



# 2 OVIDA BOULEVARD TEMPORARY ZONING BYLAW AMENDMENT

23.131550.000.00 PLAN

Public Meeting  
September 5, 2023



# OVERVIEW

- Multi-Phase Extraction (MPE) System at 2 Ovida Boulevard (**red area**)
- Purpose of the MPE System is to address petroleum hydrocarbon (PHC) impact migration from 5739 Highway 7 East (gas station)
- 2 Ovida Boulevard is owned by Suncor who also owns 5739 Highway 7 East and 1 Grandview Boulevard (**blue area**)
- 2 Ovida Boulevard is zoned residential and is currently a vacant lot
- Suncor/Parsons are working with the City and York Region to obtain municipal approvals (including temporary zoning amendment)



# MPE SYSTEM DETAILS



- Implementation of a MPE System to recover subsurface PHC impacts to stabilize the area of impact and prevent further migration
- MPE System will be enclosed in a 1-storey noise control building at 2 Ovida Boulevard
- MPE System includes extraction wells (flush with grade) and underground piping that extend across 2 Ovida Boulevard, 1 Grandview Boulevard and 5739 Highway 7 East
- A noise impact assessment indicates the MPE System design would meet and is below City noise bylaw for both daytime/evening and night time operation and this will be confirmed at System startup. In addition, the roof of the noise control building will be insulated to provide additional noise mitigation not considered by the noise impact assessment and therefore we expect noise emissions to be lower than below.

Point of Reception	Sounds Levels During Predictable Worst-Case Hour (dBA)
3 Grandview Blvd	42
4 Ovida Blvd	42
3 Ovida Blvd	39
Night time City Bylaw Criterion	45
Daytime/Evening City Criterion	50
Within Criterion?	Yes

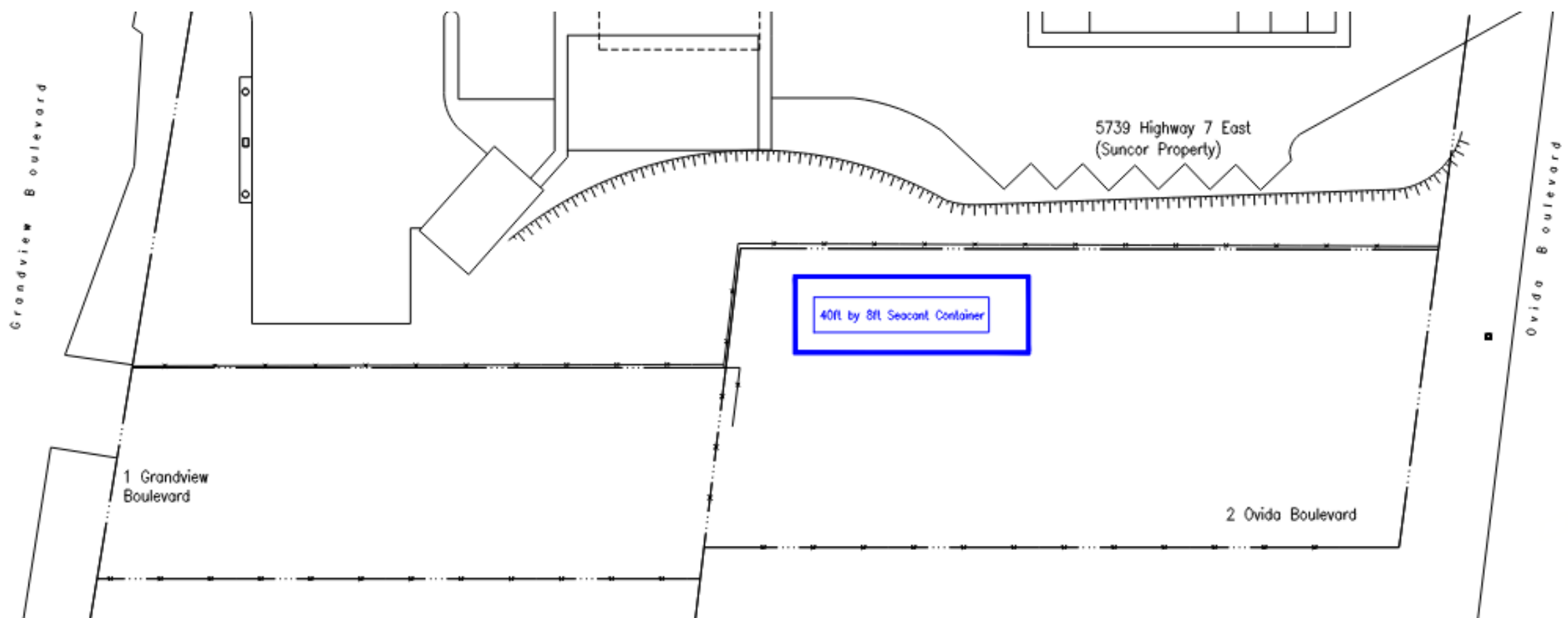
For reference a fridge operates at approximately 30-50 dBA



# MPE SYSTEM DETAILS

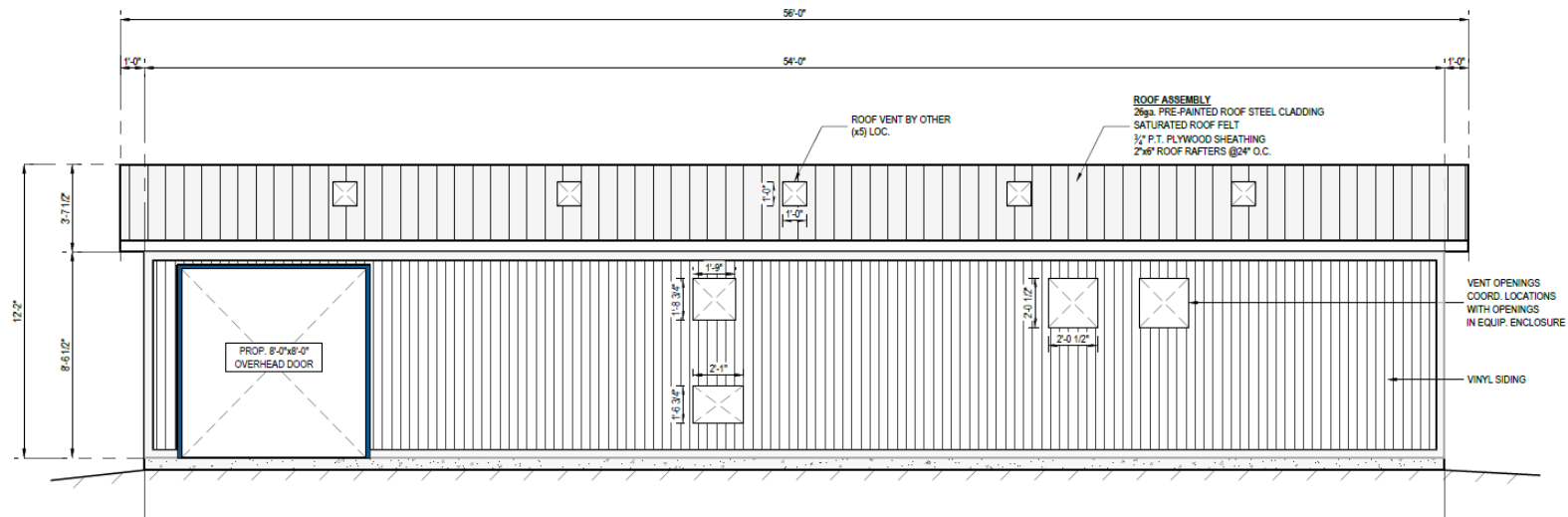
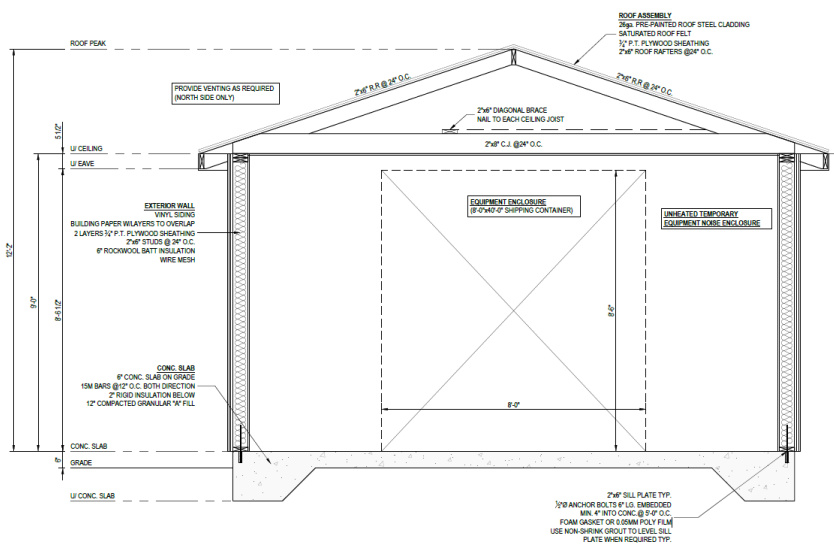
- MPE System is anticipated to operate for 3 - 5 years to meet the objectives (to stabilize the area of impact and prevent further migration)
- Temporary zoning by-law amendment required to operate the MPE System on a residential property
- All environmental soil and groundwater assessment activities and results are reported to the Ministry of the Environment, Conservation and Parks (MECP) and the MPE system will operate under an MECP Environmental Compliance Approval
- MPE system currently being stored along south boundary of 2 Ovida Boulevard until it is put into operation along the northern boundary

# MPE SYSTEM LAYOUT



# NOISE CONTROL BUILDING

- The noise control building will be finished with vinyl siding on the walls and metal on the roof
- ~12ft high at the roof peak, ~54ft long and ~20ft wide





# SUMMARY

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