



Report to: Development Services Committee

Report Date: June 26, 2012

SUBJECT: RECOMMENDATION REPORT
Proposed Regional Maintenance Facility
(Corrosion Control Facility)
7949 9th Line, Box Grove
File No. SC 11-119413

PREPARED BY: Rick Cefaratti, Planner, East District, ext. 3675

REVIEWED BY: David Miller, Manager, East District, ext. 4960

RECOMMENDATION:

1. THAT the Staff report dated June 26, 2012, entitled "Proposed Regional Maintenance Facility (Corrosion Control Facility)", be received;
2. THAT the presentation by York Region Environmental Services Department Staff be received;
3. THAT Site Plan approval for the Regional Maintenance Facility (Corrosion Control Facility) at 7949 9th Line, be delegated to the Director of Planning and Urban Design or his designate;
4. THAT, as outlined in the report in consultation with the Ward Councillor a Public Information Meeting for the proposed Corrosion Control Facility on the subject property not be required, and that the Resolution of the Development Services Committee (No. 5, Item 10.6) from its meeting on June 13, 2011, be rescinded;
5. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution; and,
6. That Staff and the Ward Councillor work together with the proponent on the design of the public spaces for the subject lands.

BACKGROUND:

The purpose of this report is to provide an update on the proposed corrosion control facility proposed by the Regional Municipality of York and to request authorization from Committee to delegate Site Plan approval to the Director of Planning & Urban Design.

The proposed facility is required as part of the South East Collector (SEC) trunk sewer, an integral component to the York Durham Sewage System (YDSS). The expansion of the entire YDSS is required to accommodate additional sanitary sewage flows projected from future growth in the Region. The Region is seeking approval from the Town to develop the site with an above ground maintenance facility building. Town staff is currently processing a Site Plan Control application.

Region of York Environmental Services Department Staff made a presentation on this matter to Development Services Committee at its meeting on June 13, 2011. Region of York staff will provide a follow up presentation that will also address noise and vibration mitigation measures at this meeting.

Corrosion Control Facility

The proposed Corrosion Control Facility will be located within a 0.78 ha. (1.94 ac.) parcel of land bounded by the Box Grove By-Pass, Rouge Bank Drive and 9th Line. (See Location Map, Figure 1 and Appendix C). The Corrosion Control Facility will control corrosion within the existing and new SEC trunk sewer and will require a 208 m² (2,239 sq ft) service building on the site with a height of approximately 8.4 m (27.5 ft). Residential dwellings within the Legacy Community are located approximately 50 m (164 ft.) to the west, across 9th Line.

DISCUSSION:**The proposed use is permitted at this location**

The subject property was identified in the Secondary Plan as a potential place of worship site. Since the subject property is required by the Region for the Corrosion Control Facility, the Region has identified an alternate site owned by the Region within Box Grove, at the southwest corner of 14th Avenue and the Havelock Line, for a potential place of worship (Location Map, Figure 2).

The subject property is currently zoned Residential Two * 223 – Hold [R2*223(H)] in By-law 177-96, as amended, which permits a place of worship, subject to a hold provision related to development requirements. The proposed Corrosion Control Facility falls within the definition of a Public Use under Zoning By-law 177-96, as amended, and is a permitted use. Consequently, a Zoning Amendment is not required.

Construction Noise and Vibration Management Measures

Construction Noise and Vibration concerns relating to previous Regional tunneling projects were raised by DSC members at the June 13, 2011 meeting (see minutes attached as Appendix B). Committee expressed concern about previous projects where no formal plans were developed to minimize or monitor noise and vibration associated with the tunneling. Staff were directed to provide information on Construction Noise and Vibration Management Measures that will be implemented as part of the this Southeast Collector Trunk Sewer Project. Based on the information provided by the Region of York, it appears that a comprehensive plan has been developed to mitigate potential noise and vibration during the construction phase of the Southeast Collector Trunk Sewer (Appendix A).

Town Staff recently met with the Ward Councillor to discuss how construction noise vibration impacts associated with the tunneling will be minimized and monitored. It is our understanding that the Ward Councillor is now satisfied with construction noise and vibration management measures that will be implemented, and has indicated that a Public Information Meeting is not necessary.

Public Open Spaces

The presentation by Region of York Environmental Services Department staff will illustrate the integration of public open spaces into the proposal. A circular grassed area supported by a sidewalk and benches is proposed at the intersection of Rouge Bank Drive at 9th Line, and will be approximately 400 m² (4,305 sq ft) in size. Two benches and extensive planting are also proposed at the east end of the site, at the intersection of Box Grove By-pass and Rouge Bank Drive, and this open space will be approximately 150 m² (1,614 sq ft) in size. Staff will be meeting with the Ward Councillor to discuss the final design of these spaces (Appendix C).

FINANCIAL TEMPLATE:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed Corrosion Control Facility aligns with the strategic focus of Growth Management. The facility is a key component required for the long-term maintenance of the YDSS, and this infrastructure is needed to support the Town's growing communities. Town Staff are coordinating the proposal with York Region Environmental Services Staff to ensure the appropriate services are delivered.

BUSINESS UNITS CONSULTED AND AFFECTED:

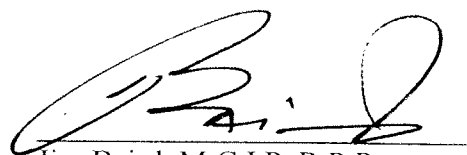
All requirements of the Town and external agencies have been reflected in the preparation of this report and conditions of approval.

CONCLUSION:

Staff is satisfied that Development Services Committee concerns raised at its meeting on June 13, 2011, have been appropriately addressed and recommends that Site Plan approval authority be delegated to the Director of Planning & Urban Design, or his designate. Staff will continue to work with the proponent and the Ward Councillor on the design of the public open spaces for the subject lands.

RECOMMENDED BY:

Rino Mostacci, M.C.I.P., R.P.P.
Director, Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

Attachments:

Location Map – Figure 1

Comparison of Construction Noise and Vibration Management Measures – Appendix A

Development Services Committee Minutes and Resolution from June 13, 2011 – Appendix B

Conceptual Plan of Proposed Corrosion Control Facility & Public Open Spaces – Appendix C

AGENT:

Joe Puopolo, P. Eng., PMP

AECOM

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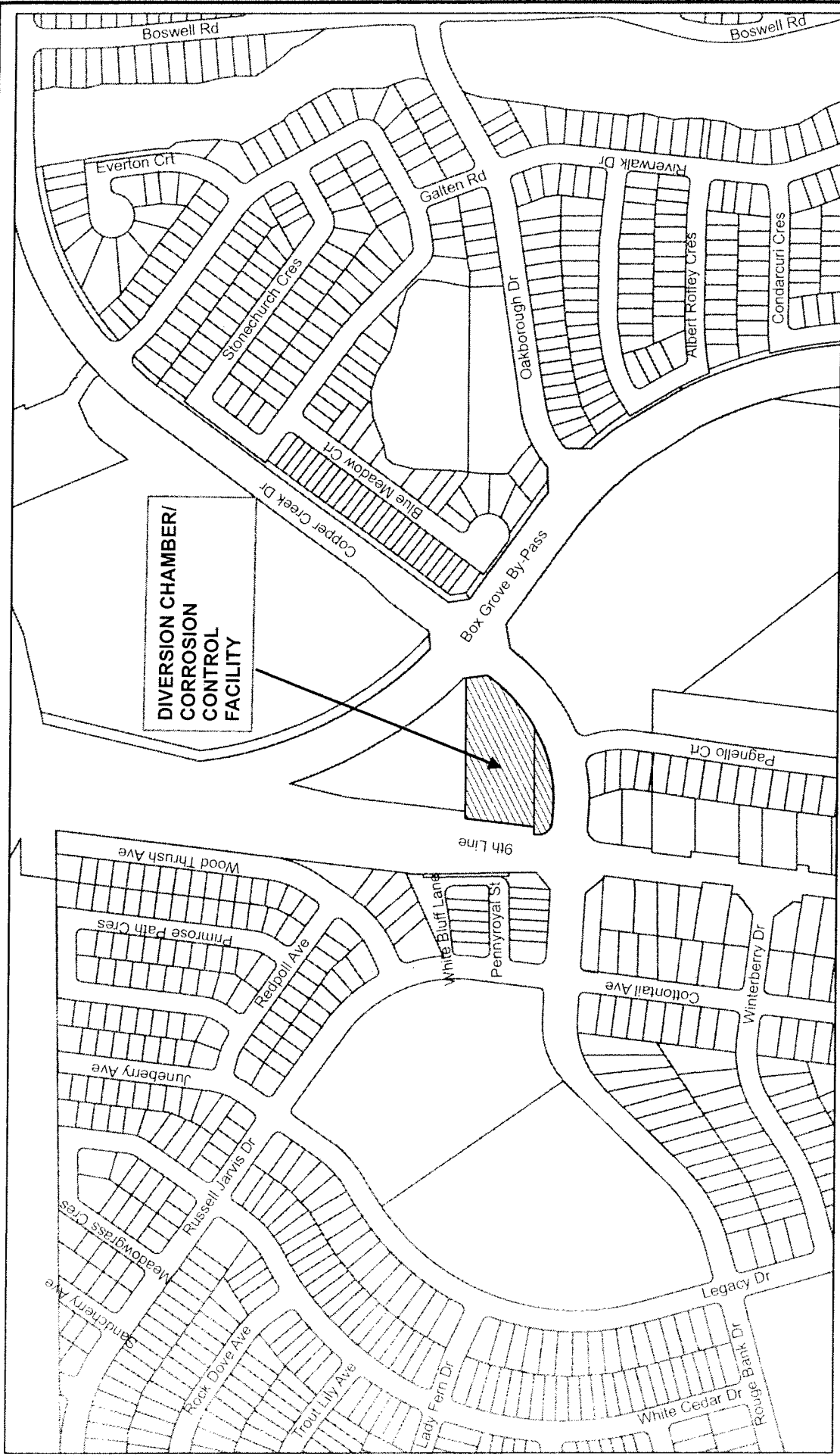
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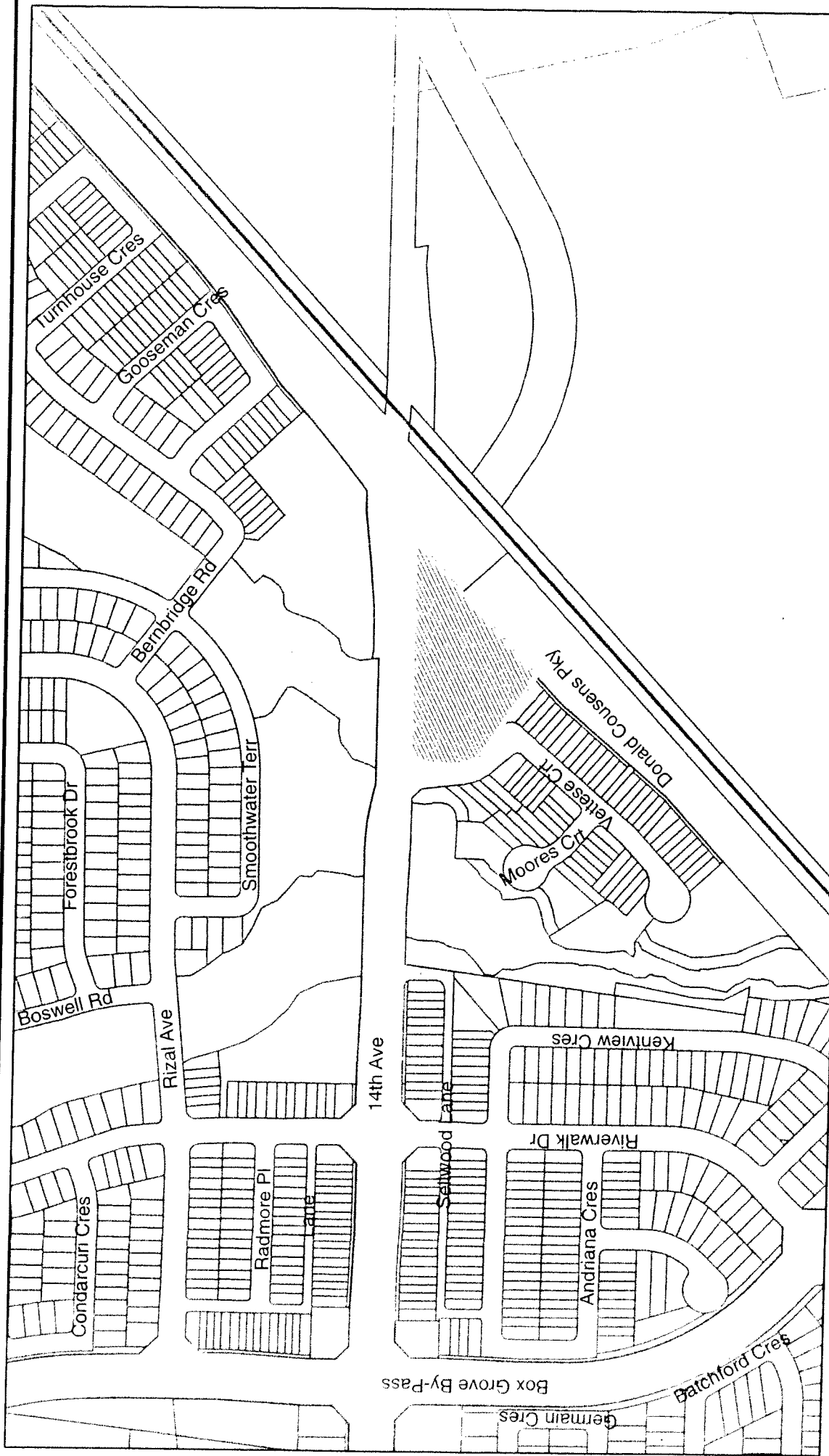
 SUBJECT LANDS


APPLICANT: REGIONAL MUNICIPALITY OF YORK
 PART OF LOT 7, CON.9
 NW CORNER OF ROUGE BANK DR. & BOX GROVE BY-PASS

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DATE: 18/06/2012

Drawn By: CPW
 Checked By: RC



 SUBJECT LANDS

POTENTIAL PLACE OF WORSHIP

APPLICANT: REGIONAL MUNICIPALITY OF YORK
 SW CORNER OF 14TH AVENUE & HAVELOCK GATE

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Comparison of Construction Noise & Vibration Management Measures

Management / Mitigation Measure	Southeast Collector Trunk Sewer Project	16 th Avenue & Ninth Line Tunnel Projects
Construction Environmental Noise & Vibration Management Plan	<p>A comprehensive plan has been developed for the project that embodies York Region's commitment to avoid/minimize potential noise and vibration concerns during construction of the SeC Trunk Sewer. Key components of the plan include:</p> <ul style="list-style-type: none"> • A noise and vibration monitoring program to collect real time data along the tunnel alignment and at numerous stationary locations along the sewer alignment. • Operational requirements on the part of the Contractor to minimize and respond to noise and vibration concerns that may arise. • A noise and vibration complaints process to deal with concerns raised by local residents and other stakeholders. • General and site specific mitigation measures to be implemented at all construction compounds. 	<p>No formal plan was developed to minimize noise and vibration on the 16th Avenue or Ninth Line tunnel contracts.</p> <ul style="list-style-type: none"> • There was no noise and vibration monitoring plan. • The only operational restrictions were related to the municipal noise bylaw exemption. • No formal complaint management system was in place. Complaints were dealt with on a one on one basis.
Noise Monitoring Program	<ul style="list-style-type: none"> • Program includes both sample noise monitoring and long-term noise monitoring at each construction compound. • A status report will include all findings from the sample monitoring, which will be undertaken during construction start-up. • Long-term monitoring will be undertaken at each construction compound for the duration of construction, with continuous noise measurements and regular summary reports. • Noise and vibration equipment were installed at 14 locations along the sewer alignment including near Shaft 13 (CCF) 	<ul style="list-style-type: none"> • There was no noise monitoring program on the 16th Avenue and Ninth Line tunnel contracts.
Vibration Monitoring Program	<ul style="list-style-type: none"> • Program includes pre-construction building condition survey, sample vibration monitoring and continuous vibration monitoring. Specific receptors are identified for the selection of stationary monitor locations. • Vibration monitors are located on public right-of-way in locations representative of the closest sensitive receptors to each compound, and monitoring will also be conducted along the path of the tunnelling boring machine. • Both sample and continuous monitoring of vibration levels will be undertaken and reports prepared documenting the results. 	<ul style="list-style-type: none"> • Pre-construction building condition surveys were completed as part of the 16th Avenue and Ninth Line tunnel contracts. • There was no vibration monitoring program on the 16th Avenue and Ninth Line tunnel contracts.
Working Hours	<ul style="list-style-type: none"> • Shaft 13 (CCF) is not a working shaft, and accordingly the construction activity will be limited to the shaft construction and the connection of the new SeC trunk sewer to the existing system. • Shaft 13 (CCF) – construction activity will generally conform to the Town of Markham noise control by-law. Potentially, a one week period of continuous operation during connection of the new SeC to the existing sewer system may be required. • An exemption to the municipal Noise By-Law has been approved by the Town to allow 	<ul style="list-style-type: none"> • The noise bylaw exemption permitted night work Monday – Friday at working shafts.

Comparison of Construction Noise & Vibration Management Measures

Management / Mitigation Measure	Southeast Collector Trunk Sewer Project	16 th Avenue & Ninth Line Tunnel Projects
	<p>construction at the Shaft 10 compound to be conducted outside the normally permissible hours of operation. The exemption is required in order to meet the overall construction schedule for the project.</p>	
Acoustic Hoarding Installation	<ul style="list-style-type: none"> Along the perimeter of all compounds including Shaft 13 (CCF) – 3.6 m high acoustic barrier hoarding (a minimum surface density of 20 kg/m² or sound insulation of STC 32) with a consistent facade with no holes or openings. 	<ul style="list-style-type: none"> On the 16th Avenue Tunnel contract 3.6 metre high 12mm thick plywood without sound insulation was used but not on every shaft compound.
Operational Constraints and Mitigation	<p>Operational constraints and mitigation aimed at avoiding and/or controlling noise generation will include the following measures at all shaft compounds:</p> <ul style="list-style-type: none"> Absolute noise limits for both daytime and night time operation that must be achieved at all receptor locations Specific vibration limits that must not be exceeded. Impact and vibration pile driving is prohibited. Electrical power is to be supplied directly to all shafts to avoid continuous use of generators Noise attenuation shall be used for all areas where repetitive metal to metal contact may generate excessive noise, such as muck cars, tipping chains, dump trucks, excavators, etc Use of vehicles and equipment with efficient muffling devices that and which conforms to MOE's NPC-115 equipment noise limits. All vehicles to be employed continuously on any site for extended periods of time shall be fitted with sound reducing, broadband, multi-frequency back-up (reversing) alarms. 	<ul style="list-style-type: none"> No operational constraints were implemented on the 16th Avenue or Ninth Line tunnel contracts.
Noise and Vibration Complaints Process	<p>A systematic process has been established to record and respond to complaints from the public in regard to noise and vibration concerns, which includes the following:</p> <ul style="list-style-type: none"> Letters will be issued to the public in the vicinity of the shaft compounds and TBM path to advise on construction activities. An advisory will also be provided to describe the process for noise and vibration complaints, and will include a 1-800 number that residents can use to record any complaints. A record of all noise and vibration complaints will be provided to the construction team within 24 hours of receiving the complaint. 	<ul style="list-style-type: none"> General notifications were issued. Complaints were responded to as they were received.
Construction Specifications	<p>The above measures and requirements have been embedded in the contract documents for the project to clearly outline the Contractor's responsibilities in regard to controlling construction noise and vibration.</p>	<ul style="list-style-type: none"> Not done on the 16th Avenue or Ninth Line tunnel contracts.

DEVELOPMENT SERVICES COMMITTEE
JUNE 13, 2011
EXTRACT

APPENDIX

B

To: Planner (R. Cefaratti)

**2. PROPOSED REGIONAL MAINTENANCE FACILITIES
NORTHWEST CORNER OF BOX GROVE BY-PASS/ROUGE
BANK DRIVE, AND THE YORK DURHAM LINE RIGHT-OF-WAY
(SITE PLANS CORROSION CONTROL FACILITY ODOUR
CONTROL FACILITY). (10.6, 5.5)**

Mr. Tom Hrkac, Project Manager, Region of York, was in attendance to make a presentation on the proposed Regional maintenance facilities for corrosion control and odour control, at the northwest corner of Box Grove By-pass/Rouge Bank Drive and the York Durham Line right-of-way. Storage, noise, access, landscaping and fencing issues were discussed. Elevations were displayed for the site. The Region is negotiating for the adjacent property which will be used for extra landscaping or public use.

Renderings were displayed for the odour control facility. Mr. Hrkac advised the proposal complies with zoning, and he described the status of MOE approvals, most of which have already been obtained. The Region is hoping to begin construction this summer with completion in 2015.

The Committee noted the superb coniferous landscaping provided at the Bayview & Steeles facility, and recommended a similar treatment at these sites.

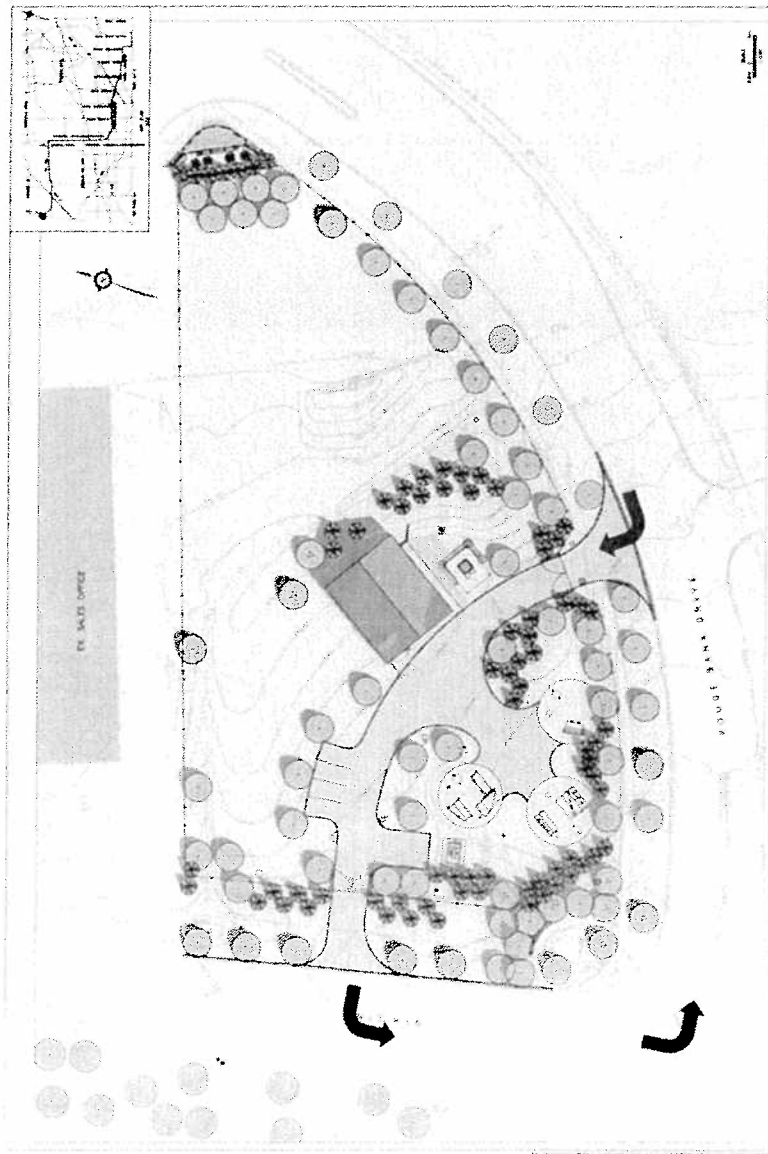
It was suggested that the access be from an alternate road, and that 9th line be closed up and used for parkland. The Noise By-law exemption for the tunnelling operation was also discussed. The Committee requested staff provide information on noise exemption issues, comparing requests from previous years and noise mitigation improvements. A Public Information Meeting was also requested with respect to the corrosion control facility.

Moved by: Councillor L. Kanapathi

Seconded by: Regional Councillor Gord Landon

- 1) That the Staff memorandum dated June 13, 2011, entitled "Proposed Regional Maintenance Facilities", be received; and,
- 2) That the presentation by Tom Hrkac, Project Manager, Region of York, be received; and,
- 3) That Site Plan approval for the proposed Odour Control Facility on the west side of York Durham Line, be delegated to the Director of Planning & Urban Design or his designate; and,
- 4) **That staff provide information on noise exemption issues, comparing requests from previous years and noise mitigation improvements; and,**
- 5) **That the Ward Councillor hold a Public Information Meeting for the corrosion control facility, as soon as possible; and,**
- 6) **That Staff report back to Development Services Committee; and further,**
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED



- Single building 13 m wide x 16 m long. Height of the facility is 8.4 m.
- 3 shafts to allow connection with existing YDSS sewer
- Vehicles enter from Rouge Bank Drive (right turn), and exit via 9th Line, and then must turn onto Rouge Bank Drive
- Fully automated site that will be monitored on a 24 hour – 7 day basis
- Site inspections & maintenance on a regular basis

APPENDIX

C

