

COMMITTEE OF THE WHOLE - SEPTEMBER 29, 2009

OFFICIAL PLAN AMENDMENT (OPA) 620 STEELES CORRIDOR, JANE STREET TO KEELE STREET SERVICING STRATEGY MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENTS WARD 4

Recommendations

The Commissioner of Engineering and Public Works in consultation with the Director of Legal Services and the Director of Purchasing Services recommends:

1. That the engineering consulting firm The Sernas Group be retained to provide the necessary engineering services in connection with the completion of the Official Plan Amendment (OPA) 620 Water, Wastewater and Storm Water Servicing Master Plan and Class Environmental Assessment Study for the preferred storm water management facilities at an estimated cost of \$157,520 excluding G.S.T.;
2. That a contingency allowance in the amount of \$15,000 excluding G.S.T., be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract with The Sernas Group;
3. That funding in the amount of \$225,000 be provided to the Toronto and Region Conservation Authority (TRCA) to complete the studies required to fully assess the opportunity to retrofit/expansion the existing storm water management pond located within TRCA lands (Black Creek Pioneer Village) at the northwest corner of Jane Street and Steeles Avenue, subject to the execution of a Memorandum of Understanding between the City and the TRCA;
4. That the Mayor and Clerk be authorized to sign an Engineering Services Agreement with The Sernas Group and a Memorandum of Understanding with the Toronto and Region Conservation Authority; and
5. That a copy of this report be forwarded to the Toronto and Region Conservation Authority.

Contribution to Sustainability

The OPA 620 Servicing Strategy Master Plan and Class Environmental Assessment (EA) Studies will include consideration of Best Management Practices for storm water management including; soak-away pits, rainwater harvesting, green roofs, porous pavement, bioretention areas and wet ponds.

Economic Impact

Completion of the OPA 620 Servicing Strategy Master Plan and Class EA Studies is estimated to cost \$157,520 excluding G.S.T. A 10% contingency allowance is typically carried for Class EA studies of this nature ($\$157,520 \times 10\% = \$15,000$). Additional funding in the amount of \$225,000 for completion of associated studies by the TRCA will also be required. Accordingly, the total economic impact to the City will be \$397,520 excluding G.S.T.

Funding for the Servicing Master Plan, Class EA Studies and the associated financial contribution to the TRCA has been approved in the 2009 Capital Budget Project No. DT-7028-09 with funding from City-wide Development Charges.

The total approved funding for Capital Project No. DT-7028-09 is \$750,000. The consulting fees associated with the Servicing Master Plan, Class EA Studies and the financial contribution to the TRCA has been accounted for within this budget item. The balance of the budgeted monies will be required for consulting fees associated with the detailed design of specific municipal infrastructure that is required to facilitate the construction of the Spadina Subway Extension and associated Steeles West Subway Station and Bus Terminal.

Communications Plan

The OPA 620 Servicing Strategy Master Plan and Class EA Studies will include a comprehensive public consultation process involving all affected stakeholders in accordance with the requirements of the Municipal Class EA process. The public consultation process will also be conducted in consultation with the Ward Sub-Committee.

A Notice of Study Commencement will be issued as the first point of contact with the public and relevant stakeholders. This Notice will be placed in local press and on the City's website. It is intended to allow the public to participate from the beginning of the studies, resulting in a proactive, transparent consultation process. In addition, a communications database will be established and kept up to date of all agencies, stakeholders, property owners and other individuals contacted over the duration of the studies.

Purpose

The purpose of this report is to seek Council approval to retain The Sernas Group to complete the OPA 620 Servicing Strategy Master Plan and Class EA Studies, and to provide the TRCA with the necessary funding for the completion of specific studies associated with the proposed retrofit/expansion of the existing storm water management pond located within TRCA lands (Black Creek Pioneer Village) at the northwest corner of Jane Street and Steeles Avenue.

Background - Analysis and Options

The Steeles Corridor Secondary Plan - Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The area encompassing OPA 620 is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

In its ultimate built out form, the OPA 620 corridor is envisioned to house 11,000 people and provide jobs for 4,000 employees. The OPA 620 area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service (UPS) operations building east of Jane Street. There are significant public and private developments being planned for the area, including the Spadina Subway Extension to the Vaughan Metropolitan Centre, with a proposed subway station (Steeles West Station), bus terminal and commuter parking lot to be located east of the existing UPS building. In addition, there is currently an active site plan application from Steeles – Keele Investments Limited proposing four office buildings (Milestone Corporate Centre) on vacant lands immediately west of Keele Street.

While considering the goals of the Secondary Plan and its parameters, the City requires the services of a consulting engineering firm to complete an overall Water, Wastewater and Storm Water Servicing Strategy Master Plan for the OPA 620 lands and all related project specific Class EA Studies associated with individual infrastructure projects within the Study Area. These studies will ensure that infrastructure is comprehensively planned and delivered in a timely manner to support the Spadina Subway Extension, specifically the Steeles West Station and Bus Terminal within the OPA 620 Study Area.

In support of the Spadina Subway Extension project, the City has commenced a number of studies within the OPA 620 area. The City retained iTrans Consultants to complete a Municipal

Class Environmental Assessment for a proposed east-west collector road to provide an east-west connection north of Steeles Avenue from east of the proposed Steeles West Station to Keele Street. This study is expected to be completed in the next few months.

In November of 2006, The Sernas Group was retained by the City to complete a Preliminary Storm Water Management Strategy Report which provided a technical analysis of possible storm water management options for the OPA 620 lands in support of land acquisition negotiations for the Steeles West Station. The original scope of work was subsequently expanded and funded by the Toronto Transit Commission (TTC) for additional storm water management phasing analysis related specifically to the Steeles West Station.

The final preliminary report prepared by The Sernas Group in August of 2009 recommends a new storm water management facility on Ontario Realty Corporation lands within the existing hydro corridor as well as the need to retrofit/expand the existing pond on the TRCA Black Creek Pioneer Village lands. The preliminary storm water management strategy has been accepted in principal by the TRCA; however, the TRCA has requested that additional studies be completed to fully assess the retrofit potential of the Black Creek Pioneer Village pond.

Toronto and Region Conservation Authority Funding

On June 29, 2009, written correspondence from the TRCA was received requesting funding in the amount of \$225,000 in order to complete the studies required by the TRCA to fully assess the opportunity for retrofitting/expanding the existing storm water management pond located on the Black Creek Pioneer Village lands (northwest corner of Jane and Steeles).

A list of studies to be completed by the TRCA has been provided and includes the following:

- Historical / Cultural review of the northwest quadrant of Jane and Steeles with the proposed pond concept;
- Archeological Assessment;
- Drainage Assessment of the northwest quadrant of Jane and Steeles;
- Safety and Security Assessment;
- Municipal Servicing and Road Improvements Assessment to facilitate the future vision for Black Creek Pioneer Village;
- Structural Study for the buildings situated within close proximity of the proposed pond;
- Terrestrial and Natural Heritage Systems Study and Habitat Impact Assessment; and
- An overall Black Creek Pioneer Village Master Plan Update of the northwest quadrant of Jane and Steeles that incorporates the above noted studies.

The TRCA will manage and complete the majority of these studies in-house in close consultation with City Staff. In addition, the conclusions and recommendations of the TRCA studies will be integrated and inform the OPA 620 Master Plan and Class EA Studies. Accordingly, it is recommended that a Memorandum of Understanding between the City and the TRCA be executed prior to the release of the requested funding in order to establish the underlying principles and process that will be followed in completing the required studies.

OPA 620 Master Plan and Class EA Studies

The Sernas Group is very familiar with the servicing infrastructure and related issues within the OPA 620 study area. Their work to date for both the City and the TTC has involved extensive coordination with the TRCA, the Ontario Realty Corporation, Hydro One and the TTC on the Steeles West Station and the Black Creek Pioneer Village storm water management pond. Accordingly, it is cost effective and timely for the City to retain The Sernas Group to expand upon their previous work and to undertake the overall Servicing Strategy Master Plan and Class EA Studies that are required for the OPA 620 lands.

A Proposal has been submitted by The Sernas Group to complete the required OPA 620 Class EA Studies with an estimated cost of \$157,520 excluding G.S.T. Staff has reviewed the Proposal and is satisfied with the proposed work plan and schedule. The estimated completion date for the studies is spring of 2010; however, The Sernas Group has identified that certain components of the studies may need to be advanced in order to facilitate the on-going Steeles West Station and Bus Terminal detailed design schedule.

The 2009 approved Capital Budget Project No. DT-7028-09 provides funding for the completion of the required Servicing Strategy Master Plan, Class EA Studies, and the cost of the TRCA financial contribution with funding from City-wide Development Charges.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Work with other levels of government to continue to support the expansion of the Go Rail System, local transit and the Subway; and
- Support and plan high capacity transit at strategic location throughout the City.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The Region of York, York Region Rapid Transit (YRRT), Toronto Transit Commission (TTC) and the Toronto/York Spadina Subway Extension (TYSSE) are key agency stakeholders on all notification lists associated with these Class EA Studies. As such, it is expected that Staff from these agencies will be involved throughout the duration of the studies and will provide input and comment as required to ensure they are successfully completed.

Conclusion

In order to facilitate the detailed design and construction of the Spadina Subway Extension and development within the OPA 620 area, the City must complete a Water, Wastewater and Storm Water Master Plan for the OPA 620 area together with project specific Class Environmental Assessment studies. Accordingly, it is recommended that The Sernas Group be retained to complete the Master Plan and Class EA studies given their familiarity with the study area.

The TRCA has requested funding to undertake additional specific studies in order to fully assess the retrofit/expansion potential of the existing Black Creek Pioneer Village Pond. These studies will be closely coordinated with, and will inform, the conclusions of the City's Master Plan and Class EA studies. Accordingly, it is also recommended that funding in the amount of \$225,000 be provided to the TRCA subject to the execution of a Memorandum of Understanding between the City and the TRCA, for the completion of these additional studies.

Attachment

1. OPA 620 Location Map

Report prepared by:

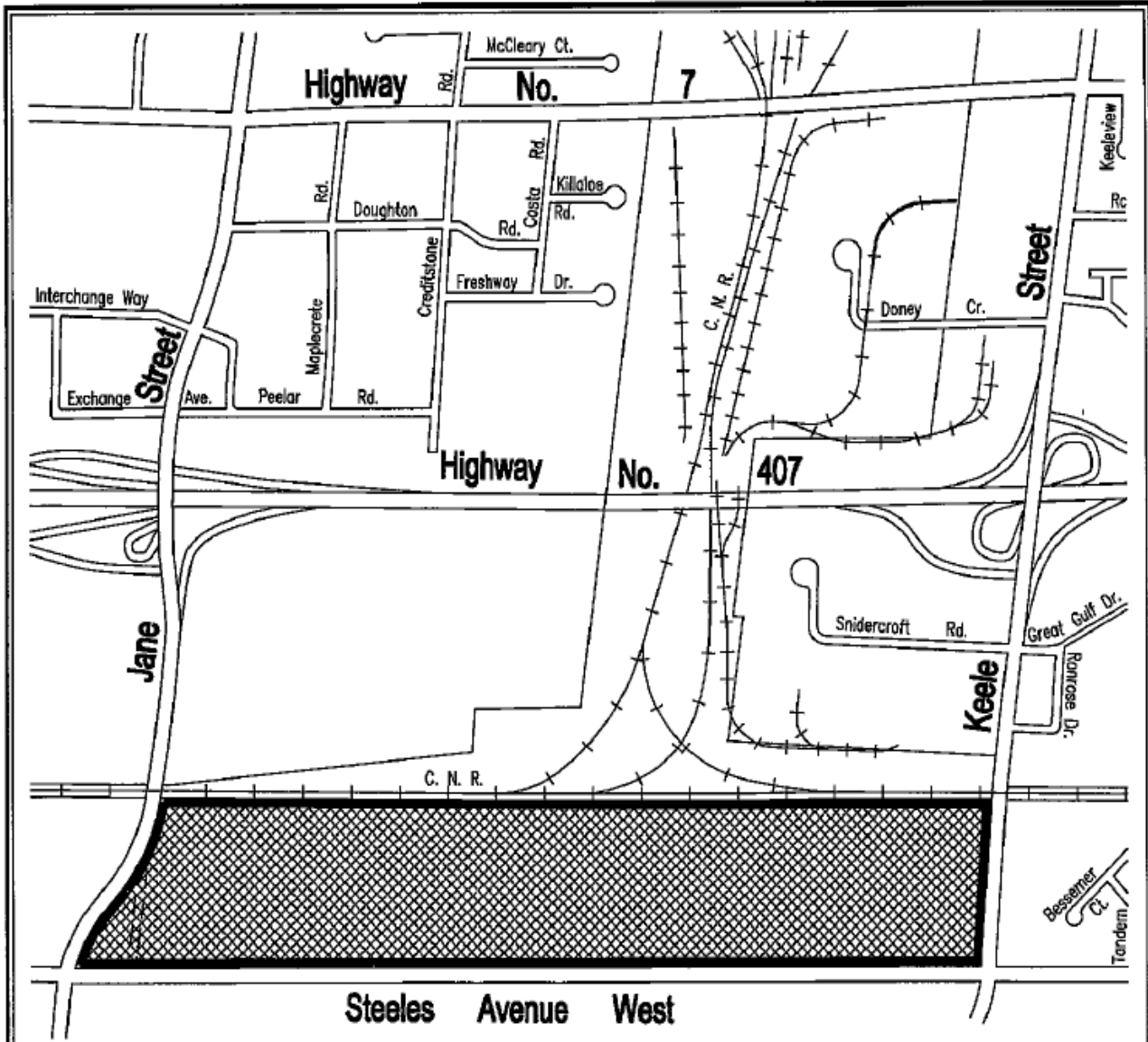
Carlos Couto, Senior Engineering Assistant, Engineering Planning & Studies, Ext. 8736
Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering
And Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1



O.P.A. 620 SERVICING STRATEGY MASTER PLAN AND CLASS EA STUDIES LOCATION MAP

LEGEND



STUDY AREA



NOT TO SCALE