

# Memo

**To:** Minister Steve Clark, Municipal Affairs and Housing  
**From:** GEI Consultants Ltd.  
**Date:** December 2, 2022  
**Re:** Environmental Registry Posting (ERO # 019-6216):  
Proposed Amendments to the Greenbelt Plan (MAP #3)

GEI Project No. 2102189

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## Introduction

This memorandum has been prepared in response to the Environmental Registry Posting (ERO) No. 019-6216 with respect to Map #3 (attached), which includes property located north of Elgin Mills Road E., east of Leslie Street, west of Highway 404, in the City of Richmond Hill. The two subject land parcels identified within Map #3 are situated adjacent to an existing residential subdivision developed by Leslie Elgin Developments Inc.

This memo provides a high-level summary of the existing servicing available to the subject parcels, located within the Leslie Elgin Developments Inc. residential subdivision. For the purpose of this memo, existing servicing is defined as sanitary and storm sewers, stormwater management, municipal water supply and public road access.

### 1. Sanitary Sewage Conveyance

Existing sanitary sewers are located along all existing local roads within the Leslie Elgin residential subdivision. Proposed sewer extensions to the subject parcels are feasible, based on a combination of gravity and pumping/forcemain sanitary solutions, to achieve sewage connections from the subject parcels to the existing local sanitary network at the intersections of Gerden Drive/Bawden Drive and McCague Ave./Bawden Drive.

### 2. Stormwater Management

Stormwater management solutions for each of the two subject parcels are feasible from a quantity and quality control perspective. As the subject parcels are bisected by an existing tributary of Rouge River, each of the two subject parcels will satisfy stormwater management requirements independently. The subject parcel on the west side of the tributary will direct storm runoff to an existing stormwater management facility located within the Leslie Elgin residential subdivision, while the subject parcel on the east side of the tributary can be serviced by installation of conventional controls such as underground storage for quantity control and oil/grit filter units for water quality control.

### 3. Municipal Water Distribution

Existing municipal watermain ranging in size from 150mm – 300mm diameter are located along all existing local roads within the Leslie Elgin residential subdivision. Proposed

watermain extensions to service the subject parcels are feasible by constructing a looped water distribution system with connections to the existing watermain network at the intersections of Gerden Drive/Bawden Drive and McCague Ave./Bawden Drive.

#### **4. Road Access**

As the subject parcels are bisected by an existing tributary of Rouge River, access to the municipal road network will be achieved independently for each parcel. Proposed road(s) within the parcel on the west side of the tributary will connect to the existing local road, Gerden Drive, immediately adjacent the parcel. Proposed road connection(s) for the parcel on the east side of the tributary will gain access to the future extension of McCague Avenue, which is envisioned by York Region through their completed Class Environmental Assessment to extend through this easterly parcel and eventually span across over Highway 404 via a new bridge.

#### **Summary**

The subject lands can be serviced by constructing connections to the existing municipal infrastructure together with the construction of facilities such as sanitary sewers, watermains and roads. Stormwater management can be provided by directing drainage to existing stormwater facilities or constructing controlled stormwater outlets to the existing tributary. Suitable service extensions shall be designed and implemented according to City and Regional standards.

