 for your reference and file. Discussions are ongoing with Hydro One as to their acceptance of infrastructure on their site, we anticipate having their final comments prior to presenting the technically preferred stormwater management strategy at the second PIC which is scheduled for August 17th.

With respect to the stormwater management options within the Black Creek Area, we have engaged TRCA and Black Creek Pioneer Village in our consideration of alternatives from the outset. In addition to discussions with technical staff we conducted a workshop with technical staff and stakeholders including descendants of the property, Black Creek Pioneer Village members and others identified by Black Creek Pioneer Village as potentially having an interest in the study. The meeting was attended by approximately 35 stakeholders and proved invaluable in gaining insight to inform the alternatives being considered for the project.

I trust the attached provides the information you were seeking at this time. Please call or e-mail if you would like to receive any additional information.

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

lcollins@srmassociates.org

**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)**

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.



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

The study is now at the stage of presenting alternative servicing strategies, receiving public input, and identifying a preliminary preferred servicing option. Public input during the planning process of this project is encouraged. The Public Information Centre is scheduled to be held as follows:

Date: Thursday, June 17, 2010
Time: 2:00 p.m. to 4:00 p.m. and
7:00 p.m. to 9:00 p.m.
Location: Black Creek Pioneer Village, Theatre Room
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, 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. Muneef Ahmad, P. Eng
Consultant Project Manager, The Sernas Group Inc.
c/o Lynn Collins, BES, MCIP, RPP
110 Scotia Court, Unit 41, Whitby, ON L1N 8Y7
Tel: 905-686-6402 Ext. 312, Fax: 905-432-7877
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 June 3rd, 2010

From: [Couto, Carlos](#)
To: [Lynn Collins](#)
Cc: [Dale Dionne](#); [Erica Tsang](#); [Frieri, Michael](#)
Subject: OPA 620 MSMP EA - Meeting with Milestone
Date: July 22, 2010 9:42:06 AM

Hi Lynn,

For your information and file, on Tuesday (July 20) City Engineering staff met with Rosemarie Humphries (Humphries Planning), representatives from the Milestone Group (Landowners - Keele Street to Future Street "E") and representatives from their Consultant (Aecom) to discuss comments provided by Humphries Planning with respect to our PIC No.1 as well other servicing related issues - how the servicing Master Plan will impact the Milestone lands. The Milestone Group intends to submit a site plan application in the next few months.

Humphries Planning has requested additional information which is not related to this EA (East West Road cross-section) which I will provide. They have also asked us to consider placing the pond (hydro) on Milestone lands. I don't think this was considered during the preliminary stormwater management master plan study, however this may be an option should hydro not permit the pond on ORC lands.

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.



The City Above Toronto

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel [905] 832-2281

July 22, 2010

Les Hart
Senior Real Estate Coordinator
Hydro One Networks Inc.
Facilities & Real Estate
185 Clegg Road
Markham, ON
L6G 1B7

Dear Mr. Hart:

**RE: Municipal Servicing Master Plan Class EA Study and
Ministry of Energy & Infrastructure Class EA (Category B) Study
City of Vaughan Official Plan Amendment 620
Steeles Avenue Corridor Jane Street to Keele Street**

Based on Hydro's request (as noted at the meeting held on July 20th, 2010 where representatives from York Region, TTC, Vaughan and Hydro One were in attendance) for additional information pertaining to the above noted Class Environmental Assessment Study and more specifically the City's proposed storm water management pond within the existing Hydro corridor, please find enclosed two copies of the following information for your review and use:

1. Preliminary Master Stormwater Management Strategy Report for OPA 620 Lands dated August 2009 as completed by The Sernas Group Inc. (CD with PDF files of report and all associated drawings);
2. Proposed Hydro Corridor Storm Water Management Pond Option 'B' (3 Cell Option) Preliminary Drawings and Cross Sections (Drawings dated November 2008 as prepared by The Sernas Group Inc.);
3. OPA 620 Master Plan Class EA Public Information Centre #1 (June 17, 2010) notice, and display board / presentation information; and
4. Preliminary Geotechnical Investigation report dated February 3, 2010 by Shad & Associates Inc. for the proposed storm water management pond lands within the Hydro Corridor.

The above noted enclosed information is in addition to a previous submission made to you by The Sernas Group Inc. on June 29th, 2010.

The enclosed preliminary report (identified as Item 1 above) includes a detailed analysis of the proposed design criteria / parameters used to size the storm water pond within the Hydro One corridor. The proposed strategy will accommodate post-development flow control up to and including a 100 year storm event.

Construction staging / implementation of the proposed storm pond within the corridor (Option 'B') will be dependent upon the progression of development within the lands tributary to this pond, mainly the east half of OPA 620.

Item 2 above was previously submitted to Hydro One for review. In response to this submission, it is our understanding based on correspondence from Hydro One to TTC, that Option 'B' is Hydro's preferred option for the pond configuration within your corridor. Accordingly, the preliminary preferred storm water management strategy as outlined in the Public Information Centre material conforms to this preferred pond option. Item 2 above includes all layout options considered for the Hydro Pond and related cross sections for each option which identify proposed pond depths, sloping and relationships / offsets to the existing Hydro towers.

It is critical to our Class EA Study timeline that we receive your input and comments on the preliminary preferred servicing option by the end of July. It is the City's intention to hold a final Public Information Centre meeting on August 17th to present the preferred servicing scenario to the Public for final review. Subsequently, we will be taking forward a staff report to City Council for endorsement of the final EA Study on August 31st.

As part of your review and response, we are also interested in understanding Hydro and/or ORC's position with respect to land value / compensation should the final strategy allow for a pond within Hydro's corridor.

We trust the enclosed information is complete and satisfactory. Should you require additional information or clarification, please contact myself or Carlos Couto at extension 8736.

Yours truly,



Michael Frieri, C.E.T.
Manager of Engineering Planning & Studies
Development / Transportation Engineering Department

Copy: Clayton D. Harris, City Manager
Bill Robinson, Commissioner of Engineering & Public Works
Andrew Pearce, Director of Development / Transportation Engineering
Dale Dionne, SRM Associates
Brian Titherington, York Region Transit
Joanne Kervin, Toronto-York Spadina Subway Extension - TTC

Lynn Collins

From: Lynn Collins
Sent: Tuesday, July 27, 2010 10:14 AM
To: Dale Dionne; Erica Tsang; Couto, Carlos; Michael.Frieri@vaughan.ca; andrew.pearce@vaughan.ca
Subject: FW: (10-07-21) Response to questions regarding OPA 620 PIC Panels

All,

Attached is the response from MOE to our follow up from PIC #1 for your information and file.

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

lcollins@srmassociates.org

From: Moszynski, Dorothy (ENE) [<mailto:Dorothy.Moszynski@ontario.ca>]
Sent: Monday, July 26, 2010 2:26 PM
To: Lynn Collins
Subject: RE: (10-07-21) Response to questions regarding OPA 620 PIC Panels

Thank you for the information, Lynn!

Dorothy Moszynski

From: Lynn Collins [<mailto:lcollins@srmassociates.org>]
Sent: July 21, 2010 11:44 AM
To: Moszynski, Dorothy (ENE)
Cc: Dale Dionne; Erica Tsang; Couto, Carlos; Michael.Frieri@vaughan.ca; andrew.pearce@vaughan.ca
Subject: (10-07-21) Response to questions regarding OPA 620 PIC Panels

Good Morning Dorothy,

I am responding to an e-mail you sent to Erica Tsang of our office on June 28th, 2010 regarding your review of the panels from PIC #1. Firstly, Thank you for taking the time to review the panels.

In response to your questions, the project is proceeding under the Municipal Class EA and MEI's Class EA. There is a hydro corridor within the study area and there are a number of options being considered which include a the use of a portion of the corridor for stormwater management purposes. We discussed the project with Hydro One at the outset of our study and coordinated the notices to include identification of the MEI Class EA process, we have attached a copy of the Notice of PIC #1 for your reference and file. Discussions are ongoing with Hydro One as to their acceptance of infrastructure on their site, we anticipate having their final comments prior to presenting the technically preferred stormwater management strategy at the second PIC which is scheduled for August 17th.

With respect to the stormwater management options within the Black Creek Area, we have engaged TRCA and Black Creek Pioneer Village in our consideration of alternatives from the outset. In addition to discussions with technical staff we conducted a workshop with technical staff and stakeholders including descendants of the property, Black Creek Pioneer Village members and others identified by Black Creek Pioneer Village as potentially having an interest in the study. The meeting was attended by approximately 35 stakeholders and proved invaluable in gaining insight to inform the alternatives being considered for the project.

I trust the attached provides the information you were seeking at this time. Please call or e-mail if you would like to receive any additional information.

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

lcollins@srmassociates.org

From: [Dale Dionne](#)
To: [Ken Chow](#); [Amy Winterhalt](#)
Cc: [Lynn Collins](#); [Erica Tsang](#)
Subject: FW: OPA 620 Municipal Servicing Master Plan EA - Steeles Avenue Corridor Jane Street to Keele Street
Date: Thursday, August 05, 2010 4:23:58 PM
Attachments: [sharp-dev.trans.engineering@vgn.ctv_20100805_102353.pdf](#)
[OPA 620 Letter to Hydro One 7-22-10.pdf](#)

fyi

Dale Dionne, P.Eng., MBA, PMP
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
cell: (905) 442 4551

www.sernasgroup.com

ddionne@srmassociates.org

From: Couto, Carlos [<mailto:Carlos.Couto@vaughan.ca>]
Sent: Thursday, August 05, 2010 10:27 AM
To: 'l.hart@hydroone.com'
Cc: Harris, Clayton; Robinson, Bill; Pearce, Andrew; Frieri, Michael; Dale Dionne; 'Titherington, Brian'; Joanna.Kervin@ttc.ca
Subject: OPA 620 Municipal Servicing Master Plan EA - Steeles Avenue Corridor Jane Street to Keele Street

Les,

With respect to the above noted Class Environment Assessment Study being undertaken by the City of Vaughan, I am following up on a couple of submissions made to Hydro One in support of the proposed Storm Water Management facility within the Hydro corridor (June 29th, 2010 by the Sernas Group Inc. and July 22, 2010 by City of Vaughan). Receiving your input and/or comments as soon as possible would be greatly appreciated as we will require time to finalize our preferred Storm Water Management concept for our second Public Information Centre meeting scheduled for August 17, 2010.

Thank You

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: [Erica Tsang](mailto:Erica.Tsang)
To: [Erica Tsang](mailto:Erica.Tsang)
Subject: FW: Steeles Ave corridor Jane to Keele city of Vaughan
Date: August 12, 2010 9:27:11 AM

From: Junior.Francis@cn.ca [mailto:Junior.Francis@cn.ca]
Sent: Wednesday, August 11, 2010 10:35 AM
To: carlos.couto@vaugh.ca; Dale Dionne
Subject: Steeles Ave corridor Jane to Keele city of Vaughan

Dear; Carlos Couto & Dale Dionne

I am emailing you because I have read your letter pertaining to the proposed environmental assessment study of the Steeles Ave corridor Jane to Keele , city of Vaughan. I would like it if you kept me informed of any work or studies that may be on CN right-of-way in the present future. Thank you and have a nice day.

Junior Francis
Utilities Coordinator
905-669-3184
4 Welding Way (off Administration Rd)
Concord, ON, L4K 1B9

Regina Li

Subject: RE: (10-08-13) CNR - Municipal Servicing Master Plan OPA 620 City of Vaughan

From: Lynn Collins
Sent: August 13, 2010 3:50 PM
To: Junior.Francis@cn.ca
Cc: Dale Dionne; Erica Tsang; Couto, Carlos
Subject: (10-08-13) CNR - Municipal Servicing Master Plan OPA 620 City of Vaughan

Good Afternoon Mr. Francis,

I am responding on behalf of the study team to the comments you forwarded to Mr. Couto on August 11th regarding the Municipal Servicing Master Plan EA for OPA 620.

Thank you for taking the time to respond to our notice. We have noted your request to receive additional information and in particular information on any work proposed within the CN right of way. We have added your name to our stakeholder list, as such you will receive direct notification of future meetings and project status. I have attached a copy of the notice for PIC #2 which is being held Tuesday August 17th at Black Creek Pioneer Village for your information as this notice was sent out prior to receiving your request to be added to the stakeholder list.

For your information and file we have attached to this e-mail a copy of the panels from PIC #1 which depict the preferred alternatives for sanitary sewer and watermain services. We have attached these panels as the alternatives show potential work within or adjacent to the CN right of way.

The preliminary preferred alternative (3) for sanitary service would not require work within the right of way but there would be some work adjacent to it. The preliminary preferred alternative (2) for the watermain would not require work within the right of way but again adjacent to it. We welcome any comments you have on these preliminary preferred alternatives.

Please call or e-mail if you have any questions or require any additional information.

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

lcollins@srmassociates.org

From: Junior.Francis@cn.ca [mailto:Junior.Francis@cn.ca]
Sent: Wednesday, August 11, 2010 10:35 AM
To: carlos.couto@vaugh.ca; Dale Dionne
Subject: Steeles Ave corridor Jane to Keele city of Vaughan

Dear, Carlos Couto & Dale Dionne

I am emailing you because I have read your letter pertaining to the proposed environmental assessment study of the

Steeles Ave corridor Jane to Keele , city of Vaughan. I would like it if you kept me informed of any work or studies that may be on CN right-of-way in the present future. Thank you and have a nice day.

Junior Francis
Utilities Coordinator
905-669-3184
4 Welding Way (off Administration Rd)
Concord, ON, L4K 1B9

Regina Li

Subject: RE: (10-08-13) RH - Municipal Servicing Master Plan Class EA OPA 620 - Response to Comment Sheet provided at PIC #1

From: Lynn Collins

Sent: August 13, 2010 2:34 PM

To: rhumphries@humphriesplanning.com

Cc: Dale Dionne; Erica Tsang; Couto, Carlos

Subject: (10-08-13) RH - Municipal Servicing Master Plan Class EA OPA 620 - Response to Comment Sheet provided at PIC #1

Good Afternoon Ms. Humphries,

Thank you for the comments you provided in response to PIC #1 for the City of Vaughan Municipal Servicing Master Plan Class EA Study for the Steeles Avenue Corridor. I am pleased to respond to your questions on behalf of the Study Team.

1. With respect to the timing/ completion of the project the second PIC for the project will be held on August , 17 2010 where the preferred solutions for stormwater management will be presented. The City intends to take a report to Council in September 2010 recommending approval of the preferred servicing strategy. The final Notice of Completion is expected to be issued in the fall of 2010.
2. The servicing for all development applications within the OPA 620 Study area shall conform to the final conclusions and recommendations of the OPA 620 Servicing Master Plan EA.
3. With respect to the March Stakeholders workshop at Black Creek Pioneer Village (BCPV) the stakeholders were identified by staff at BCPV e.g. stakeholders with historical connection to the property, members of BCPV, etc. The stakeholders identified were notified of the workshop via e-mail directly through Black Creek Pioneer Village. The BCPV Stakeholder list is kept confidential by BCPV and as such the General Manager of BCPV facilitated the circulation of the notice.
4. The notification for PIC #1 was mailed to all stakeholders on our mailing list on June 3rd, 2010. A copy of those sent mailings are attached for your reference. The company and personal names of the stakeholders (other than agencies) have been protected for privacy, however the addresses of the stakeholders are provided.

Additionally the notification of PIC #1 was placed in the Vaughan Citizen and Vaughan Liberal on Thursday June 3rd and Sunday June 6th and in the North York Mirror on June 3rd, 2010.

5. In general the sizes of the proposed ponds are governed by the quantity control volume requirements. For OPA 620 post-development peak runoff rates are to be controlled to pre-development Unit Flow Rates. This requirement was established in the Humber River Watershed Study (Aquafor Beech, 1997). Ponds were sized using Visual OTTHYMO hydrology modelling which reflects the OPA 620 plan and takes into account on-site controls and the recommended sustainable technologies. Each pond area shown on the plans represents the area needed to retain the required quantity control volume given general assumptions in terms of grading, pond depth, pipe inverts etc.

Sustainable technologies are proposed to meet the requirement for on-site retention of 7.5mm of rainfall for site areas and 15mm of rainfall for 50% of the roof areas. There are a number of technologies which could be used to meet these requirements. A ranking of these technologies were presented at the public information centre.

6. With respect to the proposed stormwater management facility in the hydro corridor the City continues to have meaningful discussions on the details and logistics of accommodating a stormwater management facility within the hydro corridor lands with Hydro One.
7. The work carried out to date factored in the density and coverage envisioned through the policies of OPA 620. Site specific details from pending applications were not factored into the work however should the applications conform to the OPA 620 policies the servicing strategies recommended in the Master Plan are designed to accommodate those developments.
8. We have attached herein drawings providing the location and sizing of water and sanitary services within the OPA 620 study area. You will note that the preferred solution has been slightly modified from those presented at PIC #1. The modifications were made in the vicinity of the UPS lands to address comments from UPS received after the PIC.

The project proposes alignments and sizing to accommodate existing and potential development within the study area. The detailed design and cross –sections of the services will be available in the future through the City at the detailed design / implementation stage which is beyond the scope of this Master Plan project.

9. As per your request we understand that City of Vaughan staff met with yourself and representatives of Milestones to discuss the timing of design, implementation, costing etc as it relates to the pending Site Plan application.

We trust that the enclosed provides the information you are seeking at this time. Please do not hesitate to call or e-mail should you have any additional questions or require any additional information.

Yours truly,

Dale Dionne

Principal, General Manager

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

lcollins@srmassociates.org

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Fax: 416 585-6882
Toll-Free: 1 800 668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230



August 17, 2010

Ms. Lynn Collins, MCIP, RPP
Associate, Environmental Project Coordinator
SRM Associates (A member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON
L1N 8Y7

Dear Ms. Collins:

Re: Comments on OPA 620 Municipal Servicing Master Plan Class Environmental
Assessment Study – Steeles Avenue Corridor (Jane Street to Keele Street)
Part of Lot 1, Concession 4 & 5
City of Vaughan, York Region
MMAH File No.: 19-DP-1500-10019

This letter is in response to your correspondence of July 14, 2010 requesting comments on the above noted study. The Sernas Group Inc. was retained by the City of Vaughan, to undertake a Master Plan Class EA Study to implement objectives set out in the City of Vaughan Official Plan Amendment (OPA) No. 620. A stormwater management pond is proposed on the subject lands, within the hydro corridor. As confirmed by SRM Associates, the stormwater management facility will be managed and administrated by the City of Vaughan.

Based on the material submitted to the Ministry of Municipal Affairs and Housing (see attached PIC package, dated June 17, 2010 and Drawing "lmg-714100949-0001.pdf"), please be advised that the subject lands are located on Map 5: Northern Link (Woodbridge-Markham) and designated as 'Electric Power Facility', 'Utility', 'Public Open Space and Buffer Area' and 'Inter Urban Transit' within the 'Public Use Area' of the Parkway Belt West Plan (PBWP). A copy of the consolidated version of the PBWP is available on the Ministry's website at www.mah.gov.on.ca, under Land Use Planning.

Section 5.4.1 of the PBWP outlines the permitted uses within the Public Use Area. Please note that PBWP Amendment No. 147 modified Section 5.4.1 b) to permit the following linear facilities: "Linear transportation, communication, and utility facilities, including necessary accessory facilities and installations such as interchanges, transit included stations, parking, maintenance/storage yards, transformer stations, and treatment plants that are part of the linear distribution or collection networks."

Section 6.5 of the Plan outlines the specific objectives and implementation actions for lands located on Map 5: Northern Link (Woodbridge-Markham). As outlined in Section

6.5.2 n) i) the subject lands, which are within the 'Electric Power Facility' designation, are to provide for transmission facilities from Claireview Transformer Station to Parkway Transformer Station. Moreover, abutting north of the hydro corridor is a 100 foot wide right-of-way (ROW) designated for future utilities as per Section 6.5.2 p). Based on the information provided, the proposed stormwater management facility on the subject lands is within close proximity to the utility ROW. Please ensure that any utility company that may have jurisdiction over the subject lands is satisfied with the proposal, and any required permits and/or approvals are secured.

Furthermore, the subject lands are within the 'Public Open Space and Buffer Area' designation as part of the public open space area surrounding Black Creek. In addition, a 30 metre wide ROW is designated for the Inter-urban Transitway, which traverses through the subject lands west of Jane Street. Please ensure that the Ministry of Transportation and the Toronto Regional Conservation Authority comment on the proposed use.

By copy of this letter I ask to be kept informed on the progress of this process. I look forward to providing comments once a finalized design has been submitted to Ontario Realty Corporation.

Should you have any questions, regarding the above matter, please do not hesitate to contact me at 416-585-6862.

Yours truly,

Karen Ho
Assistant Planner

cc. Ms Carolyn Woodland, TRCA
Mr. Robb Minnes, MTO
Mr. Carlos Couto, City of Vaughan
Ms. Jordan Erasmus, ORC

Regina Li

Subject: RE: Environmental Assessment- steeles Ave - Jane to Keele St

From: Diana Beaulne [mailto:Diana.Beaulne@enbridge.com]
Sent: Wednesday, September 08, 2010 2:56 PM
To: Couto, Carlos
Subject: Environmental Assessment- steeles Ave - Jane to Keele St

Thank you for your letter informing us of your future planned work. Enbridge has buried plant in numerous locations throughout your planned work area. Currently the scope of your project is too general to determine if a conflict exists. During the engineering design of your project please send us copies of your plans per normal procedure so we may review.

Kind Regards,

Diana Beaulne
Right of Way Approval Technician
Enbridge Gas Distribution Inc.
Distrubution Planning 4th Floor
500 Consumers Rd
North York, ON.
M2J 1P8

markups@enbridge.com

Tel: 416-495-5160
FAX: 416-758-4373

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Date: FEB 23 / 11 Page: 1 of 1

Project/ File: OPA 620 MASTER SERVICES PLAN EA File #: -

Type of Contact: <input checked="" type="checkbox"/> Meeting <input type="checkbox"/> Telephone <input type="checkbox"/> Information Received <input type="checkbox"/> Public Inquiry	Contact Person(s): Name STEVE ADAMSKI YRTC PRABEN JOHN YRTC BRIAN THREKELTON YRTC DAVID CLARK YRTC KEN CHOW SEM MIKE FETTER CITY	Organization
Location: <input type="checkbox"/> Civic Centre <input type="checkbox"/> On Site Other: YRTC OFFICE 360 HWY#7		

- SEM OPTNS HAVE BEEN REVIEWED SINCE PC#2 IN Dec. 2010
- MILESTONE GROUP CURRENTLY HAS SITE PLAN - PRESSURE TO DEVELOP LANDS WEST OF KEELE STREET
- OPTION 'B' TO TAKE APPROX 20-30M STRIP OF POND LAND (DAMIANI LAND) AS SHOWN ON SKETCH - OPTION PREFERRED OVER 'C' OPTION
- DISCUSS OPTION OF MOVING POND NORTH OF MILESTONE LANDS IF PREFERRED - TECHNICALLY BETTER ON SOUTH SIDE.
- CLARIFICATION IS REQUIRED WITH RESPECT TO FINANCIAL CONTRIBUTION TO TRCA - How?
- CHECK STATUS OF URBAN DESIGN STUDY WITH RESPECT TO STEELES WEST STATUS
- YRTC WOULD LIKE TO MAXIMIZE PRIVACY AND STEELES - RELOC. POND? - WOULD HELP WITH ACCESS TO STEELES.
- YRTC TO DISCUSS WITH SENIOR STAFF - OPTION OF POND ON HYDRO LANDS - IS IT WORTH PURSUE THIS OPTION?



Chippewas of Georgina Island
 R.R. #2, P.O. Box N-13
 Sutton West, Ontario, L0E 1R0
 Phone: (705) 437-1337
 Fax: (705) 437-4597

RECEIVED
 MAR 16 2011
 THE SERNAS GROUP

March 14, 2011

Sernas Associates
 110 Scotia Court, Unit H1
 Whitby, Ontario
 L1N 8Y7

RE: municipal Servicing master Plan Class Environmental Study
 Steeles Corridor: Jane to Keele
 City of Vaughan
 Project No: 09321

To whom it may Concern:

This letter is to thank you and acknowledge the information received.

Sincerely,

Brett Mooney

	CIRC	ACTION	COPY	NO. COPY:
RDW				
GP				
MAE				
HLS				
KJD				
BJ				
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DG				
DD				
RS				
AD				
PHW				
AC				
DMM				
SP				
LC	✓			✓
FILE NO.	09321			



Environmental Services

Mr. Michael Thompson
G.M. Sernas & Assoc. Ltd.
141 Brunel Road
Mississauga, Ontario L4Z 1X3

Dear Mr. Thompson:

**Re: West Vaughan Sewage Servicing Municipal Class Environmental Assessment (EA) Study
Public Consultation Centre # 1
Our File No.: E01, 75300**

We are pleased to invite you to attend the first Public Consultation Centre (PCC) as part of the West Vaughan Sewage Servicing Municipal Class Environmental Assessment (EA) study.

We have enclosed a copy of the Notice of Public Consultation Centre #1, which provides additional information about the Class EA study, a map showing the location of this study, as well as the time and location of the PCC.

The PCC will present the project background and objectives, introduce the Municipal Class EA process and the status of the EA study. A long-list of alternative solutions will be presented with the screening criteria that have been used to generate a short-list of alternative solutions. The detailed evaluation criteria proposed to be applied to the short-list of alternatives to select a preferred solution will also be presented for review and comment.

Representatives from York Region and our consultants will be present to answer questions and discuss the next steps in the study.

Please do not hesitate to contact us if you have any questions about the study. We value your participation in this important process.

Sincerely,

Shu He, P.Eng, P.M.P.
Senior Project Manager
Environmental Services Department
The Regional Municipality of York
905-830-4444 ext. 5124
Shu.He@york.ca

Attachment (1) Notice of Public Consultation Centre #1



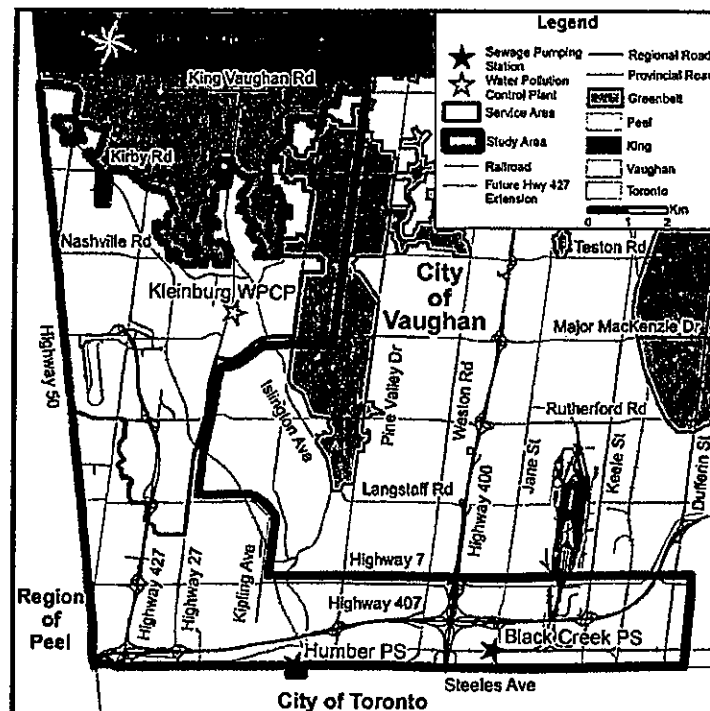
The Regional Municipality of York

NOTICE OF PUBLIC CONSULTATION CENTRE #1

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY WEST VAUGHAN SEWAGE SERVICING City of Vaughan

In November 2009, The Regional Municipality of York (York Region) completed the Water and Wastewater Master Plan Update, identifying the need for additional sewer servicing capacity for the West Vaughan area (the Project) to meet the future anticipated growth demands until the year 2051.

York Region has initiated a Municipal Class Environmental Assessment study (Class EA) under Schedule C of the *Municipal Class Environmental Assessment* document (October 2000, as amended in 2007). The Class EA undertaking will identify and evaluate feasible servicing alternatives for the West Vaughan area, including a sewage servicing plan. The study and service areas are shown in the map below.



Consultation with, and input from the public and government review agencies is a vital component of this Class EA process. Members of the public and review agencies are invited to provide comment for incorporation into the overall planning and preliminary design of the Project.

As part of the consultation process, York Region will be hosting a Public Consultation Centre (PCC) to present information on the Project and to engage residents and stakeholders. Comments received at the PCC will be considered in the decision-making process when developing screening criteria to generate a short-list of alternative solutions and developing detailed evaluation criteria for selecting a preferred solution. At least two additional PCCs are planned over the course of the Class EA before the

preferred design is selected. All those with an interest in the Project are urged to attend.



The Public Consultation Centre will be held on:

Wednesday April 27, 2011

4:30 p.m. to 9:30 p.m.

Presentation: 7:00 p.m. to 7:45 p.m.

Le Jardin Conference & Event Centre

Le Parisien Salon

8440 Highway 27, Woodbridge

If you require accommodation to fully participate in this meeting, please contact York Region at 905-830-4444 ext. 5124 to advise of any specific requirements.

Written comments are also invited for further consideration and for incorporation into the Project record. York Region invites your input and comments on the Project. Please forward your questions and comments to the Project Manager listed below:

Shu He, P.Eng.,PMP
Senior Project Manager
The Regional Municipality of York
Environmental Services
Capital Planning and Delivery
17250 Yonge Street
Newmarket, ON L3Y 6Z1
Phone: 905-830-4444 ext. 5124
Fax: 905-830-6927
Email: shu.he@york.ca

Thank you for your participation in this study.

Comments and information regarding the Project are being collected in accordance with the requirements of the Environmental Assessment Act. Other than personal information, all information received may be included in the Project documentation which will become part of the public record.

Jillian Bieser

From: Jillian Bieser
Sent: May-05-11 11:09 AM
To:
Cc: Lynn Collins
Subject: RE: Notice of Public Information Centre #2, MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY

Categories: Filed by Newforma

Hi

I have removed your name from the stakeholder list and you will no longer receive notices regarding this project.

Thank you,

Jillian Bieser, B.Sc. (Hons.), EPT
Project Assistant, Environmental Assessments
SRM ASSOCIATES
(A member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
Phone (905) 686-6402 ext.345
Fax (905) 432-7877
www.sernasgroup.com

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From:
Sent: May-05-11 10:46 AM
To: Jillian Bieser
Subject: Re: Notice of Public Information Centre #2, MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY

Hi Jillian,
Please take my name off your email list. I am a descendant of the Dalziel barn family but I live in Victoria so cannot attend any meetings etc.
Thank you.

--- On Thu, 5/5/11, Jillian Bieser <jillbieser@srmassociates.org> wrote:

From: Jillian Bieser <jillbieser@srmassociates.org>
Subject: Notice of Public Information Centre #2, MUNICIPAL SERVICING MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY
To: "Jillian Bieser" <jillbieser@srmassociates.org>
Cc: "Dale Dionne" <ddionne@srmassociates.org>, "Lynn Collins" <lcollins@srmassociates.org>
Received: Thursday, May 5, 2011, 3:25 PM

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.

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:

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

Please see the attached Notice of Public Information Centre #3 for more information regarding this Public Information Centre.

Thank you and Sincerely,

Jillian Bieser, B.Sc. (Hons.), EPT

Project Assistant, Environmental Assessments

SRM ASSOCIATES

(A member of The Sernas Group Inc.)

110 Scotia Court, Unit 41

Whitby, ON L1N 8Y7

Phone (905) 686-6402 ext.345

Fax (905) 432-7877

www.sernasgroup.com

 Please consider the environment before printing this email

Jillian Bieser

Subject: RE: Notice of Public Information Centre #3 - Class Ea Study - Steeles Avenue corridor Jane to Keel

-----Original Message-----

From: Alana Newbury [mailto:Alana.Newbury@ainc-inac.gc.ca]
Sent: Monday, May 16, 2011 10:55 AM
To: Couto, Carlos
Subject: RE: Notice of Public Information Centre #3 - Class Ea Study - Steeles Avenue corridor Jane to Keel

The Office of the Federal Interlocutor for Métis and Non-Status Indians (OFI) is aware that the Métis Nation of Ontario (MNO) have asserted a Métis right to harvest in large section of the province including in the vicinity of the project. The link to the organization's web-site is: <http://www.metisnation.org/> . We would like to ensure that you have contacted this group in order to obtain further assistance when deciding if there is a rights-asserting Métis community in the project area.

The OFI is providing the information on Métis interests in the geographic areas you have requested in order to assist the City of Vaughan in performing their due diligence as to whether or not a duty to consult exists. In providing this information, the OFI is not advocating a position as to whether or not a duty to consult with Métis communities exists in the particular circumstances described; nor has OFI obtained a legal opinion with regard to the existence of Métis rights in the area.

If you have further questions please contact:

Jeffrey Betker
Regards,

Senior Policy Analyst
Aboriginal Relations
Office of the Federal Interlocutor for Metis and Non-Status
Indians(OFI)
Bureau de l'interlocuteur Federal aupres des Metis et des Indiens Non
Inscrits(BIF)
Indian and Northern Affairs Canada
Affaires Indiennes et du Nord Canada
66 Slater St, Room 1225
Ottawa, Ontario, K1A 0H4

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C: (613) 219-9578
F: (613) 996-1737
E: Jeffrey.Betker@inac.gc.ca

Thank you,

Alana Newbury

Research Assistant/ Junior Policy Analyst Aboriginal Relations Office of the Federal
Interlocutor for Métis and Non-status Indians
(OFI)
Indian and Northern Affairs
alana.newbury@ainc-inac.gc.ca

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From: Regina Li
To:
Cc: Lynn Collins, ~~Carla Dionne~~, Couto, Carlos
Subject: RE: OPA 620 EA - PIC 3
Date: Tuesday, May 17, 2011 10:46:39 AM
Attachments: [09321_Draft PIC 3 Panels \(reduce\).pdf](#)
[09321_PIC 3 Comment Sheet.pdf](#)

Hello !

As per your phone conversation with Mr. Carlos Couto at City of Vaughan, attached for your review and information is a copy of the panels to be presented in today's Public Information Centre #3 for the Municipal Servicing Master Plan Class Environmental Assessment Study for the OPA 620 land. We encourage and welcome your comments on the project. As such, I have also included a copy of comment sheet for your input.

If you have any questions regarding the project, please feel free to contact Carlos Couto at City of Vaughan or Dale Dionne at The Sernas Group. Their contact information is listed at the bottom of the comment sheet. If you have trouble with the attachments, you can contact myself with the information below.

Best Regards,

Regina Li, B.E.S. (Hons.)
Project Assistant, Environmental Assessments

SRM ASSOCIATES (A Member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
T: 905-686-6402 x 324 | F: 905-432-7877
www.sernasgroup.com

rl@srmassociates.org

From: Lynn Collins
Sent: Tuesday, May 17, 2011 10:26 AM
To: Regina Li
Cc: Dale Dionne; Couto, Carlos
Subject: OPA 620 EA - PIC 3

Regina,

Please arrange to have a pdf version of the panels and comment sheet forwarded to Mr. Rose as requested.

Regards,

Lynn Collins, BES, MCIP, RPP
Associate, Senior Project Coordinator
Environmental Assessments
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

collins@srmassociates.org

From: Couto, Carlos [mailto:Carlos.Couto@vaughan.ca]
Sent: Tuesday, May 17, 2011 10:19 AM
To: Lynn Collins
Cc: Dale Dionne
Subject: OPA 620 EA - PIC 3

Hi Lynn,

I just received a call from _____ if the _____ he will not be able to attend the PIC today but is requesting a copy of the panels/handout materials - mailed DVD or email PDF's (preferred).

I believe he is on the stakeholder list but I'll give you his contact info anyway;

Scarsdale Road
Don Mills, ON
M3B 2R8

e.

Thanks

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

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From: Regina Li
To:
Cc: [Lynn Collins](#); [Dale Dionne](#); [Couto, Carlos](#)
Subject: RE: OPA 620 EA - PIC 3
Date: Tuesday, May 17, 2011 10:46:39 AM
Attachments: [09321 Draft PIC 3 Panels \(reduce\).pdf](#)
[09321 PIC 3 Comment Sheet.pdf](#)

Hello!

As per your phone conversation with Mr. Carlos Couto at City of Vaughan, attached for your review and information is a copy of the panels to be presented in today's Public Information Centre #3 for the Municipal Servicing Master Plan Class Environmental Assessment Study for the OPA 620 land. We encourage and welcome your comments on the project. As such, I have also included a copy of comment sheet for your input.

If you have any questions regarding the project, please feel free to contact Carlos Couto at City of Vaughan or Dale Dionne at The Sernas Group. Their contact information is listed at the bottom of the comment sheet. If you have trouble with the attachments, you can contact myself with the information below.

Best Regards,

Regina Li, B.E.S. (Hons.)
Project Assistant, Environmental Assessments

SRM ASSOCIATES (A Member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
T: 905-686-6402 x 324 | F: 905-432-7877
www.sernasgroup.com

rli@srmassociates.org

From: Lynn Collins
Sent: Tuesday, May 17, 2011 10:26 AM
To: Regina Li
Cc: Dale Dionne; Couto, Carlos
Subject: OPA 620 EA - PIC 3

Regina,

Please arrange to have a pdf version of the panels and comment sheet forwarded to me if requested.

Regards,

Lynn Collins, BES, MCIP, RPP
Associate, Senior Project Coordinator
Environmental Assessments
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.semasgroup.com

icollins@srmassociates.org

From: Couto, Carlos [mailto:Carlos.Couto@vaughan.ca]
Sent: Tuesday, May 17, 2011 10:19 AM
To: Lynn Collins
Cc: Dale Dionne
Subject: OPA 620 EA - PIC 3

Hi Lynn,

I just received a call from _____ e of the _____ He will not be able to attend the PIC today but is requesting a copy of the panels/handout materials - mailed DVD or email PDF's (preferred).

I believe he is on the stakeholder list but I'll give you his contact info anyway;

_____ carsdale Road
Don Mills, ON
M3B 2R8

e. _____

Thanks

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

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office: 905-686-6402
fax: 905-432-7877

www.sernasgroup.com

collins@srmassociates.org

From: Couto, Carlos [<mailto:Carlos.Couto@vaughan.ca>]
Sent: Tuesday, May 17, 2011 10:19 AM
To: Lynn Collins
Cc: Dale Dionne
Subject: OPA 620 EA - PIC 3

Hi Lynn,

I just received a call from [redacted]. He will not be able to attend the PIC today but is requesting a copy of the panels/handout materials - mailed DVD or email PDF's (preferred).

I believe he is on the stakeholder list but I'll give you his contact info anyway;

[redacted]
Don Mills, ON
M3B 2R8

e. jjrose@glencorp.com

Thanks

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

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Lynn Collins

From: Dale Dionne [daledionne@bell.blackberry.net]
Sent: Wednesday, May 18, 2011 6:16 PM
To: Lynn Collins
Subject: Fw: Public Information Steeles Av. Corridor Jane to Keele

fya

Dale Dionne, P.Eng., MBA, PMP 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
cell: (905) 442 4551
www.sernasgroup.com
ddionne@srmassociates.org

From:
Date: Wed, 18 May 2011 12:46:30 -0400
To: <ddionne@srmassociates.org>
Subject: Public Information Steeles Av. Corridor Jane to Keele

Mr. Dale Dionne
Principal, General Manager
SRM Associates
ddionne@srmassociates.org

Re: Class Environmental Assesment Steeles Av. Corridor Jane to Keele

Dear Sir

I am a resident of Jane and Finch neighbourhood, and because I couldn't attend the Public Information Centre # 3 on May 17, 2011, I kindly request to have the related information as presented:

"the evaluation of alternative solutions and the revised preferred alternative solutions for stormwater management"

I truly appreciate to have in electronic format trough this media

Sincerely,

.....
.....
.....tsdam Road
Toronto, ON
M3N 1N3

Jillian Bieser

Subject: RE:

From: Couto, Carlos [mailto:Carlos.Couto@vaughan.ca]

Sent: Wednesday, May 18, 2011 10:25 AM

To:

Cc: Lynn Collins

Subject:

I apologize again for last night. Please find attached for your information a copy of the panels presented at yesterday's Public Information Centre. I have also attached a copy of a comment sheet for your input. Feel free to give me a call if you have any questions.

Regards

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145, e.carlos.couto@vaughan.ca

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From: Couto, Carlos
To:
Cc: [Lynn Collins](#)
Subject: OPA 620 EA - PIC No. 3
Date: Wednesday, May 18, 2011 2:53:43 PM
Attachments: [PIC 3 Comment Sheet.pdf](#)
[PIC 3 Panels Panel.pdf](#)

Hi Judy,

Please find attached for your information a copy of the panels presented at yesterday's Public Information Centre. I have also attached a copy of a comment sheet for your input. Feel free to give me a call if you have any questions.

Regards

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145,
e.carlos.couto@vaughan.ca

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Jillian Bieser

Subject: RE: OPA 620 EA - PIC No. 3

From: Couto, Carlos [mailto:Carlos.Couto@vaughan.ca]

Sent: Wednesday, May 18, 2011 9:17 AM

To:

Cc: Lynn Collins; Dale Dionne

Subject: OPA 620 EA - PIC No. 3

Hi Michael,

I apologize again for last night. Please find attached for your information a copy of the panels presented at yesterday's Public Information Centre. I have also attached a copy of a comment sheet for your input. Feel free to give me a call if you have any questions.

Regards

Carlos Couto, C.E.T., Engineering Planning & Studies, City of Vaughan, p.905.832.8585x8736, f.905.832.6145, e.carlos.couto@vaughan.ca

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Jillian Bieser

From: Jillian Bieser
Sent: May-19-11 9:24 AM
To:
Cc: Lynn Collins; Dale Dionne
Subject: RE: Public Information Steeles Av. Corridor Jane to Keele
Attachments: 09321 Draft PIC 3 Panels (reduce).pdf

Good Morning Mr.

Please find attached a copy of the informational panels that were shown at the Public Information Centre on Tuesday.

If you have any difficulty viewing the attachments please contact the undersigned.

Thank you,

Jillian Bieser, B.Sc. (Hons.), EPT
Project Assistant, Environmental Assessments
SRM ASSOCIATES
(A member of The Sernas Group Inc.)
110 Scotia Court, Unit 41
Whitby, ON L1N 8Y7
Phone (905) 686-6402 ext.345
Fax (905) 432-7877
www.sernasgroup.com

 Please consider the environment before printing this email

From: <ddionne@srmassociates.org>
Date: Wed, 18 May 2011 12:46:30 -0400
To: <ddionne@srmassociates.org>
Subject: Public Information Steeles Av. Corridor Jane to Keele

Mr. Dale Dionne
Principal, General Manager
SRM Associates
ddionne@srmassociates.org

Re: Class Environmental Assesment Steeles Av. Corridor Jane to Keele

Dear Sir

I am a resident of Jane and Finch neighbourhood, and because I couldn't attend the Public Information Centre # 3 on May 17, 2011, I kindly request to have the related information as presented:

"the evaluation of alternative solutions and the revised preferred alternative solutions for stormwater management"

I truly appreciate to have in electronic format trough this media

Sincerely,

Potsdam Road
Toronto, ON

M3N 1N3

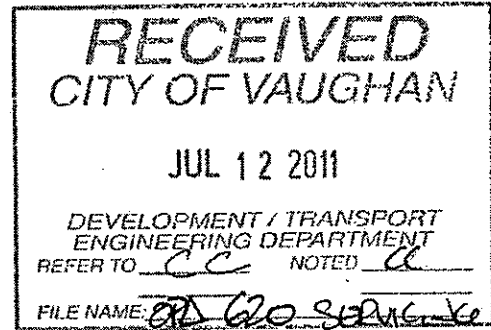


Canadian Environmental
Assessment Agency

Agence canadienne
d'évaluation environnementale

55 St. Clair Avenue East
Suite 907
Toronto, Ontario
M4T 1M2

55, avenue St-Clair Est
Bureau 907
Toronto (Ontario)
M4T 1M2



May 25, 2011

Mr. Carlos Couto
City of Vaughan
Development/Transportation Engineering Department
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Dear Mr. Couto,

**Re: Municipal Servicing Master Plan Class EA Study-Steeles
Avenue Corridor Jane to Keele, City of Vaughan**

Thank you for the notice of May 3, related to the above-noted project.

Under the *Canadian Environmental Assessment Act* (the Act), an environmental assessment is required before a federal authority can either proceed with a project as the proponent or enable a proposed project to proceed by: 1) providing financial assistance; 2) transferring federal land or any interest in federal land; or 3) issuing an authorization identified in the Act's *Law List Regulations*.

In the case of projects that are subject to the Ontario *Environmental Assessment Act*, if there is uncertainty as to whether the Act may also apply, the Agency can help proponents answer this question. For projects that are subject to the Act, the Agency will act as the federal environmental assessment coordinator and facilitate the involvement of the federal authorities in a coordinated assessment aimed at meeting all agencies' needs simultaneously.

In order for the Agency to undertake either of these roles, it must have a project description that can be distributed to various federal authorities to determine their interest in the project. It is recognized that at the early stages of the planning process, there may not be much detailed information to provide. However, proponents should try to provide some information on:

- the nature of the project and its location;
- federal decisions which may be made in relation to the project;
- whether federal funding is being contemplated or federal lands are required.

.../2

To better assist proponents, the Agency has developed an Operational Policy Statement, which provides guidance in preparing project descriptions. This is available on the Agency's website at:

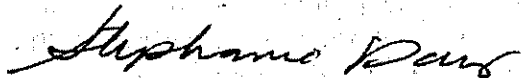
http://www.ceaa-acee.gc.ca/013/0002/ops_ppd_e.htm

If your purpose in sending us notification of your project is to determine whether the *Canadian Environmental Assessment Act* applies, please be aware that simple notification will not be sufficient. A project description for the preferred alternative will be required.

Important Note: Please be aware that release of documents to the public may be part of the EA process. Information provided by you related to the EA for this project will be part of the Canadian Environmental Assessment Registry and will be made available to members of the public, if requested. A package with additional information will be provided to you upon submission of the project description. Should you provide any documents that contain confidential or sensitive information that you believe should be protected from release to the public, please contact the undersigned to obtain an Exclusion Form. This Form can be used to identify the information to be considered for exclusion from the Canadian Environmental Assessment Registry and the rationale for the exclusion.

If you have any questions regarding any of the above, please contact the undersigned at 416-954-7334.

Sincerely,



Stephanie Davis, Environmental Assessment Analyst
Canadian Environmental Assessment Agency, Ontario Region

SD/ka

From: junior.francis@cn.ca [mailto:junior.francis@cn.ca]

Sent: May-25-11 10:11 AM

To: carlos.couto@vaughan.ca

Cc: Dale Dionne

Subject: Municipal Servicing Master Plan Class EA Study Steeles Ave Corridor Jane to Keele, City of Vaughan

Thank you for the EA, please keep CN informed of any potential work that may fall on our right-of-way. If you have any question or concerns please feel free to contact me by phone or email.

Junior Francis
Utilities Coordinator
905-669-3184
4 Welding Way (off Administration Rd)
Concord, ON, L4K 1B9

Lynn Collins

From: Lynn Collins
Sent: Friday, June 10, 2011 2:22 PM
To: Dale Dionne; 'Couto, Carlos'
Cc: Dale Dionne; 'Couto, Carlos'
Subject: Municipal Servicing Master Plan Class Environmental Assessment Study Steeles Avenue Corridor Jane to Keele - Response to e-mail dated May 18, 2011

Categories: Filed by Newforma

Good Afternoon

Thank you for your interest in the Public Information Centre #3 (PIC #3) for the Municipal Servicing Master Plan Class Environmental Assessment Study Steeles Avenue Corridor Jane to Keele.

We are writing to let you know we will be forwarding a CD containing a copy of all the panels that were presented at PIC #3. The CD will be couriered Monday June 13th, 2011 to the address you provided below. Please e-mail me back should you wish the CD be delivered to an alternative address.

Thank you for your interest in the Master Plan Class EA. We look forward to receiving any comments or input you may have once you have had a chance to review the panels.

Regards,

Lynn Collins, BES, MCIP, RPP
Associate, Senior Project Coordinator
Environmental Assessments
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

lcollins@srmassociates.org

From: Dale Dionne
Sent: May-18-11 12:47 PM
To: Dale Dionne
Subject: Public Information Steeles Av. Corridor Jane to Keele

Mr. Dale Dionne
Principal, General Manager
SRM Associates
ddionne@srmassociates.org

Re: Class Environmental Assessment Steeles Av. Corridor Jane to Keele

Dear Sir

I am a resident of Jane and Finch neighbourhood, and because I couldn't attend the Public Information Centre # 3 on May 17, 2011, I kindly request to have the related information as presented:

"the evaluation of alternative solutions and the revised preferred alternative solutions for stormwater management"

I truly appreciate to have in electronic format trough this media

Sincerely,

Toronto, ON
M3N 1N3

COPY

Assembly of First Nations

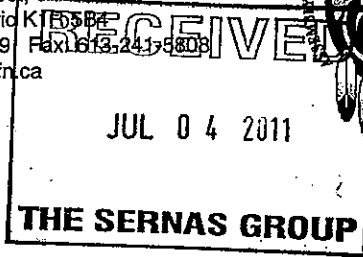
473 Albert Street, 9th Floor
Ottawa, Ontario K1R 5B4
Telephone: 613-241-6789 Fax: 613-241-5808
www.afn.ca



Assemblée des Premières Nations

473, rue Albert, 9^e étage
Ottawa (Ontario) K1R 5B4
Téléphone: 613-241-6789 Télécopieur: 613-241-5808
www.afn.ca

June 22, 2011



Mr. Carlos Couto, CET
City of Vaughan Project Manager
Development/Transportation Eng. Dept.
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

	CIRC	ACTION	COPY	NO	COPY
RDW					
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INJM					
KJD					
BJ					
LC				*	
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DMM					
SP					

12560

Re: "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) and Ministry of Infrastructure Class Environmental Assessment (Category B)"

Dear Mr. Couto:

The Assembly of First Nations (AFN) is in receipt of your notice of public information centre #3 on May 5, 2011, regarding the Municipal Servicing Master Plan Class Environmental Assessment Study – Steeles Avenue Corridor Jane to Keele, City of Vaughan, Official Plan Amendment (OPA) and Ministry of Infrastructure Class Environmental Assessment (Category B).

Although the AFN is a national representative organization of over 630 First Nations communities in Canada, the organization is designed to present the views of various First Nations through their leaders in areas such as: Aboriginal and Treaty Rights, Economic Development, Education, Languages and Literacy, Health, Housing, Social Development, Justice, Taxation, Land Claims, and Environment, as well as a whole array of issues that are of common concern that arise from time to time. The First Nation Leaders meet quarterly to set national policy and direction through resolutions. Please be advised that the AFN functions only as a representation organization. As such the organization cannot be construed as a government, agent, principal, administrator and/or contractor for any of the First Nation communities who are members of the AFN.

The AFN as an organization does not have any entitlement to the lands referenced in this notice and cannot speak on behalf of the First Nation communities in your area, nor are we in a position to provide any comments on the Municipal Servicing Master Plan Class Environmental Assessment Study. I would recommend that you provide this information to the First Nation communities in the vicinity of the City of Vaughan area. It is these First Nation communities who may be impacted by the management plan or who may have outstanding claims in within your area. Therefore, please find attached the contact information of the First Nation communities in your area for your reference.

Head Office/Siège Social



Mr. Carlos Couto
June 22, 2011
Page 2

Please be advised that the Supreme Court of Canada has issued a number of judgments that provides clarity on the duty to consult and accommodate. In *Haida Nation v. British Columbia (Minister of Forests) and Weyerhaeuser* the Supreme Court held that there is a duty to consult and accommodate where there is knowledge of the potential existence of an Aboriginal right to title and conduct that may adversely affect it. Furthermore, the Supreme Court held in *Taku River Tlingit First Nation v. British Columbia* that where the potential for negative derivative impact on aboriginal claims is high, First Nations are entitled to something significantly deeper than minimal consultation and to a level of responsiveness that can be characterized as accommodation. It is in the nature of respect for the first peoples that consultation and accommodation should be pursued.

I commend the City of Vaughan for being proactive in informing us of your plans. However, I would recommend that you extend this courtesy to the First Nation communities in your area for this and any future projects your office undertakes that has the potential to involve local First Nation communities in your area.

In Friendship,

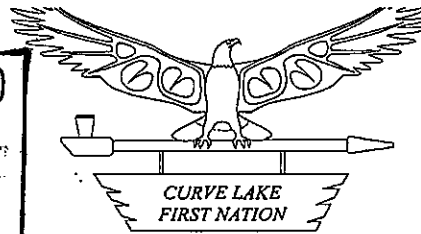
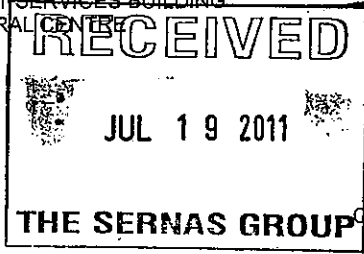
Donald Sharp, Dr. P.H.
A/Director, Environmental Stewardship Unit
Assembly of First Nations

cc: Mr. D. Dionne, Principal, General Manager, SRM Associates
Chief William K. Montour

Attachment

First Nation Communities in the Vicinity of the Municipality of Durham

Chief William K. Montour
Six Nations of the Grand River
P.O. Box 5000,
1695 Chiefswood Road
Ohsweken, ON, N0A 1M0
Phone: 519-445-2201
e-mail: wkm@sixnations.ca



CURVE LAKE, ONTARIO K0L 1R0

July 6th, 2011

Carlow Couto
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Carlow Couto,

RE: Notice of Public Information Centre #3, Steeles Avenue Corridor; Official Plan Amendment (OPA) 620

We would like to acknowledge receipt of your correspondence dated 5/3/2011 regarding the above noted project.

As you may be aware, the area in which your project is proposed is situated within the Traditional Territory of Curve Lake First Nation. Our First Nation's Territory is incorporated within the Williams Treaty Territory and is the subject of a claim under Canada's Specific Claims Policy. We strongly suggest that you provide Karry Sandy-Mackenzie, Williams Treaty First Nation Claims Coordinator, 8 Creswick Court, Barrie, ON L4M 2S7, with a copy of your proposal as your obligation to consult to also extend to the other First Nations of the Williams Treaty.

Although we have not conducted exhaustive research nor have we the resources to do so, Curve Lake First Nation Council is not currently aware of any issues that would cause concern with respect to our Traditional, Aboriginal and Treaty rights.

Please note that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains or other such evidence of a native burial site or any Archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

If any new, undisclosed or unforeseen issues should arise, that has potential for anticipated negative environmental impacts or anticipated impacts on our Treaty and Aboriginal rights we require that we be notified regarding these as well.

Thank you for recognizing the importance of consultation and respecting your duty to consult obligations as determined by the Supreme Court of Canada.

Should you have further questions, please feel free to contact me.

Yours sincerely,

Chief Keith Knott
Curve Lake First Nation

C.C. Dale Dionne Principal, General Manager, SRM Associates

	CIRC	ACTION	COPY	NO COPY
RDW				
GP				
MAF				
NJM				
KJD				
BJ				
LC	✓			✓
DG				
DD	✓			✓
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AD				
PHW				
AC				
DMM				
SP				
*				
FILE NO. 09321				

Lynn Collins

From: Lynn Collins
Sent: Wednesday, July 06, 2011 1:33 PM
To:
Cc: 'Couto, Carlos'; Dale Dionne
Subject: City of Vaughan Municipal Servicing Master Plan Class EA - Steeles Avenue Corridor Jane to Keele Street (OPA 620)

Categories: Filed by Newforma

Good Afternoon

I am writing on behalf of the Study Team for the Municipal Servicing Master Plan Class EA that is being undertaken by SRM Associates on behalf of the City of Vaughan. In particular I am writing to respond to questions you submitted subsequent to Public Information Centre #3. In order to make it easier to track the responses to your inquiries we have itemized our responses below in the same numbering system utilized on your comment sheet. Please review our responses provided below, if you require any additional information or have any additional questions please do not hesitate to call or e-mail.

1. The development of the Steeles-West station will not require any part of the OPA 620 SWM Plan, i.e. the quantity and quality controls are being addressed within the project limits of the Steeles-West station and adjacent parking facilities. The development of the east OPA 620 lands (Milestones property) will require the Milestones Pond and the Black Creek Pond, and the development of the west OPA 620 lands (west of the Milestones property) will require the retrofit of the existing UPS Pond (same foot print). When/if the UPS site redevelops the UPS Pond will need to be expanded.
2. Yes there will be a trunk sewer on street 'C'. There are no trunk sewers proposed on the east-west road.
3. The design flow for the proposed storm sewer at street "C" and Steeles Avenue West is approximately 1.5 m³/s, and the design flow for the sanitary sewer is approximately 149 l/s.
4. In the interim, prior to the redevelopment of the UPS lands, the trunk watermain will terminate on the east-west road, to facilitate future extension to the west. It is our understanding that a 300mm diameter watermain is proposed on Street 'C' between Steeles Avenue and the east-west road, which would provide looping security.
5. The proposed schedule is to complete the Study in the fall 2011.
6. At present there is no overland flow map, however overland flow will generally run in a south-westerly direction (i.e. west on the east west road and Steeles Avenue and south on the north-south connecting roads).

On behalf of the Study Team we Thank-you for participating in the study.

Regards,

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