CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2020

Item 13, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2020.

13. INSTALL AND MAINTAIN INFRASTRUCTURE WITHIN CANADIAN PACIFIC RAILWAY LANDS – BLOCK 61

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated, May 20, 2020:

Recommendation

1. That a By-law be enacted authorizing the Mayor and the City Clerk to execute the necessary Agreement(s) with Canadian Pacific Railway to facilitate the installation of municipal infrastructure within railway lands.

Committee of the Whole (2) Report

DATE: Wednesday, May 20, 2020 **WARD(S):** 1

TITLE: INSTALL AND MAINTAIN INFRASTRUCTURE WITHIN CANADIAN PACIFIC RAILWAY LANDS – BLOCK 61

FROM:
Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Council approval to enter into the necessary agreements with the Canadian Pacific Railway to provide for the installation and maintenance of municipal infrastructure crossings and encroachments of the railway tracks and lands, in conjunction with the approved subdivisions, thereby facilitating development in Block 61.

Report Highlights

- The servicing scheme for approved subdivisions within Block 61 requires the installation of municipal watermain and wastewater sewer crossings of railway tracks and the installation of a municipal stormwater outlet on railway lands
- The proposed municipal infrastructure on railway lands is planned to be constructed in conjunction with the construction of the various residential subdivisions
- Canadian Pacific Railway has approved the installation of the required infrastructure subject to executing an agreement with the City to establish the construction and maintenance responsibilities
- The Developers in Block 61 have committed to fund the full cost of and construct the requisite infrastructure. The Subdivision Agreements for the respective developments will secure the necessary funding for the works

Recommendation

1. That a By-law be enacted authorizing the Mayor and the City Clerk to execute the necessary Agreement(s) with Canadian Pacific Railway to facilitate the installation of municipal infrastructure within railway lands.

Background

The approved residential subdivisions in Block 61 require crossings and encroachments of the Canadian Pacific Railway corridor to provide water, wastewater and stormwater servicing

The subdivisions within Block 61 subject to this report include Nashville Heights Phase 4B (File: 19T-15V006) in Block 61 West and Barons East (File: 19T-17V008) in Block 61 East. The Draft Plan of Subdivision applications for 19T-15V006 and 19T-17V008 were approved by Council in March 2017 and June 2018, respectively.

The stormwater servicing scheme for the Block 61 West lands includes the construction of a municipal stormwater management pond and accompanying stormwater channel on the south side of Major Mackenzie Drive. The pond and channel are proposed to convey stormwater flow to a tributary of the East Robinson Creek through the existing CPR drainage swale and culvert crossing the rail tracks. This stormwater servicing scheme will require a stormwater outlet consisting of a combined municipal stormwater management pond and channel outlet to be located within the CPR corridor to facilitate a safe conveyance of municipal stormwater to East Robinson Creek.

The water and wastewater servicing scheme for the Barons East subdivision includes the construction of a municipal watermain and wastewater sewer to connect to the respective existing municipal water and wastewater systems in Block 61 West. The CPR corridor bisects the Block 61 East and West lands. This servicing scheme will require a municipal watermain and wastewater sewer crossing of the CPR tracks south of Nashville Road.

Previous Reports/Authority

N/A

Analysis and Options

The installation of the pond and channel outlet within the rail corridor drainage swale will safely allow the flow of stormwater to the East Robinson Creek

The lands south of Major Mackenzie Drive and north of the rail corridor, where the municipal stormwater management pond and channel are proposed to be located, is currently an open field. The existing railway drainage swale was constructed by CPR, within their corridor, to mitigate the impacts of overland stormwater flow from the current open space lands owned by the railway. The rail drainage swale directs captured stormwater across the width of the existing open space lands and flows easterly to a tributary of East Robinson Creek. The proposed municipal stormwater management pond and channel has been designed to capture the stormwater flow from Block 61 West and to control the outlet of that flow to the East Robinson Creek tributary through the existing CPR drainage swale.

The stormwater discharge from the municipal stormwater management pond and channel will be controlled to pre-development flow rates to avoid impacts on the railway drainage system, including reconstruction of the swale and downstream culverts. However, as the open space lands will be fully occupied by the new municipal stormwater management pond and channel, the flows need to be discharged at a common point thereby increasing the potential for erosion damage of the CPR swale. A 5 metre by 5 metre municipal outlet for the pond and channel, consisting of rip-rap stone, is required to mitigate the erosion risk and potential damage to the existing CPR swale.

The installation of the watermain and wastewater sewer crossing the rail tracks will efficiently facilitate the growth of lands adjoining Nashville Road within Block 61 East

Currently, there are no municipal wastewater sewers on Nashville Road. The Block 61 East lands, adjacent to Nashville Road, are primarily being serviced through private facilities (septic tanks). The Barons East lands are designated by Schedule 1 of Vaughan Official Plan (VOP) 2010, within the Urban Boundary, as a ‘Community Area’, necessitating that the lands be serviced by municipal wastewater sewers per Section 8.2.1.3 of VOP 2010. There were two (2) options for the Barons East lands to connect to the existing municipal wastewater network; the first consisting of constructing a new 1.5 kilometre municipal sewer on Nashville Road to the Stevenson Avenue Pumping Station, and the second consisting of a new 50 metre (0.05 kilometre) municipal sewer from the Barons East lands to the Block 61 West municipal network.

The Barons East lands are proposed to obtain municipal water servicing by connecting to an existing municipal watermain on Nashville Road. To ensure water quality within the future municipal watermain traversing the Barons East lands, without the need for

additional infrastructure, a secondary water servicing connection is encouraged to prevent standing water concerns. There were two (2) options for the Barons East lands to facilitate a secondary connection to the existing municipal water network; the first consisting of constructing a new municipal main to the existing Whisper Lane watermain, and the second consisting of a new municipal main from the Barons East lands to the Block 61 West municipal water network.

The wastewater and water connections of the Barons East lands to Block 61 West are the most cost effective with the least amount of impacts to the surrounding community.

Canadian Pacific Railway is prepared to allow for the proposed works to be installed, subject to a commitment from the City

CPR staff have advised of their approval to allow the municipal wastewater sewer, watermain and stormwater outlet to be installed within their corridor subject to the City agreeing to construct, maintain and repair the works. The necessary arrangements between CPR and the City, with respect to the works, must be in place in June 2020 so the works can be completed in conjunction with the construction of the respective subdivisions.

Various Agreements will be required between the parties in order to facilitate the requisite works

Several agreements will need to be executed amongst the parties to facilitate the construction of the wastewater sewer, watermain and stormwater outlet on CPR lands. First, the Developers of the respective subdivisions will need to execute subdivision agreements with the City and provide the City with a letter of credit for the value of the works. With this in place, the City can then initiate and execute the necessary agreements with CPR to construct, maintain and repair the works. The detailed design and construction of the works will be completed by the Developers of the respective subdivisions.

Financial Impact

The Developers of the 19T-15V006 and 19T-16V010 subdivisions have made a commitment to fully fund and construct the wastewater sewer, watermain and stormwater outlet at an estimated cost of $199,400 inclusive of applicable taxes and administration recovery.

The Developers of the affected subdivisions will need to execute a subdivision agreement for their respective developments with the City to secure the necessary funds prior to any works being initiated.

Broader Regional Impacts/Considerations

The proposed stormwater servicing scheme for Block 61 West has been reviewed and approved by the Toronto and Region Conservation Authority. The Regional reconstruction of Major Mackenzie Drive has been completed in the area adjacent to the municipal stormwater pond and channel.

The proposed wastewater servicing scheme for the Barons East lands can be accommodated by the Regional trunk sewer. The water servicing scheme for the Barons East lands does not impact Regional interests.

Conclusion

The stormwater servicing scheme for Block 61 West necessitates a municipal stormwater outlet to be located within the CPR corridor to facilitate the safe conveyance of stormwater to the East Robinson Creek. The water and wastewater servicing scheme for new development in Block 61 East necessitates a municipal watermain and wastewater sewer crossing of the CPR tracks south of Nashville Road. The Developers of the respective subdivisions have committed to fund the full cost of and construct the requisite works within the CPR corridor. Several agreements will need to be executed between the City and CPR to facilitate these works.

For more information please contact Frank Suppa, Director, Development Engineering, Extension 8255

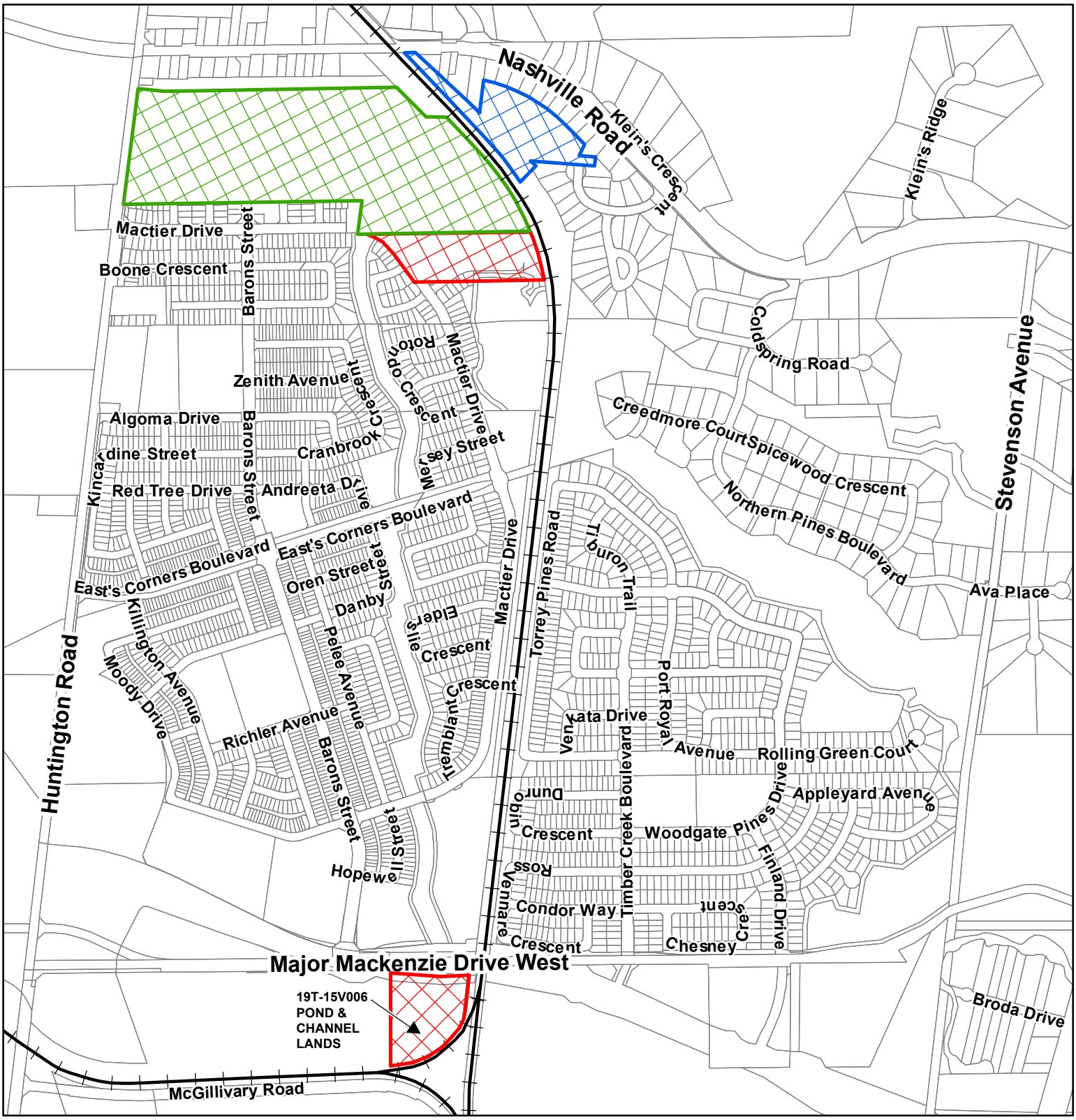
Attachments

1. Location Map – Block 61 Subdivisions
2. Location Map – Future Sanitary and Watermain Crossing
3. Location Map – Future Stormwater Outlet

Prepared by

Ary Rezvanifar, Development Engineering Lead, Development Engineering
Extension 8855

ATTACHMENT No.1



LOCATION MAP
BLOCK 61 SUBDIVISIONS
19T-15V006, 19T-17V007 AND 19T-17V008

LOCATION: Part of Lot 15, Concession 2

Legend

- 19T-15V006
- 19T-17V007
- 19T-17V008

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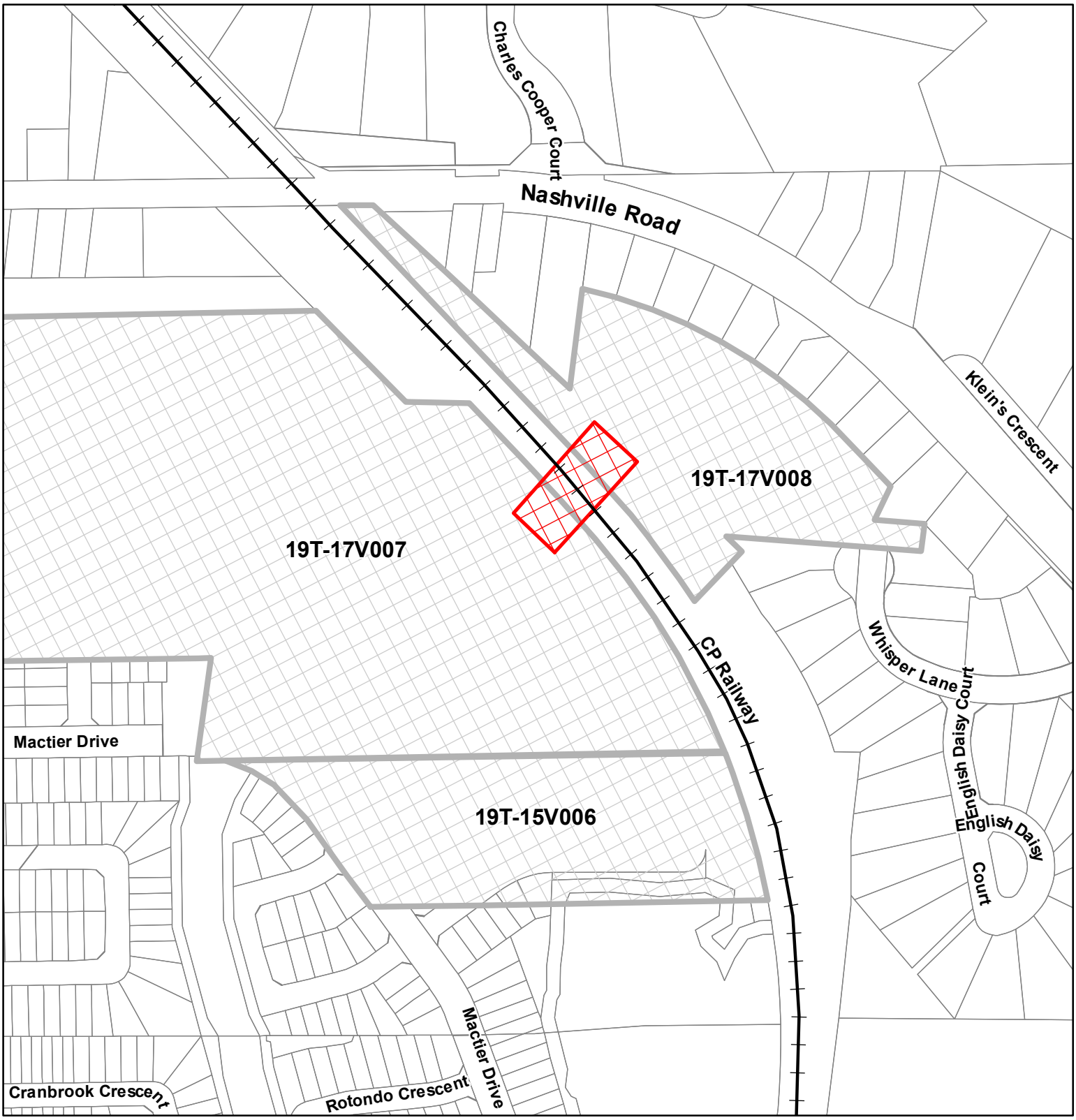
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CITY OF VAUGHAN - CORPORATE ASSET MANAGEMENT

DRAFTSPERSON: G.I.S.

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ATTACHMENT No.2



LOCATION MAP
BLOCK 61 CPR INFRASTRUCTURE AGREEMENT
FUTURE SANITARY AND WATERMAIN CROSSING
LOCATION: Part of Lot 25, Concession 9

Legend

LOCATION OF FUTURE WATERMAIN AND SANITARY SEWER SUBSURFACE CROSSING

N

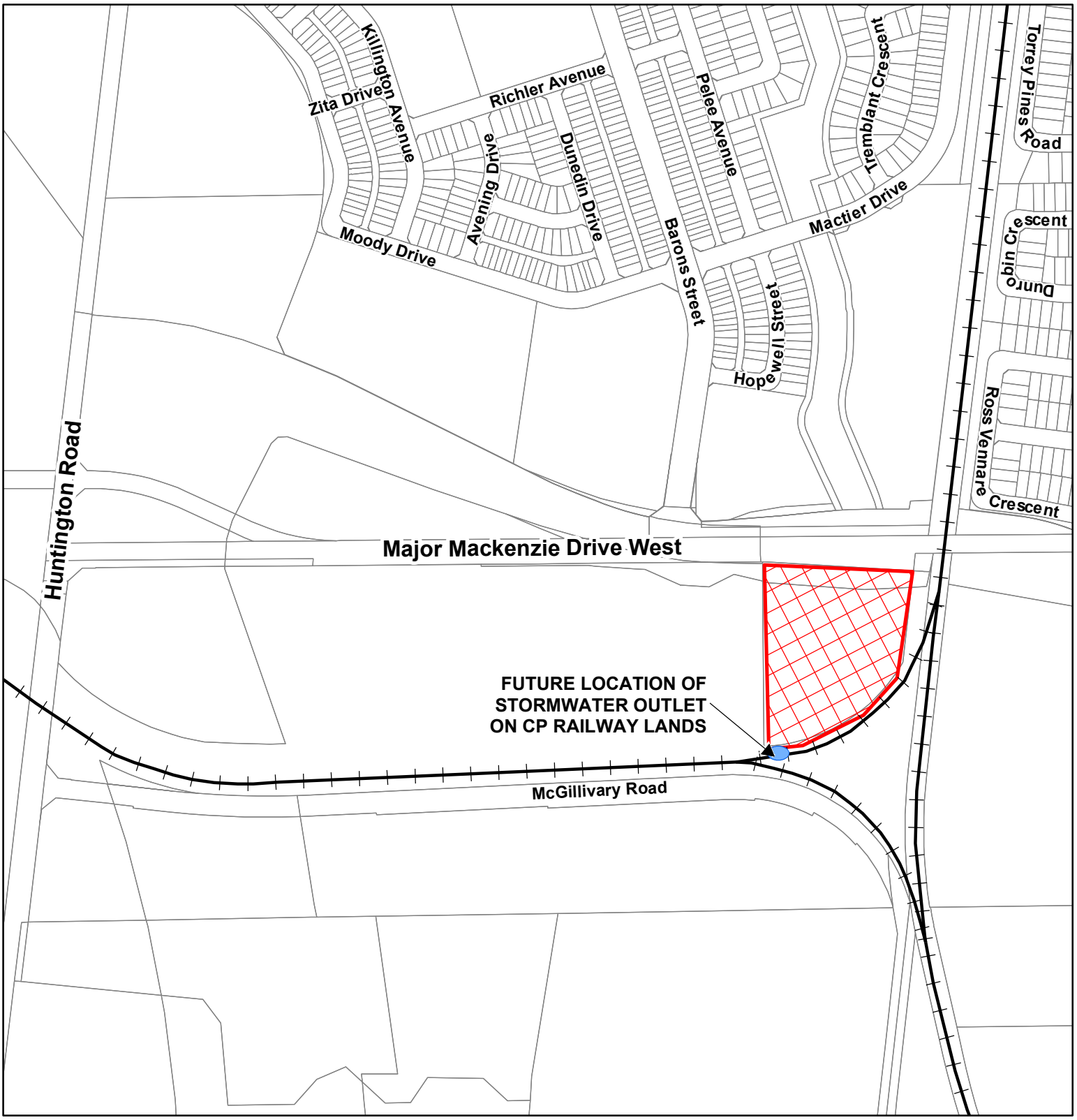
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ATTACHMENT No.3



LOCATION MAP
BLOCK 61 CPR INFRASTRUCTURE AGREEMENT
FUTURE STORMWATER OUTLET

LOCATION: Part of Lot 20, Concession 9

Legend

FUTURE STORMWATER POND AND CHANNEL LANDS

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CITY OF VAUGHAN - CORPORATE ASSET MANAGEMENT

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