

Environmental Assessment Study New Sanitary Sewer on Fair Birch Drive, Birchview Drive, Queen Victoria Avenue and Lorne Park Road



Public Information Centre

November 27, 2018

6 p.m. to 8 p.m.

Lorne Park Hall

Welcome

Public Information Centre for the Environmental Assessment Study New Sanitary Sewer on Fair Birch Drive, Birchview Drive, Queen Victoria Avenue and Lorne Park Road

- Please Sign In
 - Meet with Study Team Members
- Review the display materials and discuss your questions and ideas with the Study Team
- Please fill out a comment sheet and return it to the Study Team in person, by email or fax by
December 18, 2018

Purpose of the Public Information Centre

The purpose of this Public Information Centre is:

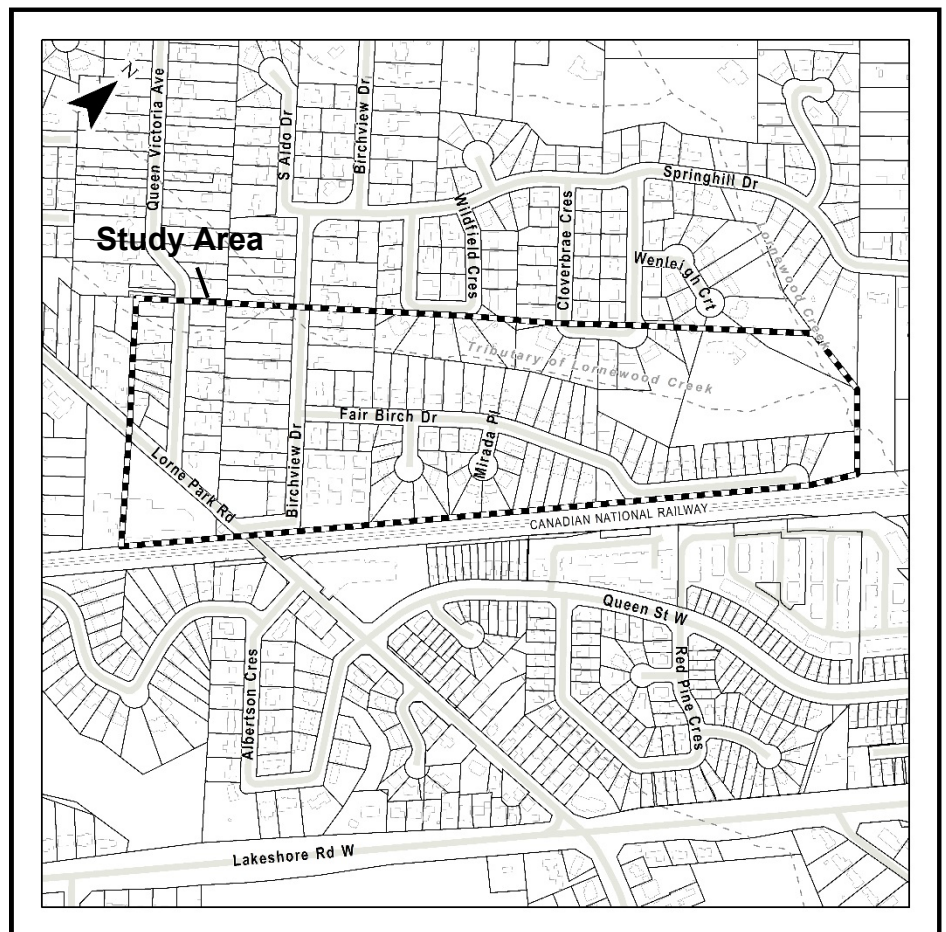
- To introduce the study to the public and provide interested and/or potentially affected stakeholders with an opportunity to participate and provide input in the planning and decision making process;
- To provide an opportunity for the public and other stakeholders to meet Study Team members and discuss issues and any concerns they may have; and,
- To identify next steps in the process.

We will present information and request input on the following:

- Problem / Opportunity Statement
- Alternative Solutions
- Evaluation Criteria
- Evaluation of Alternative Solutions

Project Description

The Region of Peel is completing a Municipal Class Environmental Assessment (EA) Study for sanitary sewer improvements on Fair Birch Drive, Birchview Drive, Queen Victoria Avenue and Lorne Park Road. These improvements are required to address aging and deteriorating sanitary sewer infrastructure.



The Study will follow Schedule B of the Municipal Class Environmental Assessment process.

Study Area Map

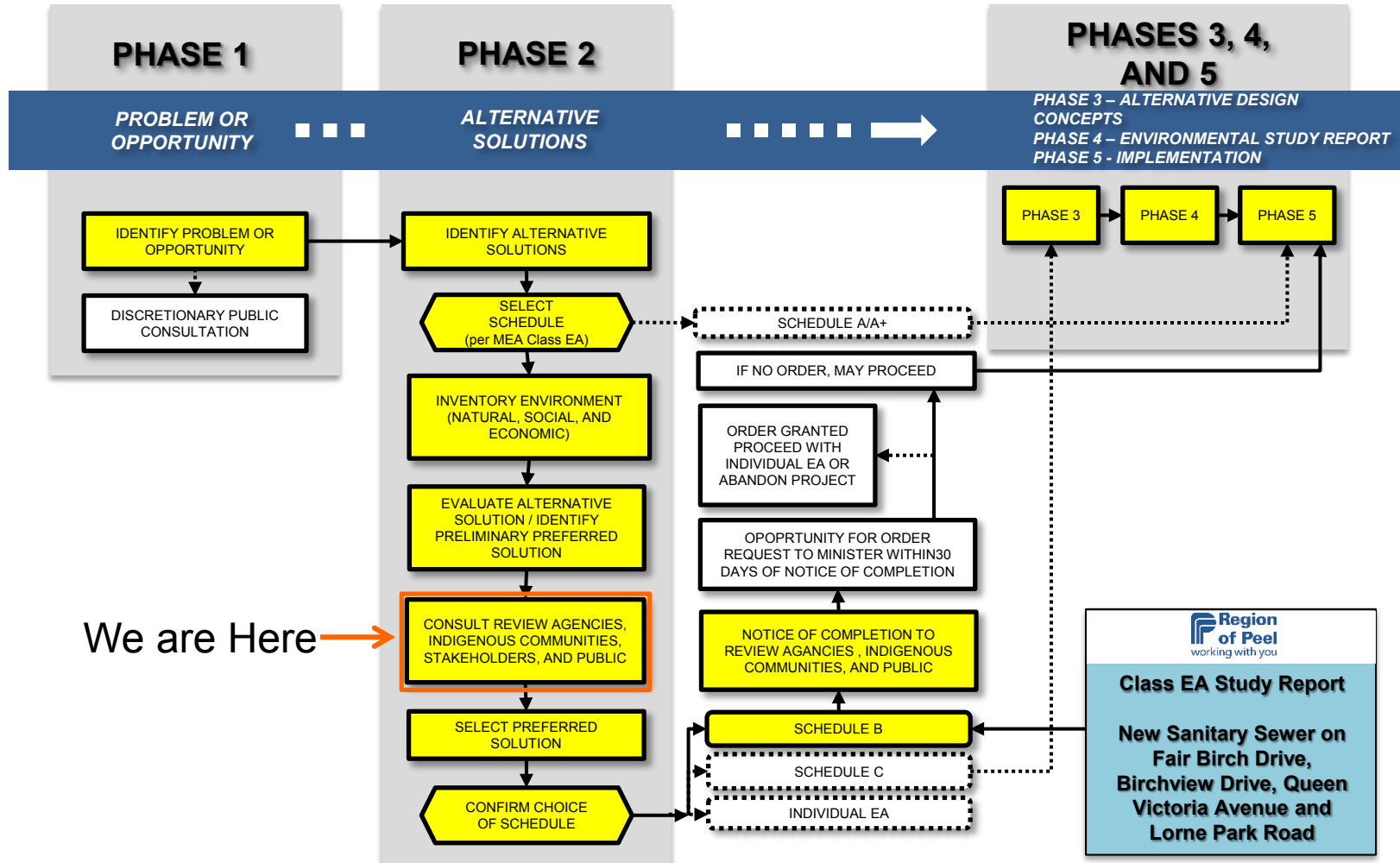
Problem/Opportunity Statement

The existing sanitary sewer running parallel to the Lornewood Creek tributary that collects sewerage from private residential properties in the Study Area in the City of Mississauga is over 40 years old and is in poor condition. Furthermore, the Region has limited access to this sewer for maintenance.

The Region has a long-term sustainable plan to provide a viable, safe, structurally and hydraulically sound sanitary sewerage system. Therefore, the Region requires a solution for the replacement of the existing sanitary sewer including improvements to other contributing sanitary sewers in the area and improved access through placing new infrastructure within existing rights-of-way or proposed easements.



The EA Process



Study Background

- The sanitary sewerage from private residential areas including Queen Victoria Avenue, Aldo Drive, South Aldo Drive, Birchview Drive, Springhill Drive, Mobridge Court, Wildfield Crescent, Fair Birch Drive and Lorne Park Road in the City of Mississauga is currently discharging into a system of local sewers that convey the collected sewerage into a local trunk collector sewer.
- The sewer directing the collected sanitary sewer discharge into the local trunk collector sewer is a shallow sewer constructed within the existing Region of Peel easements in 1971.
- The easement runs along a tributary of Lornewood Creek with the sewer pipe crossing the creek in a few locations and running extremely close to the watercourse.



Study Background

- The sewer is in poor condition due to internal stress from deposition, pipe movement, and root action and external stress from erosion of the creek that reduces the cover depth over the pipe (anticipated to continue over time).
- Erosion of the creek banks has affected the integrity of the pipe bedding and surrounds and contributes to continuous pipe movement.



- The existing asbestos cement pipes are deteriorating, thereby increasing the risk of failure.
- The Region of Peel Wastewater Operation Section expressed concern regarding limited and challenging access to the sewer constructed within easements.



Alternative Solutions

Alternative 1: Do Nothing

Involves the continued operation of the existing sanitary sewer without any improvements or changes to the existing infrastructure.

Alternative 2: Rehabilitate Existing Sanitary Sewer

Involves upgrades to the existing sanitary sewer, e.g. lining the sewer to improve the condition of the sewer pipe for ongoing use in the current location.

Alternative 3: Construct New Sanitary Sewer

Involves the construction of a new sanitary sewer within existing public rights-of-way to replace the existing sanitary sewer running parallel to the Lornewood Creek tributary. The construction of a new sanitary sewer may require the establishment of temporary easements for construction or permanent easements for maintenance. This alternative would also involve the decommissioning of the existing sanitary sewer.

Existing Conditions

Natural Environment

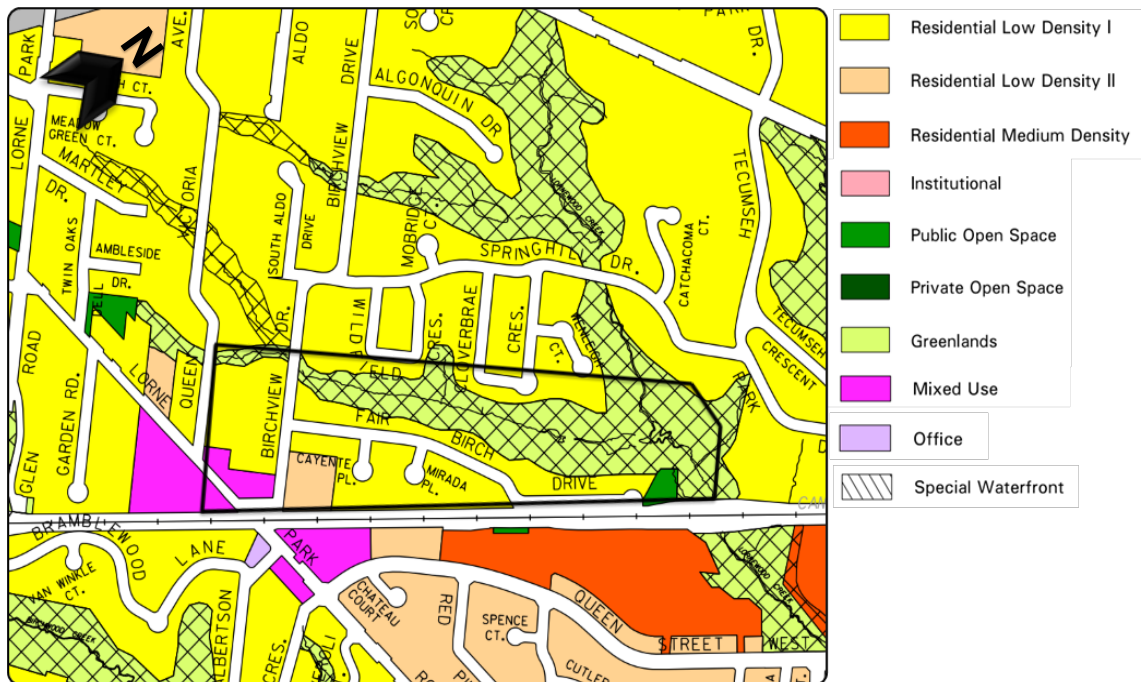
- No Provincially Significant Wetlands, Areas of Natural and Scientific Interest or Environmental Significant Areas in the Study Area.
- Vegetation communities in Study Area are well documented by the City of Mississauga Natural Areas Surveys (NAS). Communities predominantly classified as Dry-Fresh Sugar Maple-Oak Deciduous Forest (FOD5-3) with two pockets of Mineral Meadow Marsh (MAM2) communities.
- Potential for bat habitat within the wooded area. If tree removals will remove potential bat maternity habitat, impacts can be readily mitigation through the installation of bat habitat boxes within Study Area where appropriate.
- Natural heritage databases identified records for 5 bird Species at Risk (SAR) and 5 reptile and amphibian SAR that have breeding potential within vicinity of the Study Area. Species specific breeding surveys will be planned to confirm breeding presence in the impacted and appropriate mitigation measures prepared to minimize impact to these species.
- An intermittent stream traverses the Study Area north of Fair Birch Drive. This warm-water watercourse flows into the main branch of Lornewood Creek. Aquatic Species at Risk (SAR) and critical habitat for aquatic SAR species are not present within the Study Area.



Existing Conditions

Socio-Economic Environment

- The predominant land use within the Study Area is relatively low density residential development. Single detached dwellings dominate the residential landscape.
- There are several existing businesses operating within the southwest corner of the Study Area.
- Local roads are lined with mature vegetation and sidewalks in most areas.
- Lornewood Creek is the primary aesthetic amenity within the Study Area.



Source: City of Mississauga Official Plan (2018); Schedule 10

Existing Conditions

Cultural Environment

Cultural Heritage Resources Assessment: Three cultural heritage resources are located within or adjacent to the Study Area.

- 1197 Birchview Dr.
- 1207 Lorne Park Rd.
- 1173 Queen Victoria Ave.

If the preferred alternative involves construction, activities and staging will be suitably planned and undertaken to avoid impacts to the identified cultural heritage resources.

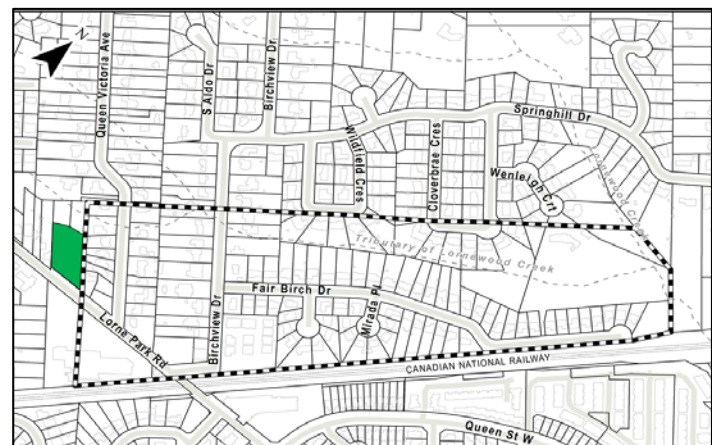


Yellow: Listed Cultural Heritage Properties
Blue: Designated Cultural Heritage Properties

A pre-construction surveys of physical property and potential vibration and settlement monitoring can be conducted during construction to mitigate potential impacts.

Stage 1 Archaeological Assessment:

No archaeological potential within Study Area. One area adjacent to Study Area has archaeological potential and may require Stage 2 Archaeological Assessment if impacted by construction.



Green: potential archaeological resources

Evaluation Criteria

NATURAL ENVIRONMENT

- Impacts to trees and vegetation communities
- Impacts to terrestrial habitat
- Impacts to aquatic habitat
- Disturbance to Soil/Subsurface
- Impacts to surface water quality and drainage
- Impacts to groundwater quality

SOCIO-ECONOMIC/CULTURAL ENVIRONMENT

- Compatibility with surrounding land uses
- Temporary disruption to local residents and community during construction
- Health and safety of operations and maintenance staff
- Ability to meet the long-term sanitary servicing needs of the local residents and community
- Impacts to archaeological resources
- Impacts to built heritage resources and cultural heritage landscapes
- Land acquisition/easement requirements
- Impact on nearby businesses during construction














TECHNICAL/OPERATIONAL ENVIRONMENT

- Ease/complexity of construction
- Reliability of system design/risk of failure
- Ability to meet Peel Region's current sanitary sewer design criteria (Design, Specification, and Procedures Manual)
- Ease/complexity of operation and maintenance

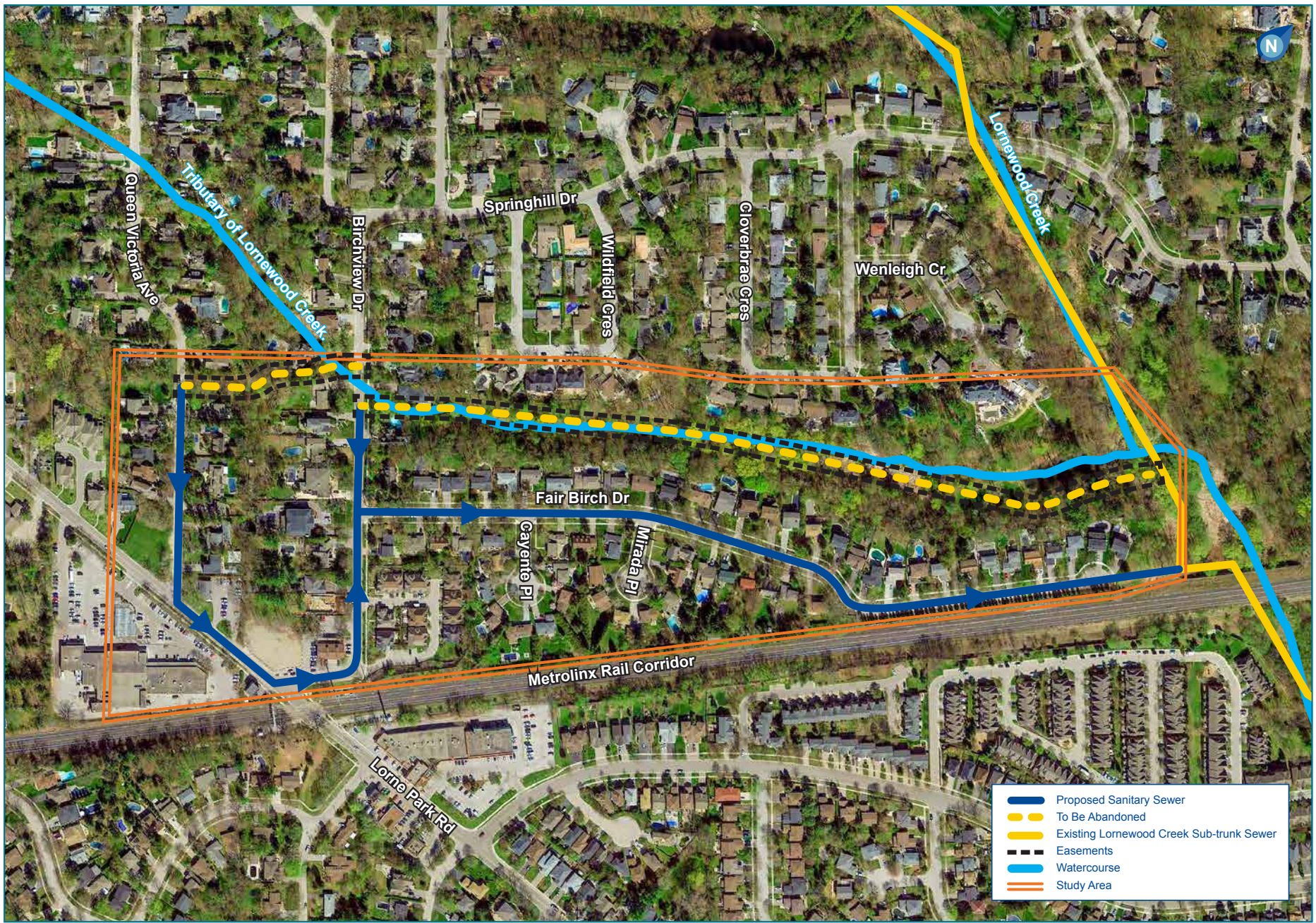
FINANCIAL ENVIRONMENT

- Capital construction cost (including cost of land acquisition)
- Operation and Maintenance cost

Evaluation of Alternative Solutions

Evaluation Criteria	Alternative 1: Do Nothing	Alternative 2: Rehabilitate Existing Sanitary Sewer	Alternative 3: Construct New Sanitary Sewer
Natural Environment	 No tree or vegetation removal. Potential long-term impacts to aquatic and terrestrial habitat as well as surface and groundwater quality due to higher risk of system failure.	 Rehabilitation will require some tree and vegetation removal to provide clearance for equipment. May result in temporary disruption to terrestrial habitat during rehabilitation. Potential risk of system failure (over time) would increase potential impacts aquatic and terrestrial habitat as well as surface and groundwater quality.	 Abandonment of existing sewer will require some tree and vegetation removal to provide clearance for equipment. May result in temporary disruption to terrestrial habitat during the procedure. No/minimal impacts to the aquatic habitat or surface/groundwater quality are anticipated.
Socio-Economic / Cultural Environment	 Difficult access to maintenance holes poses health and safety risk to operations staff. The existing sanitary sewer will not be able to meet the long-term sanitary servicing needs for local residents and community if left unmitigated.	 Difficult access to maintenance holes poses health and safety risk to operations staff. More reliable sanitary servicing for local residents and community; however, over time, risk of system failure will increase and may require replacement with a new system in long term.	 Safer access to the system for operations and maintenance. Meets the long-term servicing needs of the local residents. Will require some temporary construction easements. Will result in some temporary disruption to roads during construction; however, access to properties will be maintained.
Technical / Operational Environment	 The existing sanitary sewer is degraded and risk of failure will continue to increase if left unmitigated. Does not meet Peel Region's latest sanitary sewer design criteria. Due to limited access, the existing sanitary sewer is not easy to maintain.	 Will result in degradation of the system over time and increased risk of failure. Due to limited access, the rehabilitated sanitary sewer will not be easy to maintain.	 Construction of new sanitary sewer requires more complex and longer construction period. Will substantially reduce risk of system failure. Safe access to the system for operation and maintenance.
Financial Environment	 No construction costs. Cost to adequately maintain the existing system would be significantly greater than the other alternatives.	 Cost will be significantly less than cost of building new infrastructure in a public right-of-way. Reduced operation and maintenance costs in the short-term only.	 Cost of construction is significantly higher. Operation and maintenance costs would be relatively low.
Adherence to Problem / Opportunity Statement	x	Partially	
Overall Summary	Not Carried Forward	Not Carried Forward	Carried Forward

Ranking Order of Reference: Least Preferred ○ Less Preferred ◐ Somewhat Preferred ◑ More Preferred ◒ Most Preferred ●



Next Steps

After this PIC, the following will be carried out:

- Review and respond to comments received
- Filing of the Project File Report for public review in Winter 2019
- Design of sewer improvements in Spring-Fall 2019
- Public Information Centre to present sewer improvement design in Fall 2019
- Tentative schedule for Start of Construction in 2020

Visit the study website at:

<https://www.peelregion.ca/pw/water/environ-assess/fair-birch-dr-birchview-dr-queen-vic-ave-lorne-park-rd.htm>

Invitation for Participation

- A key element of the EA planning process is consultation with the community. Early and active discussions will be critical to identify ways to reduce the impacts of this project to local residents, businesses, traffic and pedestrians, while evaluating and selecting the preferred solution.
- You are invited to provide comments by completing the forms provided and submitting forms to the Study Team members below on or before **December 18, 2018**.

Olena Gordiyenko, P.Eng.

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THANK-YOU FOR ATTENDING