

COMMITTEE OF THE WHOLE APRIL 7, 2003

EVENTS LEADING TOWARDS A NEW CITY HALL

Recommendation

The Commissioner of Planning recommends:

1. That this report, summarizing the recent events and process leading towards a new City Hall, be RECEIVED; and,
2. That all comments and input from the public on this report and three candidate sites be RECEIVED.

Purpose

This report is to provide Council with a brief summary of the main events and activities that have taken place in recent months towards the selection of a site for a new City Hall for the City of Vaughan and to receive public input on the three consolidated sites.

Background - Analysis and Options

Council directed that a progress report be brought forward outlining the details of the process leading to the establishment of a new City Hall for the City of Vaughan. This report also comments with respect to a number of issues raised by members of the public since the last report.

CHRONOLOGY - EVENTS LEADING TOWARDS A NEW CITY HALL

- May 30, 2001 - Council directed an expansion of the Terms of Reference for the Vellore District Centre Study, "to include the lands on the north side of Major Mackenzie Drive extending to Highway #400 for the purpose of establishing a new City Centre". Council also created a Task Force to undertake a feasibility study of a new civic centre and to report to Council on a regular basis;
- Sorensen Gravely Lowes (SGL), Planning Associates Inc. was retained to carry out the Vellore District Centre Study and the City Centre feasibility study. PricewaterhouseCoopers, LLP was retained as the sub-consultant to carry out the feasibility study portion of the work;
- January 14, 2002 - Report to Council - City Centre feasibility study findings reviewed the characteristics of nine (9) GTA city halls, categorizing them into three main types: Civic Focus (stand alone); Moderate Mixed-Use Focus (stand alone with some connection to the surrounding mixed use development); and, Comprehensive Mixed Use Focus (City Hall part of a major comprehensive development intended to serve as downtown to the community). Council directed that SGL continue with the Feasibility Study to review six (6) potential locations for a new City Hall. The criteria to be used to assess each site are: civic image, visibility and access, range of uses/functionality and urban structure, built form, financial considerations and investment stimulation. Staff was directed to report in April, 2002 to a Committee of the Whole (Working Session) with the results of the evaluation;
- February 26, 27 and 28, 2002 - Public meetings held in Maple, Woodbridge and Thornhill, respectively to obtain comments from the public on the six potential locations.

Ratepayers were advised through newspaper ads in the local press, direct mailing to ratepayer associations and direct notice to anyone who had asked to be notified;

- April 30, 2002 - Committee of the Whole (Working Session) received the presentation by Sorensen Gravely Lowes on the report titled, "City Hall Location Study, April, 2002". Council endorsed the "Moderate Mixed-Use Focus" centre for a new City Hall and requested a detailed cost-benefit analysis by June 2002, of the two options identified as Moderate Mixed-Use Focus Centres, being Major Mackenzie Drive/Highway#400 and the Vaughan Corporate Centre;
- May 13, 2002 - Council directed the City Manager, in consultation with the Senior Management Team, to retain qualified external assistance to carry out the cost-benefit study by June 2002;
- June 21, 2002 - Memo to Council advising that the detailed cost-benefit analysis required could not be carried out before the end of June;
- June 28, 2002 - Request for Statements of Interest/Terms of Reference issued to candidate firms for the cost-benefit study;
- July 24, 2002 - Council advised that KPMG assisted by the firms the Ventin Group (architecture), the McCormick Rankin Corporation (transportation) and Forhan Rogers (planning), has been retained to carry out the City Hall cost-benefit study, which will include input through interviews with each City Councillor;
- August 12, 2002 - York Major Holdings submitted a proposal/concept to use their site at Major Mackenzie and (planned future) McNaughton Rd. for a new City Hall, in combination with a hospital/health care facility;
- September 23, 2002 - Council directed that a third moderate mixed-use site on the north side of Major Mackenzie Drive and (future) McNaughton Road be added to the evaluation; Council adopted, in part, the following:
 - 1) That in the interim KPMG L.L.P. add the proposed civic centre site located at the northwest corner of Major Mackenzie Drive and the planned expansion of McNaughton Road, which includes a hospital and medical component, to the cost-benefit analysis of the two alternative civic centre sites now under consideration and that the budget be expanded to include the analysis of this alternative.
- September 24, 2002 - KPMG interim report provided to Committee of the Whole (Closed Working Session) on study progress. Committee recommended that the presentation (only dealing with initial 2 candidate sites identified on May 13, 2002) be received. Council ratified this recommendation on October 15, 2002;
- October 29, 2002 - Committee of the Whole (Closed Working Session) heard the presentation by KPMG. This analysis included the third alternative site (Major Mackenzie Drive and McNaughton Road) that was added by Council on September 23, 2002. Committee recommended that the report be received and that the matter be referred to staff for a comprehensive report incorporating comments from Members of Council. Council ratified this recommendation on November 11, 2002;
- December 10, 2002 - KPMG presented final report on cost-benefit to Committee of the Whole (Closed Working Session). Committee recommended that the final report of KPMG LLP, entitled "City of Vaughan Civic Centre Benefit Cost Analysis of Alternative

Locations” be received. In consideration of the report and subsequent deliberations, the following recommendations were adopted:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 10, 2002, be approved;
 - 2) That the new Vaughan Civic Centre (City Hall) be located along the Major Mackenzie corridor, bounded by Weston Road on the west and Dufferin Street on the east;
 - 3) That staff further explore the opportunities of the various sites being, the present Civic Centre site, the McNaughton Road site and the Weston Road site;
 - 4) That staff outline the advantages and disadvantages of each site, meet with the appropriate landowners, and bring forward a report, with appropriate steps to follow, by mid January 2003; and
 - 5) That a Task Force be established in January 2003, to deal with the civic centre issue, and that consultants be hired on an as needed basis.
- December 16, 2002 - Council ratified the above-noted recommendations of Committee of the Whole.

Letters were sent to the owners of the Weston Road (Vellore) site and the McNaughton Road site requesting that they submit a “Business Proposal”, conceptual site and context plans, along with the proposed cost of acquiring and servicing their proposed sites. The proponents were also invited to suggest alternatives to a straight purchase transaction, such as design-build-purchase. The Ventin Group Architects was requested to prepare a site plan and cost estimates for the redevelopment of the existing Civic Centre site. All three were requested to prepare a written submission and to provide a presentation to Committee of the Whole at its Working Session on January 28, 2003

- January 28, 2003 - Committee of the Whole (Closed Working Session) received the following submissions and accompanying presentations in respect of the three alternative sites.

McNaughton Road Site: “Vaughan Civic Centre”, Page+Steele, Architects Planners for York Major Holdings Inc.;

Current Civic Centre Site: “Vaughan Civic Centre Existing Site Feasibility Study, 2141 Major Mackenzie Drive, Vaughan, Ontario”, The Ventin Group Architects for the City of Vaughan; and

Weston Road/Vellore Site: “Submission for Civic Centre Site at Major Mackenzie Drive & Highway 400 (Northwest Quadrant), A New Focus for the City Above Toronto”, Joseph Bogden Associates inc. for the History Hill Group.

Committee of the Whole (Working Session) recommended the following (in part):

- 1) That clauses 1, 2, and 3 of the recommendation contained in the following report of the Commissioner of Planning, dated January 28, 2003, be approved;
 - 1) That the presentations and written submissions prepared in respect of the three prospective civic centre sites BE RECEIVED:

- 2) That Staff conduct a detailed analysis of the submissions and report back to a future Committee of the Whole (Working Session) at first opportunity to report on the results of the analysis and to identify the options for further actions;
 - 3) That Staff retain external expertise as required, to assist in the analysis of the financial issues and to advise on process/ negotiation matters related to the acquisition of a site and/or facility; and that the source of funding be identified as the reserve for City Hall;
- 2) That staff provide a report to a future Committee of the Whole (Working Session) meeting in February 2003 on the potential value of the existing Civic Centre site and identify other financial incentives and resources available;
 - 3) That the matter of the proposed Civic Centre Task Force be referred to the next Committee of the Whole (Working Session) to be held on February 11, 2003;
 - 4) That the confidential reports of the three proponents on the prospective Civic Centre Sites, be received;

Council ratified the recommendation of Committee of the Whole on February 10, 2003 with the addition of the following:

“By approving that the Civic Centre Task Force be established and comprised of staff, the Mayor, Regional Councillors, and the Local Councillor for Ward 1, and staff provide the Terms of Reference for the Task Force to the first meeting.”

- February 17, 2003 - Committee of the Whole (Closed Session) considered a report entitled “Vaughan Civic Centre Evaluation of Alternatives for Proceeding”. Committee adopted the following recommendation:

“The Committee of the Whole (Closed Session) recommends that staff be directed to issue a Request for Proposal to the owners of the Vellore (Weston Road) site and the McNaughton Road site for the cost to the City of acquiring only the required land through a straight purchase transaction or a lease to own arrangement.”

Council ratified this recommendation on February 24, 2003.

The Three Candidate Sites

The three candidate sites are: the northwest corner of the future McNaughton Road/Major Mackenzie Drive intersection; the current Vaughan City Hall site; and, the northwest corner of Major Mackenzie Drive and Highway # 400 interchange. These sites are identified as Sites 1, 2 and 3, respectively on Attachments numbers 1 to 4 of this report.

Site 1 – McNaughton Road / Major Mackenzie Drive

This candidate site (6 hectares or 15 acres) is located along Major Mackenzie Drive in the southwest corner of OPA #535, the Maple Valley Plan. It is currently designated as “Business Park”. This location is discussed below in respect to its relationship to the closed Keele Valley Landfill site.

Site 2 – Current City of Vaughan City Hall Site

The current City Hall site (9.4 hectares or 24.3 acres) includes the lands occupied by City Hall, related structures that now accommodate a number of city departments, parking lots and storage facilities, and a city park.

Site 3 – Major Mackenzie Drive and Highway # 400

This site (6.75 hectares or 16.7 acres) is currently vacant and is designated for high performance employment use (prestige industrial) in OPA #600. The surrounding area is subject to the provisions of OPA #600 requiring that a Block Plan be prepared for this block (Block 33 W), now currently nearing completion.

Comments Received from the Public

At its Working Session on February 10, 2003, Committee of the Whole received a number of petitions from ratepayers associations in support for a new city hall to be located in the Major Mackenzie corridor. A petition dated January 22, 2003 from the Co-operative of Vaughan Ratepayers Associations (COVRA) respecting the availability of the KPMG LLP final report was also received.

Since Council identified the Major Mackenzie corridor candidate locations for a new city hall, the main public concern expressed has been with possible future environmental issues associated with the candidate city hall site at the northwest corner of future McNaughton Road and Major Mackenzie Drive.

As part of his deputation to this Working Session, Mr. Paul De Buono provided a letter containing the following questions:

“are there any potential health and safety risks from the presence of the closed Keele Valley Landfill to nearby residents and also to employees of the City of Vaughan should their Civic Centre be located closer to the Keele Valley Landfill than it already is? If there are such risks, what are they.”

Further, in a deputation and written submission, Ms. Victoria Hudec, representing the Vellore Woods Ratepayers Association (VWRA), asked that the answers to the following questions be made prior to any decision being made of final (city hall) location selection. VWRA also asked that such answers, be provided in any future staff reports that may be available at any public hearing regarding this issue. The six questions asked are:

“Q1. Why is the landfill site any less of an environmental or public health concern today than it was a year ago?”

“Q2. Who is responsible for how the owners use the land? Why has the city of Vaughan permitted the landowners to build on this site without MoE’s certificate of approval for the land use changes?”

“Q3. Is the integrity of the clay liner intact? Is it intact over the entire site? What are the environmental implications of the leachate that has already permeated through the clay liner? What measures will be taken if further permeation is ‘significant enough to cause health problems’?”

“Q4. In the burning of the gases collected from the site, are there adequate emission controls to protect the air quality of the surrounding areas? And what are they?”

“Q5. Are gases leaking from the surface of the landfill other than through the gas collection system? And how is it monitored?”

“Q6. What toxins or hazardous pollutants are actually in the landfill? Are there heavy metals and radioactive compounds in the landfill? What analyses have been done to determine that there are no health concerns to the public in regards to radioactive compounds, heavy metals or toxins in the landfill?”

In summary, concerns relate to possible environmental hazards that staff working at a city hall building, in proximity to the closed landfill, may experience. Specific and inferred concerns respecting the closed landfill have included:

- Future home for vermin, rodents, insects and seagulls
- Potential problems of methane gas (health, explosions)
- Leachate migration from the landfill
- Possible construction of structures on the landfill

Comments

Staff is of the opinion that the following information addresses the above concerns.

a) City of Toronto

In response to general environmental concerns and specific concerns identified by citizens, the City of Toronto Solid Waste Management Service Section of the Toronto Works and Emergency Services Department sent a letter to the City Manager's office on February 7, 2003.

The City of Toronto indicates that once closed, the Keele Valley Landfill site (KVLS) is to continue to be subject to regular environmental monitoring regarding landfill gas and water monitoring/testing wells. Among these tests is monitoring for heavy metals. Any surface erosion is repaired as required. The future park for the landfill is in keeping with numerous (hundreds) of City of Toronto parks built on former landfill sites. No problems have been experienced with the environmental concerns noted above. Toronto rarely builds structures on closed landfill sites because of the differential settlement that occurs over time as the landfills subside. With respect to the proximity of commercial (e.g. offices) or residential development, Toronto's experience indicates that location to within “only a few hundred metres from the landfill boundary can occur” and “exist in harmony with the closed landfill.”

Based upon a discussion with City of Toronto staff, Vaughan staff have determined that the City of Toronto's license to operate the KVLS (issued by MOE under its Certificate of Approval) prohibited hazardous waste such as toxic and radioactive materials from entering the landfill. Through the license requirements the active landfill operation was subject to regular MOE inspections, and the City of Toronto made regular reports to MOE.

With specific respect to the Keele Valley Landfill site, it has state of the art environmental protection and monitoring systems in place. The City of Toronto assures the City of Vaughan that, although the KVLS is now closed, it will continue to monitor and capture leachate and landfill gas for as long as the Ministry of the Environment (MoE) requires. It is Toronto's opinion that this will ensure that the citizens of Maple are not negatively impacted by the closed landfill.

b) Stantec Consulting Ltd.

In addition, in response to environmental concerns about the closed KVLS expressed by citizens, York Major Holdings Inc. (YMH) retained Stantec Consulting Ltd. to review environmental conditions regarding methane gas, leachate migration, landfill design, air quality, and issues related to development within the secondary buffer area of the landfill.

The Stantec report focused on environmental issues that may be associated with the redevelopment of lands located to the west and south of the proposed McNaughton Road realignment at Major Mackenzie Drive. YMH is proposing to develop these lands for a mix of residential, institutional, commercial, and prestige industrial land uses. The southern portion of the YMH lands is being considered as a candidate site for the new city hall. The McNaughton Road realignment will be located approximately 220 metres south while the candidate city hall site would be about 500 metres south of the closed KVLS.

Stantec indicates that, "the KVLS is one of the most rigorously designed and monitored landfills in Canada. Design features for the landfill include a compacted clay liner, leachate collection system, active gas collection system, and a series of purge wells located to the north and south of the landfill. All these features are consistent with current landfill design standards." They note also that a post-closure monitoring program has been developed that includes, "liner performance monitoring, landfill gas monitoring, groundwater monitoring, and surface water monitoring." (An ambient air quality monitoring was carried out and completed during the operational phase of the landfill operation (i.e. "worst case scenario"), but was discontinued in 1998 after no evidence of environmental impacts to air quality were detected). The results of the monitoring programs are presented to MoE in both quarterly and annual monitoring reports.

The candidate new city hall lands are located within the secondary buffer for the Keele Valley Landfill site and are therefore under the control of Certificate of Approval (C of A) No. A230610. Prior to the redevelopment of any lands to which this C of A applies, an amendment is required to the C of A. The amendment application must address the following issues and be approved by the MoE and its peer review consultant, Trow Consulting Engineers Ltd.;

- Site survey
- Gas Migration and Control
- Stormwater Management
- Leachate Collection, Control and Disposal
- Contaminant Plumes
- Monitoring (Surface Water and Groundwater)
- Compliance with MoE/Health Guidelines

Stantec notes that a number of amendments to the C of A have already been made during the approval process for the Eagle's Nest Golf Course, the PD7 Watermain and the construction of the McNaughton Road realignment. As a result, landfill gas migration and the mitigation of surface water and groundwater represent the only potential concerns respecting the candidate new city hall site.

With respect to these potential areas of concern, Stantec notes that the ongoing monitoring program indicates that landfill gas has not been detected above acceptable equipment detection limits or above MoE guidelines.

Respecting groundwater, a number of environmental indicators have been assessed including the possibility of problem leachate from the KVLS. In consideration of the data, no concerns associated with the KVLS have been identified, or are expected, based on the groundwater flow direction (i.e. generally from the north west towards the south east).

Stormwater management issues have been addressed for the entire south secondary buffer lands as part of the stormwater management plan for the Eagle's Nest Golf Course. This plan has been approved by both MoE and the Toronto and Region Conservation Authority. No human health or environmental concerns have been identified associated with stormwater from the KVLS.

In short, Stantec is of the opinion that no environmental concerns associated with the KVLS have been identified that would limit the redevelopment of the candidate lands for a new city hall. In any event, before redevelopment for a city hall use could proceed, the C of A will need to be amended and at that time, a detailed review would be carried out to the satisfaction of MoE and its peer review consultant.

c) Maple Valley Plan

On June 26, 2000, Vaughan Council adopted Official Plan Amendment No. 535, the "Maple Valley Plan". OPA No. 535 was Approved by the Region of York Council on November 22, 2000. OPA No. 535 covers an area comprised of 245 ha containing the following features:

- The privately owned secondary buffer areas around the Keele Valley Landfill site
- The old Township of Vaughan landfill site
- Avondale composting and extraction area
- The former Ministry of Natural Resources lands
- The environmentally sensitive lands of the east branch of the Don River

The comprehensive process for the development and approval of OPA No. 535 was lengthy and included an extensive public consultation component and consideration of the environmental conditions in this area. OPA No. 535 identifies specific land use designations for the planning area including open space, recreation (golf course, parkland) and employment uses. As well as the formal public consultation process, the plan was circulated to all agencies having an interest in the plan. This included the Toronto and Region Conservation Authority and the Ministry of the Environment. The "Vaughan Cares" group was supportive of the final Maple Valley Plan.

Because of the ongoing environmental monitoring program associated with the closed Maple Valley Landfill site, described above, any new land uses or development in the planning area is subject to MoE approval through amendment to the Certificate of Approval and MoE's peer review process. The candidate site for a new city hall is in the "Business Park" (Area 5) of the Maple Valley Plan. These lands are zoned for business park use with an overriding holding zone provision ("H") that can only be removed with the approval of MoE and through amendment under the Certificate of Approval requirements.

Staff is satisfied that the technical and environmental assessments required in order to comply with and amend Certificate of Approval for business park uses would also apply to a new city hall use, should Council select this site.

Conclusion

Over approximately the past two years, Council has carried out a number of formal steps leading to the establishment of a new City Hall for the City of Vaughan. This process has been summarized in this Staff Report. A number of environmental issues have been identified by the public, have been responded to similarly by comments by the City of Toronto and Stantec Consulting Ltd., as discussed in this report.

Attachments

1. Location Map – 3 Major Mackenzie Dr. Sites
2. Location Map – Site 1, at McNaughton Rd.
3. Location Map – Site 2, at Existing Site
4. Location Map – Site 3, at west side of Hwy #400
5. Letter from City of Toronto, Solid Waste Management Services, dated February 7, 2003
6. Letter from Stantec Consulting Ltd., dated February 10, 2003
7. Maple Valley Plan (OPA 535)
8. Written submissions and petitions received at the Committee of the Whole (Working Session), January 28, 2003 (MAYOR AND MEMBERS OF COUNCIL ONLY)

Report prepared by:

Wayne L. McEachern, Manager of Policy, ext. 8026

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

/LG

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ATTACHMENT #1

CITY HALL CANDIDATE SITES



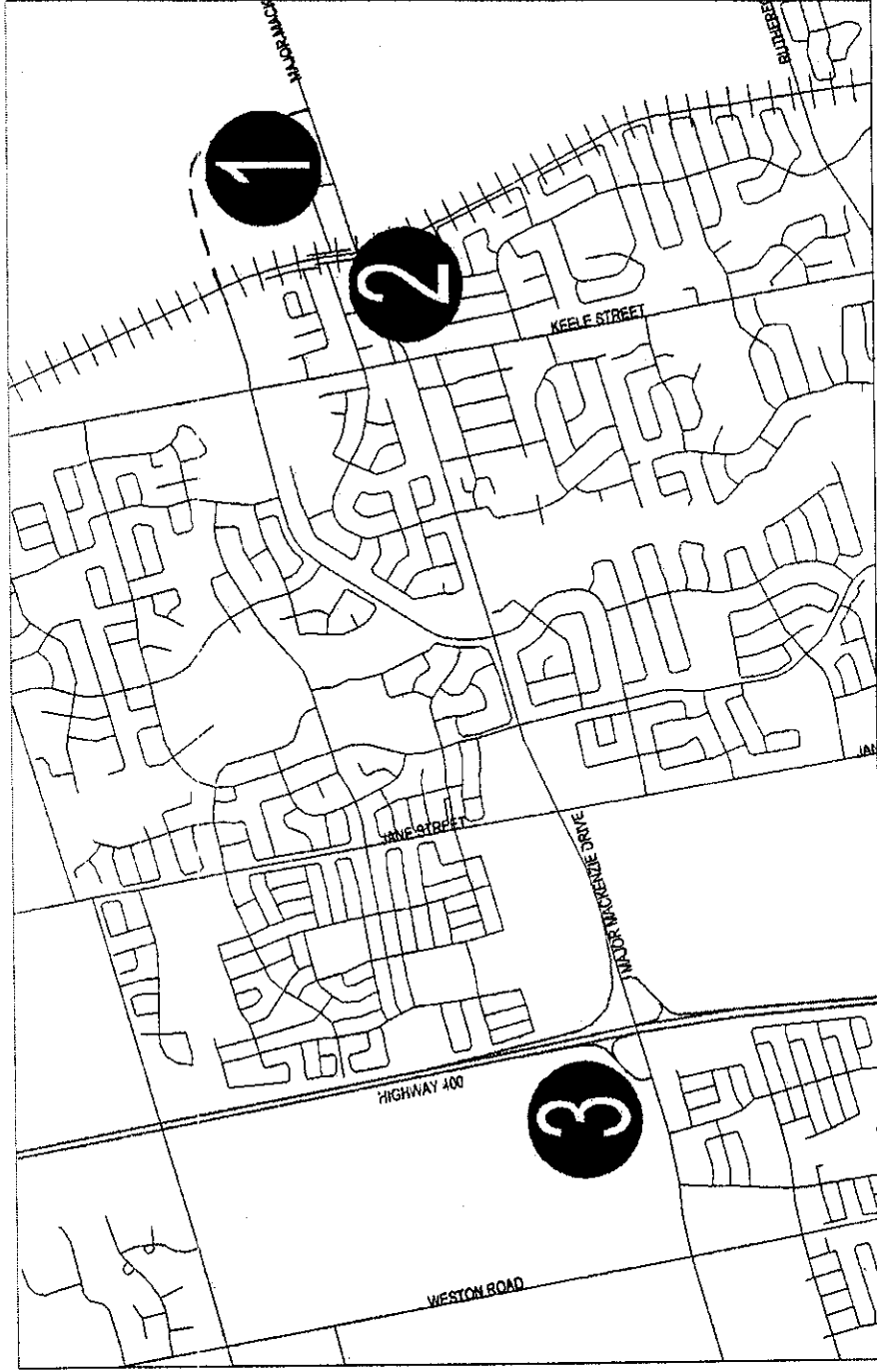
1. Future McNaughton Rd./Major Mackenzie Dr.
2. Current City Hall Site
3. Highway #400/Major Mackenzie Dr.

CITY OF
Vaughan

The City Above Toronto

ATTACHMENT #1

CITY HALL CANDIDATE SITES



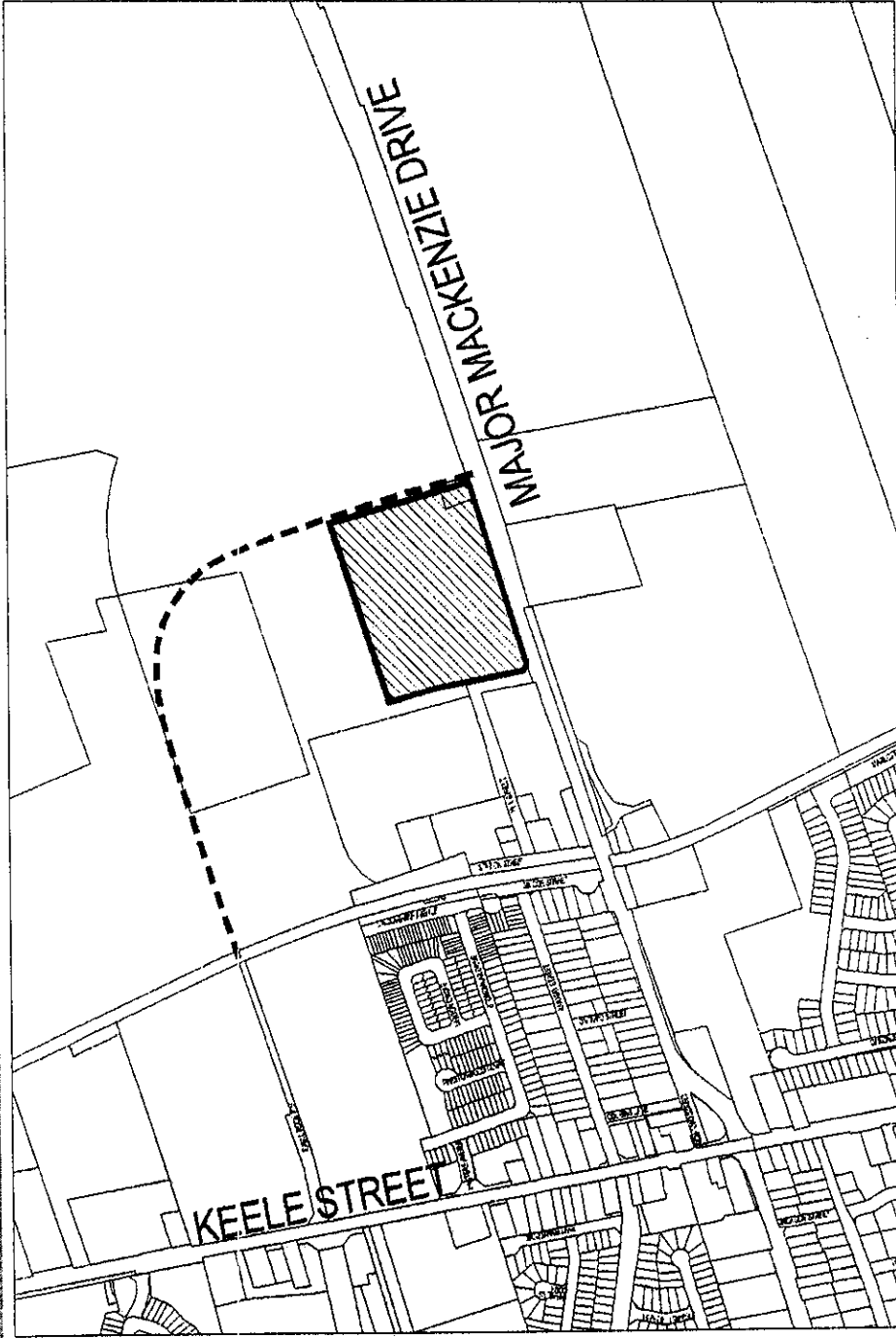
City of
Vaughan

The City Above Toronto

1. Future McNaughton Rd./Major Mackenzie Dr.
2. Current City Hall Site
3. Highway #400/Major Mackenzie Dr.

ATTACHMENT #2

Candidate Site #1



Future McNaughton Rd./Major Mackenzie Dr

ATTACHMENT #3

Candidate Site #2



Current City Hall Site



The City Above Toronto

ATTACHMENT #4

Candidate Site #3



Highway #400/Major Mackenzie Dr.

CITY OF
Vaughan

The City Above Toronto

ATTACHMENT NO. 5

Angelos Bacopoulos
General Manager

Works & Emergency Services
Barry Gutzridge, Commissioner

Solid Waste Management Services
25th Floor, East Tower
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E-mail: abacopo@toronto.ca

ITEM # 21

February 7, 2003

ADDITIONAL
INFORMATION

CW RPT. NO. 13

Council Feb. 10/03

RECEIVED

By Facsimile: 905-832-8143

FEB 07 2003

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, On L6A 1T1

CITY OF VAUGHAN
CITY MANAGER'S OFFICE

Attention: Office of the City Manager

To Whom It May Concern:

It has come to our attention that a publication called "Vaughan Watch" (VW) is distributing information to staff and Councillors working in the Vaughan Civic Centre with erroneous and misleading information concerning the Keele Valley Landfill site.

VW suggests that once closed, the Keele Valley Landfill site will be a home for vermin, rodents, insects and seagulls. In addition, it suggests that once the landfill closes, methane explosions and leachate migration to ponds will be potential problems for those residing near the landfill. VW also implies that the City of Toronto might want to build structures on the landfill. As a result of these allegations, I am sending you this letter to clarify any misconceptions being created by VW.

The City of Toronto has won a number of awards from the Solid Waste Association of North America for the excellent manner in which it operates its landfills and in particular its management and capture of landfill gas. Once we close a landfill site, we continue to monitor its environmental performance with regular readings of landfill gas and water monitoring wells. We also ensure that any surface erosion is repaired as required. Closed landfill sites are traditionally used as parks and open space and the City of Toronto has hundreds of former landfill sites located within its boundaries. For example, the Riverdale, Scarlet Woods and Marie Curtis parks are but a few of the former landfills being used and enjoyed by the citizens of the City of Toronto, and we are not experiencing problems at these locations from vermin, rodents, insects or seagulls. Neither do we have any methane explosions or leachate outbreaks.

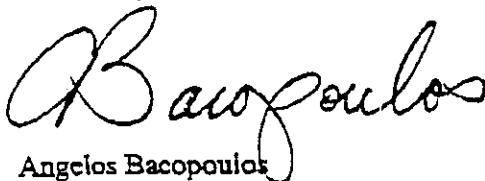
Structures are rarely, if ever, built on closed landfills because of the differential settlement that occurs over time as the landfill subsides. At most of our closed landfills, residential and commercial development has encroached to only a few hundred meters from the landfill boundary, and yet these developments exist in harmony with the closed landfill site.

February 7, 2003

Page Two

The Keele Valley Landfill has state of the art environmental protection and monitoring systems in place. I would like to assure you that we will continue to monitor and capture leachate and landfill gas for as long as the Ministry of the Environment requires the City of Toronto to do so in order to ensure that the citizens of Maple are not negatively impacted. I am sure that, in conjunction with the golf course being constructed around the former landfill, the Keele Valley lands will become a positive leisure and recreational area for the Maple community.

Yours truly,



Angelos Bacopoulos
General Manager
Solid Waste Management Services

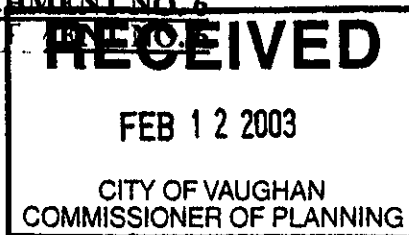
AB/ed

cc Steve Whitter, Director, Transfer, Processing and Disposal Operations
Lou Ciardullo, Manager, Landfill Management

Stantec Consulting Ltd.
49 Frederick Street
Kitchener ON N2H 6M7
Tel: (519) 579-4410 Fax: (519) 579-6733

stantec.com

ATTACHMENT NO. 6



Stantec

10 February 2003
File: 609-00165

Tel: (519) 585-7375
Fax: (519) 579-6733
cjohnston@stantec.com

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mr. Michael DeAngelis, Commissioner of Planning

Dear Mr. DeAngelis:

**Reference: Redevelopment of South Secondary Buffer Lands
Keele Valley Landfill Site, Vaughan, Ontario**

We have received copies of correspondence from Mr. Paul De Buono, the Vellore Woods Ratepayers Association, and VaughanWatch regarding the potential relocation of the Vaughan Civic Centre to the site located at the intersection of Major Mackenzie Drive and the new alignment of McNaughton Road. In the correspondence, a number of concerns were raised regarding the proximity of the site to the Keele Valley Landfill Site (KVLS). Specifically, the correspondence raises concerns regarding methane gas and leachate migration, landfill design, air quality, and issues related to development within the secondary buffer of the landfill.

Buildings
Environment
Industrial
Transportation

On behalf of York Major Holdings Inc. (YMH), Stantec Consulting Ltd. has completed a review of potential environmental concerns associated with the KVLS on the redevelopment of the lands located to the west and south of the proposed McNaughton Road realignment (Figure 1). This letter presents a summary of the work that was completed and provides a response to comments raised by the above parties. A separate letter to be submitted by the City of Toronto will deal with issues associated with the design of the landfill and associated environmental controls, as well as the final closure plan for the landfill.

Urban Land
1.0 SITE SETTING

YMH owns approximately 143.5 hectares of land within the secondary buffer of the KVLS. Of the total land holdings, 89 hectares is being developed as the Eagle's Nest Golf Course, which will be fully open to the public, not a private golf course as noted in some of the correspondence. The golf course is located south and east of the KVLS, immediately to the east of the proposed Civic Centre site. A total of 19 hectares of land are located to the south and west of the future McNaughton Road alignment. YMH is

**Reference: Redevelopment of South Secondary Buffer Lands
Keele Valley Landfill Site, Vaughan, Ontario**

currently proposing to develop these lands for a mix of residential, institutional, commercial, and prestige industrial land uses. At this time, the redevelopment plans for the area are still being finalized; however, it is our understanding that the southern portion of these lands is currently being considered for the new Civic Centre for the City of Vaughan. The balance of the lands owned by YMH are located north of the future McNaughton Road alignment and west of the KVLS.

The proposed redevelopment area located to the south and west of the future McNaughton Road alignment is situated approximately 220 m south of the KVLS. The proposed Civic Centre site would be approximately 500 m to the south of the KVLS.

2.0 PLANNING STATUS

The redevelopment lands are designated as Commercial by Official Plan Amendment 535, which was approved by the Region of York in November 2000. OPA 535 implements the Maple Valley Parks and Open Space Concept / Strategic Plan (referred to as the Maple Valley Plan). The Maple Valley Plan was a strategic visioning exercise for the redevelopment of the KVLS and lands immediately surrounding the landfill, and involved extensive public, landowner, and agency consultation.

In conjunction with OPA 535, the City of Vaughan passed Zoning By-law 427-2000 (October 2000). By-law 427-2000 implemented the official plan zoning designations, which included the following, as indicated on Figure 1:

- OS2 (Open Space Park Zone) for most of the lands to the east and to the north of the future McNaughton Road alignment, to allow a golf course and driving range;
- M1 (Restricted Industrial) for the lands south and west of the future McNaughton Road alignment, to allow various industrial and retail uses;
- C1 (Restricted Commercial) for the southeastern lands near Dufferin Street and Major Mackenzie Drive, to allow a retail store or other commercial use; and
- M2 (General Industrial) for the northwestern lands near Rodinea Road, to allow an industrial park.

In addition, it is noted that the industrial and commercial land uses along Rodinea Drive and Malmo Court are currently permitted to the north of the redevelopment lands, within 50 m of the western boundary of the KVLS.

3.0 KEELE VALLEY LANDFILL SITE

Stantec

The KVLS is one of the most rigorously designed and monitored landfills in Canada. Design features for the landfill include a compacted clay liner, leachate collection system, active gas collection system, and a series of purge wells located to the north and south of the landfill. All of these features are consistent with current landfill design standards. As part of the landfill operations and post-closure plans, an extensive,

**Reference: Redevelopment of South Secondary Buffer Lands
Keele Valley Landfill Site, Vaughan, Ontario**

ongoing monitoring program was developed that includes liner performance monitoring, landfill gas monitoring, groundwater monitoring and surface water monitoring. In addition, an ambient air quality monitoring program was completed during the operational phase of the landfill, but was discontinued in 1998 after no environmental impacts to air quality were detected. The results of the detailed monitoring programs are presented to the Ministry of the Environment (MOE) in both quarterly and annual monitoring reports, which are also reviewed by Trow Consulting Engineers Ltd., which act as a peer review consultant for the MOE with respect to the KVLS.

4.0 REVIEW OF POTENTIAL ENVIRONMENTAL CONCERNS

The proposed redevelopment lands are located within the secondary buffer for the KVLS, and as a result are controlled under Certificate of Approval (CofA) No. A230610 for the KVLS. Prior to the redevelopment of any lands within the Secondary Buffer of the KVLS, an amendment is required to the CofA for the KVLS. The amendment application must address the following issues, and be approved by the MOE and its peer review consultant Trow Consulting Engineers Ltd.:

- Site Survey;
- Gas Migration and Control;
- Stormwater Management;
- Leachate Collection, Control and Disposal;
- Contaminant Plumes;
- Monitoring (Surface Water and Groundwater); and,
- Compliance with MOE/Health Guidelines.

On behalf of YMH and the Regional Municipality of York, Stantec has already submitted and received a number of amendments to the CofA for the KVLS to allow the development of the Eagle's Nest Golf Course, installation of the PD7 Watermain, and the construction of the McNaughton Road realignment. In support of these amendments, an extensive review of monitoring data from the KVLS has been completed.

In terms of potential environmental impacts associated with the KVLS, landfill gas migration, and the migration of surface water and groundwater represent the only potential concerns.

Gas Migration and Control

The KVLS has an extensive landfill gas collection system and monitoring program designed to achieve compliance at the primary buffer for the site. A review of monitoring data from the gas monitoring program indicates that landfill gas has not been detected above the equipment detection limit of 0.1% combustible gas by volume, or above MOE guidelines.

Stantec

As noted previously, the ambient air quality monitoring program previously completed at the KVLS was discontinued in 1998 with MOE approval, as there was no evidence of off-site ambient air quality concerns associated with the KVLS. It is noted that this

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Keele Valley Landfill Site, Vaughan, Ontario**

ambient air quality monitoring was completed at a time when the KVLS was open and active landfilling was occurring. As such these data represent a worst case scenario. Under the proposed closure plan for the KVLS, only improvements in air quality can be expected.

Groundwater Plume Migration and Control

Groundwater impacts associated with the KVLS and other landfills in the area are controlled by a series of purge wells located to the north near Teston Road, and along the eastern portion of the southern boundary of the KVLS. Currently, groundwater with elevated chloride concentrations above the Site Boundary Criteria for the KVLS is pumped to a leachate collection system, a portion of which is used by Eastern Power for cooling water.

In the south secondary buffer area, shallow groundwater flow within the Upper Aquifer is to the southeast toward Major Mackenzie Drive and Dufferin Street. Based on the groundwater direction, the proposed development lands are generally cross-gradient from the KVLS.

Three distinct chloride plumes have been identified based on groundwater with elevated chloride concentrations. Chloride can be an indicator of landfill leachate, but may also be derived from other sources such as road de-icing salt. The Southwest Plume and Superior Plume are located to the north and west of the proposed redevelopment lands. Both plumes are interpreted to be the result of road salt infiltration into the groundwater from the adjacent haul roads. No positive detections of parameters that would indicate landfill impacts have been detected at monitoring wells within these plumes. Based on the water quality in the area of the redevelopment lands, no concerns associated with the KVLS have been identified, or are to be expected, based on the groundwater flow direction.

Stormwater Management

Stormwater management issues have been addressed for the entire south secondary buffer lands as part of the stormwater management plan for the Eagle's Nest Golf Course. This stormwater management plan has been approved by the MOE, and the Toronto and Region Conservation Authority. No human health or environmental concerns have been identified associated with stormwater from the KVLS.

5.0 SUMMARY

Considering the potential contaminant pathways, no environmental concerns associated with the KVLS have been identified that would limit the redevelopment of the lands. Prior to proceeding with any development, an application to the MOE will be required to amend the CofA for the KVLS. This application will require a detailed review of the environmental issues identified above and will be subject to the detailed reviews by the MOE and its peer review consultant. As a result, all concerns associated with the redevelopment of these lands will be addressed to ensure that the proposed

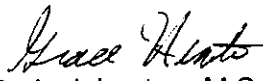
**Reference: Redevelopment of South Secondary Buffer Lands
Keele Valley Landfill Site, Vaughan, Ontario**

development meets all applicable environmental guidelines, and is protective of human health.

We trust that this is sufficient for your current requirements. If you have any questions, please do not hesitate to contact our office.

Sincerely,

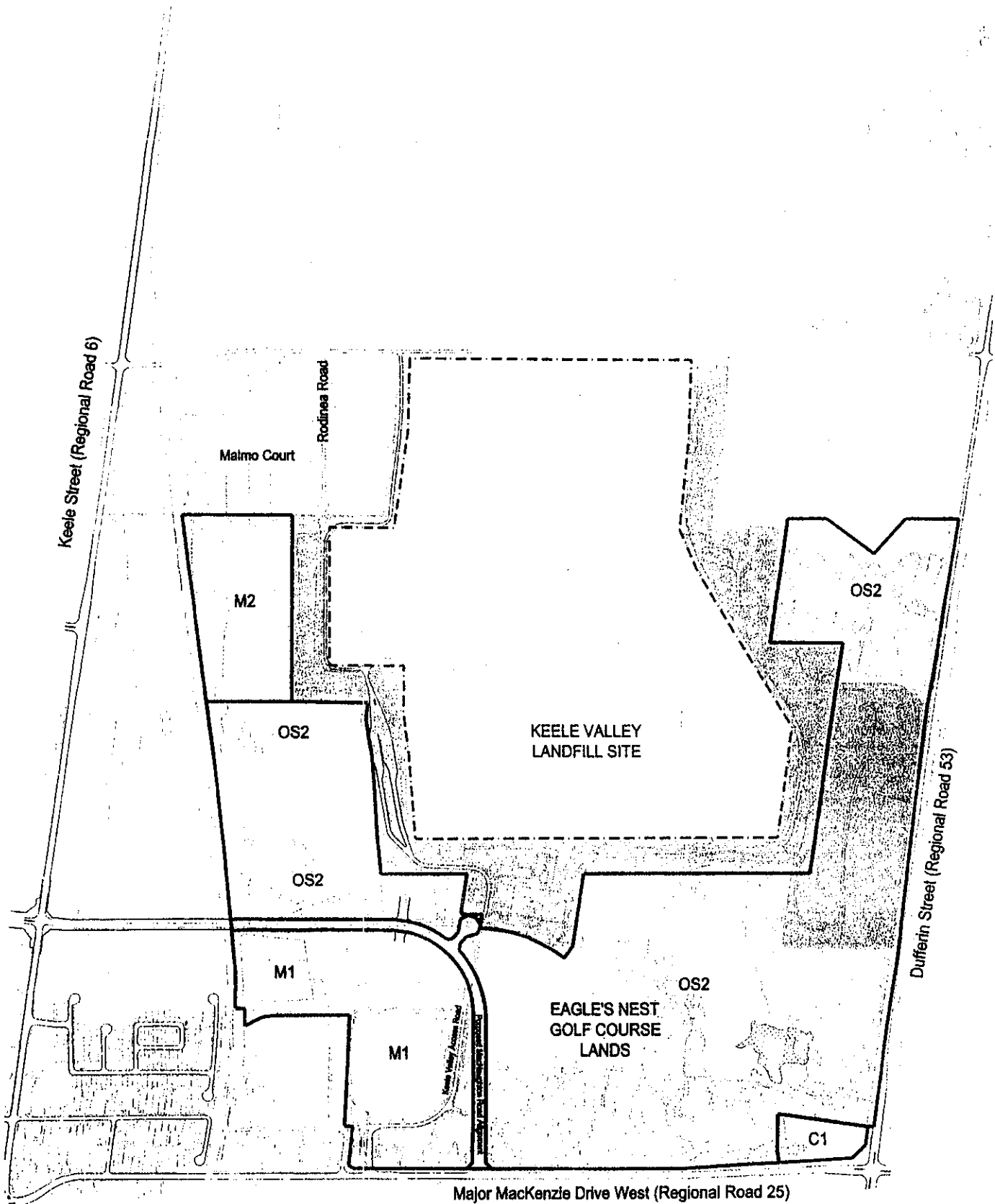
STANTEC CONSULTING LTD.

for: 
Craig Johnston, M.Sc., P.Geo.
Senior Hydrogeologist

Attachment

c. Duane Aubie, York Major Holdings Inc.

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Stantec

Legend

- YMH Owned Land Within Secondary Buffer
- Proposed McNaughton Road Alignment
- Landfill Property Boundary
- Primary Buffer
- Secondary Buffer

- OS2 Open Space Park Zoning
- C1 Restricted Commercial Zoning
- M1 Restricted Industrial Zoning
- M2 General Industrial Zoning

Client/Project

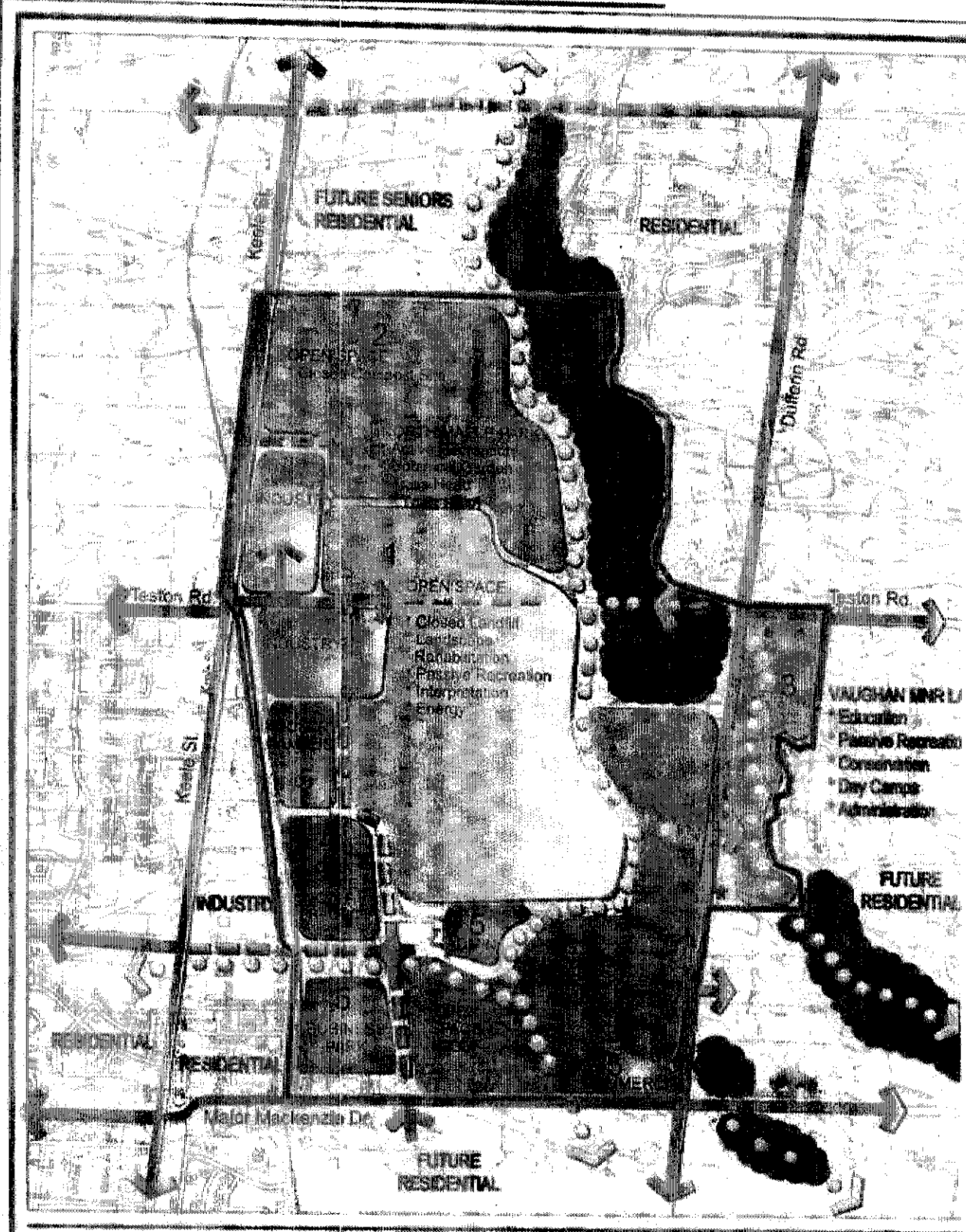
York Major Holdings
 Redevelopment of South
 Secondary Buffer Lands
 Keele Valley Landfill Site, Vaughan, Ontario

Figure No.
 1

Title
 Site Location



ATTACHMENT #7



Legend



Maple Valley Landfill Area Closed Vaughan and Yorkland Landfills and the Energy Area



Bioscience Super Area for Biomedical Research, Deep Space and other facilities



Concept Plan

Maple Valley Plan (OPA 535)