



MEMORANDUM

To: Mayor and Members of Council

From: Loy Cheah / Acting Director, Engineering

Prepared by: Alain Cachola, Sr. Manager, Infrastructures and Capital Projects, Engineering

Date: June 7, 2021

Re: Glynnwood Tributary – Municipal Class Environmental Assessment (EA) Study Update (Ward 1)

RECOMMENDATION:

1. That the staff report entitled “Glynnwood Tributary – Municipal Class Environmental Assessment (EA) Study Update, (Ward 1), be received;
2. That the revised preferred alternative for new storm sewer and channel from the Thornhill Community Centre to the Glynnwood pond, to alleviate flooding in the area as set out in the Environmental Study Report be endorsed;
3. That staff be authorized to issue a Notice of Study Completion for the project and make the Environmental Study Report available for public review for a period of 60 days commencing July 2021;
4. And that staff be directed to report back to Council on property acquisition, funding and negotiations with HCN-Revera (Glynnwood retirement Living Inc). and Liberty Development Corporation (Shouldice Hernia Centre) for the acquisition of certain lands / easement and construction required for the new storm sewer and channel;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Historical flooding has occurred during intense storms in the vicinity of Thornhill Community Centre on Bayview Avenue, between John Street and Green Lane as shown on the study area location map **Attachment “A”**.

In response to the flooding, an Environmental Assessment Study was conducted to identify potential solutions to alleviate flooding in the area.

The Glynnwood Tributary - Class Environmental Assessment (EA) Study recommended new storm sewers to drain the area and redirect flows from the Thornhill Community Centre to the Glynnwood pond, and the preferred alignment of the new storm sewers was endorsed by Council in May 9, 2016 as per **Attachment “B”**.

OPTIONS/ DISCUSSION:

In May 2018, the Planning Department received an application from HSN-Revera (Glynnwood Retirement Living Inc.) for Zoning By-Law amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue, Ward 1 (Glynnwood Retirement Living Thornhill) as per **Attachments "C" & "D"**.

The site plan concept of the retirement residence facility expansion conflicts with the location of the new storm sewer as identified in the Glynnwood Tributary Class EA Study.

Revised Preferred Storm Sewer Alignment:

Working through alignment options, a revised preferred storm sewer alignment has been developed that also accommodates the proposed expansion of the retirement residence facility at 7700 Bayview Avenue.

Agencies and Property Owners Consultation:

Discussions have been conducted with HCN-Revera (Glynnwood retirement Living Inc.) and Liberty Development Corporation (Shouldice Hernia Centre) concerning revisions to the preferred storm sewer alignment. Both parties agree in principle with the revised preferred storm sewer and channel alignments as shown in **Attachment "E"**.

In addition, the Toronto and Region Conservation Authority (TRCA) has been consulted on the revised preferred alignment and they have not raised any issues.

Staff will continue to consult with all parties on the completion of the Environmental Assessment Study and during the detailed design and construction phases of the revised preferred alignment project.

Easements Required:

Easements are required from both HCN-Revera Inc. and Liberty Development Corporation for the construction and maintenance of the proposed storm sewer and channel from Bayview Avenue to the Glynnwood Pond. Negotiations with the affected landowners are scheduled to commence in summer 2021 as part of the detailed design phase of the project. Staff will report back on easement requirements at that time.

ATTACHMENTS:

Attachment "A" – Study Area - Location Map

Attachment "B" – Original Recommended Alignment - Council Report May 9, 2019

Attachment "C" – Air Photo – Rivera (Glynnwood) Inc.

Attachment "D" – Concept Site Plan – Rivera (Glynnwood) Inc.

Attachment "E" – Revised Recommended Storm Sewer and channel Alignments