

Staff Report



Development Services Department

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REPORT TO: Special Council

DATE OF MEETING: August 22, 2022

SUBMITTED BY: Hans Gross, Director Engineering, 519-741-2200 ext. 7410

PREPARED BY: Katie Wood, Project Manager, 519-741-2200 ext. 7135

WARD(S) INVOLVED: Ward 3

DATE OF REPORT: July 4, 2022

REPORT NO.: [DSD-2022-392](#)

SUBJECT: CLASS ENVIRONMENTAL ASSESSMENT (EA) FOR UPPER HIDDEN VALLEY PUMPING STATION AND FORCEMAIN - UPDATE

RECOMMENDATION:
For Information

REPORT HIGHLIGHTS:

- The purpose of this report is to address the concerns Pearl Valley Development Corporation (Pearl Valley) had with the recommendation to Council on June 20, 2022 regarding the Class EA for the Upper Hidden Valley Pumping Station & Forcemain.
- This report identifies the changes made based on the collaborative discussions with Pearl Valley, including:
 - an update to Appendix E of the Environmental Study Report (ESR) with a flow range based on possible densities discussed with Pearl Valley.
 - an adjustment to the ESR to remove reference of private servicing to the 2B lands (**identified in blue in Figure 1**) from the body of the report.
- The financial implications are that the project is funded through development charges, as follows: Environmental Assessment Process in 2020; Design in 2023; Construction in 2024.
- Stakeholder engagement included a virtual meeting between the City and Pearl Valley on July 12, 2022, to further discuss the concerns that were brought up during Council meeting on June 20, 2022. A follow-up meeting with both the City's and Pearl Valley's consultants took place on July 20, 2022, to discuss the densities in the Hidden Valley area and the appropriate flow range necessary to design the pumping station and forcemain.
- This report supports the delivery of core services.

BACKGROUND:

Report DSD-2022-258 was brought to Council on June 20, 2022 and included the following staff recommendations:

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- That the Upper Hidden Valley Sanitary Pumping Station and Forcemain Environmental Study Report (ESR) prepared by MTE Consultants, dated May 25, 2022, which recommends Alternative 2a as the preferred sanitary pumping station, be received; and further,
- That the Upper Hidden Valley Sanitary Pumping Station and Forcemain Environmental Study Report (ESR) be filed with the Ministry of the Environment for the mandatory thirty (30) days review period as required by the Environmental Assessment (EA) Act.

At the June Council meeting, Peter Benninger and Hanna Domagala of Pearl Valley requested that Council defer consideration of the recommendation outlined in report DSD-2022-258, expressing concerns with the proposed forcemain location and the future capacity of the pumping station. In response, Council deferred the application.

As a result, the following resolution was passed by Council, "That the following motion be deferred to the August 22, 2022 Council meeting to allow staff the opportunity to further address the concerns raised this date related to concerns with the proposed forcemain location and the future capacity of the pumping station."

REPORT:

Following the Council deferral on June 20, 2022, staff have addressed Pearl Valley's concerns related to the proposed pumping station location and the future capacity of the pumping station and forcemain.

The City and the City's consultants met with Pearl Valley's consultants on July 20th, 2022 to discuss the densities in the Hidden Valley area and the appropriate flow range necessary to design the pumping station and forcemain.

Pearl Valley's main concerns were ensuring the pumping station and forcemain were adequately sized to accommodate any future densities used for the 2B lands. The City agreed that a density range (between 36-196 people per hectare) for the Northeast lands (2B) would be a reasonable assumption to ensure the pumping station and forcemain are sized to accommodate a range of proposed flows. As such, flexibility to explore a range of density options through the secondary plan would be maintained for the 2B lands and will not have been pre-determined by the EA.

Another concern Pearl Valley had was how the 2B lands will be serviced in the future. Upon completion of the Pearl Valley Species At Risk studies for the 2B lands, which will further define the Species At Risk habitat boundary, the City will undertake an addendum to the current EA to determine the servicing methodology for this parcel. This may run concurrently with the Secondary Plan however the addendum cannot begin until the Species At Risk studies are completed and approved by the MECP and any other necessary agencies. The Environmental Study Report (ESR) is based on developed solutions with known documentation. The Municipal Class EA process allows for undertaking revisions or an addendum to the EA, as identified in the Municipal Class EA document once new information is acquired. The ESR will be adjusted to remove reference of private servicing to the 2B lands from the body of the report to maintain flexibility for servicing options for the 2B lands.

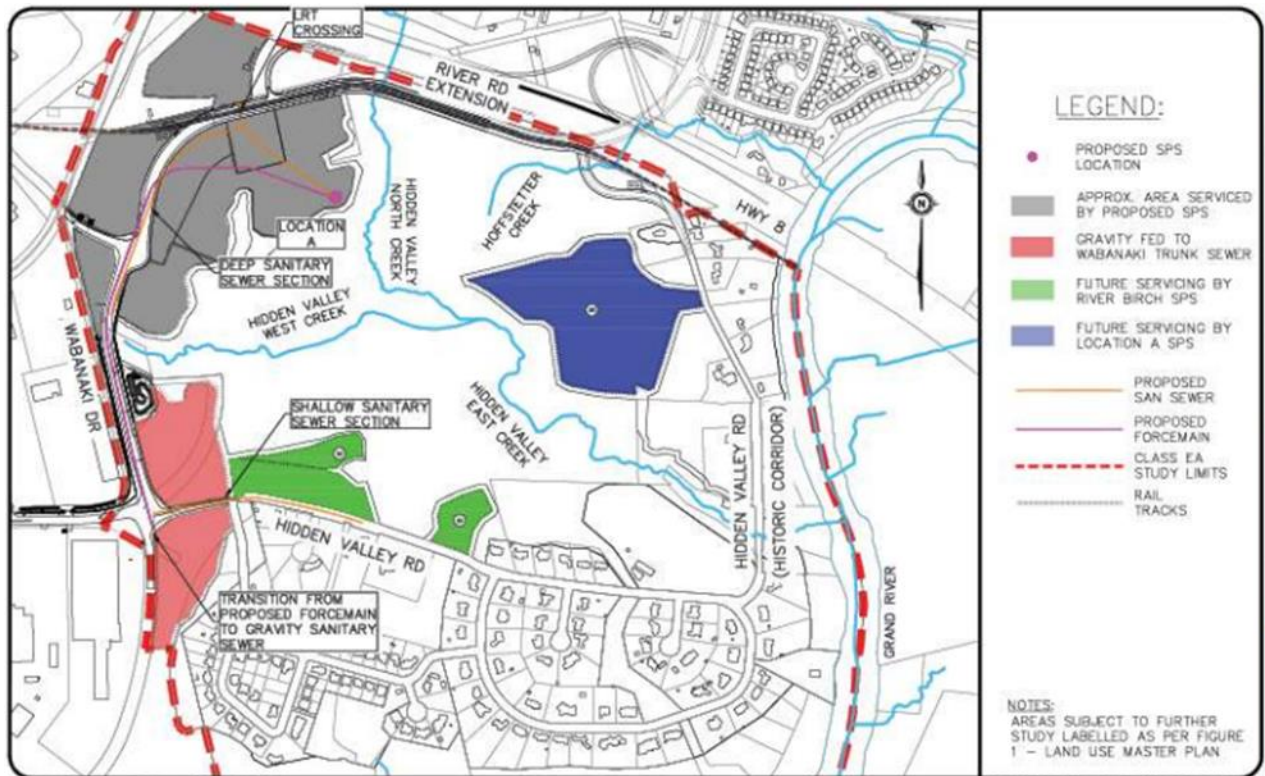


Figure 1 – Preferred Pumping Station Location and Forcemain Alignment

To date, no new information was received that would result in a different outcome or significant changes to the ESR.

Based on the maximum assumed densities, the proposed City Pumping Station would be sized to accommodate 91L/s which would include any future flows from the Area 2B Lands and other estate lots located on the East-side of Hidden Valley.

Impacts to Timing of River Road Extension

Any further deferral of the Environmental Assessment will result in the delay to River Road Contract #2 (Wabanaki Drive location).

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget. Funds are currently available from the Development Charges.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the council meeting.

CONSULT – A meeting took place with the City and Pearl Valley on July 12, 2022 to further discuss the concerns that were brought up during Council meeting on June 20, 2022. A

follow-up meeting took place on July 20, 2022 between the City's and Pearl Valley's consultants to discuss detailed densities and flow ranges that would provide enough assurance that whatever developments are proposed in the future will be accommodated in the sizing of the forcemain and pumping station.

PREVIOUS REPORTS/AUTHORITIES:

- Upper Hidden Valley Sanitary Pump Station and Forcemain, Schedule B Class Environmental Assessment (EA), MTE Consultants Inc, May 25, 2022
- Hidden Valley Sanitary Servicing Functional Assessment, Associated Engineering (AE), September
- Hidden Valley Land Use Master Plan, Planning Division, Approved by Council June 2019

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Figure 1 – Preferred Pumping Station Location and Forcemain Alignment