



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018

Report Number: SRPRS.18.057

Department: Planning and Regulatory Services
Division: Development Engineering and Transportation

Subject: SRPRS.18.057 – Request for Approval, Terms of Reference for the 2018 Urban Master Environmental Servicing Plan Update, Town File:D00-UMESP Update

Purpose:

To obtain approval of the Terms of Reference to facilitate the preparation of the 2018 Urban Master Environmental Servicing Plan update study for the Town growth centers and intensification corridors identified in the Official Plan.

Recommendation(s):

That the Terms of Reference attached as Appendix A to SRPRS.14.057 for the 2018 Urban Master Environmental Servicing Plan Update for the Town growth centers and intensification corridors be approved.

Contact Person:

Jeff Walters, Manager, Development Engineering, 905-747-6380

Dan Terzievski, Director, Development Engineering and Transportation. 905-747-6358

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

In 2014, the Town completed an Urban Master Environmental Servicing Plan (UMESP), with the purpose of providing technical direction for the new Secondary Plans related to the Town's planned Centers and Corridors, including the Downtown Local Centre, the Yonge/16th Key Development Area, the Yonge/Bernard Key Development Area, the Oak Ridges Key Development Area, and Richmond Hill Centre. The infrastructure projects and associated costs identified in the UMESP also informed an update to the Town's Development Charges (DC) By-Laws. The study area limits for the UMESP are consistent with the growth centers and intensification corridors identified in the Official Plan (refer to attached Figure 1 for the study area location).

As part of the 2014 UMESP, the following work was completed:

- Environmental servicing requirements were established for future development applications within these Centres and Corridors;
- Assessments of energy conservation strategies, district heating and cooling systems, and community energy plans in accordance with the Official Plan;
- An assessment of development impacts to the existing natural groundwater and surface water systems and natural heritage features, and appropriate mitigation measures and enhancement or restoration opportunities were recommended;
- The methods of municipal servicing for the study area were established, including sanitary drainage, storm drainage, water supply and distribution systems, storm water management, and transportation;
- Necessary municipal infrastructure projects and upgrades within the study area were identified; and
- Costing for these infrastructure improvements was developed to support the 2016 Update to the Engineering Servicing component of the Town Wide Development Charge bylaw.

The purpose of the 2018 UMESP is to update and refine various components of the 2014 Urban Master Environmental Servicing Plan to reflect updated land use and growth forecasts within the study area, and to reflect updates to existing conditions and related assumptions based on growth that has occurred within the study area. More specifically, this study will update the water resources, water and wastewater and energy components of the 2014 UMESP. The 2018 UMESP work plan takes into account input from area stakeholders and landowners, and includes the following tasks:

- Update the method of municipal servicing for the study area based on updated information regarding existing development conditions and updated land use and growth forecasts.

- Update potential approaches to energy conservation including feasibility of a district energy system in the Richmond Hill Centre and feasibility of a community energy plan.
- Update development impacts to the existing natural groundwater and surface water systems including recommendations to mitigate the identified impacts to protect, enhance or restore natural systems.
- Update sustainable community design by identifying best management practices such as low impact development measures and monitoring programs to assess performance.
- Assess municipal design criteria and development requirements and recommend design criteria to be implemented for development applications with specific direction for Secondary Plan areas.
- Provide costing and timing of identified water and wastewater system improvements of sufficient detail to support the preparation of the update to the Town's Development Charges By-Law, scheduled for 2019.

The 2018 update to the UMESP will follow the Municipal Class Environmental Assessment Master Planning process, which will include ongoing consultation and engagement with various stakeholders including public agencies, area developers and land owners, and the public.

Note that the Transportation component of the 2014 UMESP will be updated through the 2018 Transportation Master Plan Update for the Town. The Natural Environment Greenway System component of the 2014 UMESP will be updated through Natural Heritage System components of Secondary Plan and Tertiary Plan studies within study area.

The detailed requirements of the 2018 UMESP Update study are outlined in the Terms of Reference included in the attached Appendix A. As a requirement of Official Plan policies, Master Environmental Servicing Plans for growth areas are to be completed in accordance with Terms of Reference approved by Council. Once the Terms of Reference are approved, staff will finalize the procurement process to obtain quotations and retain a qualified consultant. Staff plan to have a consultant retained in April of 2018, with an anticipated study completion date of May 2019.

Financial/Staffing/Other Implications:

Capital funding for the 2018 UMESP Study Update in the amount of \$200,000.00 was approved through the 2018 budget process.

Relationship to the Strategic Plan:

The proposed Terms of Reference for the 2018 UMESP Update are aligned with the Town's Strategic Plan goal of wise management of our resources.

Conclusion:

In order to implement the associated policies of the Official Plan, staff recommend Council approval of the Terms of Reference for the 2018 UMESP Update study as outlined in Appendix A.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Figure 1 – UMESP Study Area
- Appendix A – 2018 UMESP Update - Terms of Reference

Report Approval Details

Document Title:	SRPRS.18.057 Approval for 2018 UMESP Update TofR.docx
Attachments:	- SRPRS.18.057 - Appendix A.pdf - SRPRS.18.057 Figure 1.pdf
Final Approval Date:	Jan 29, 2018

This report and all of its attachments were approved and signed as outlined below:

Kelvin Kwan - Jan 29, 2018 - 4:04 PM

Neil Garbe - Jan 29, 2018 - 4:24 PM