APPENDIX D

January 2026 Stormwater Management Review prepared by EXP

January 26th, 2026 Project No. ALL-21019668-A0

MHBC Planning, Urban Design & Landscape Architecture
7050 Weston Road, Suite 230
Woodbridge, ON
L4L 8G7

Attention: Mr. David McKay, Vice President & Partner

Re: 79 Peelar Road, Vaughan
VMC Secondary Plan (2025) - Stormwater Management Review

Further to our recent meetings, we are pleased to provide you and the Owner (2128475 Ontario Corporation) with this stormwater management (SWM) review ("review") of the City of Vaughan's Vaughan Metropolitan Centre (VMC) Secondary Plan (2025) as it relates to the Owner's property located 79 Peelar Road ("site") in the City of Vaughan.

This SWM review has been provided as an update to the previous review completed by EXP (dated June 16th, 2025) to address the findings from the VMC Secondary Plan (finalized October 2025) and the recent correspondence with the Toronto Region Conservation Authority (TRCA) in January 2026.

Background

The site area is located on the south side of Peelar Road, bound by Highway 407 to the south, and existing industrial developments to the east and west, with a driveway access to Peelar Road. The site is located within the southeast quadrant of the City of Vaughan's VMC Secondary Plan, where the VMC Secondary Plan has designated the Owner's property as "Environmental Open Space".

As previously mentioned, EXP staff have been previously retained by the Owner to complete stormwater management review services where the previous findings were summarized in our letter dated June 16th, 2025.

Since that time, EXP staff have completed the following activities as part of this updated SWM review:

- Reviewed the Final October 2025 VMC Secondary Plan;
- Prepared and submitted a pre-consultation inquiry with TRCA Planning Staff (Jan 14/26); and,
- Reviewed the correspondence received from the TRCA (Jan 19/26).

The findings from our updated review are summarized below where our comments focus on any proposed SWM related works that may impact the subject site, as requested.

EXP Services Inc.
220 Commerce Valley Drive W., Suite 110
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SWM Review Findings

In reviewing the Final VMC Secondary Plan, the site is still located within an area noted as a "Black Creek Flood Mitigation Area" as shown on the figure in Schedule I. Please note that it is still our understanding that the City's detailed design works completed to date does not include any proposed municipal SWM related requirements on the subject site, where the VMC Secondary Plan also states that all renewal flood protection works approved for Black Creek are completed south of Highway 7. Therefore, we believe the Black Creek Flood Mitigation Area limits shown on Schedule I from the VMC Secondary Plan are still not consistent with the status of those completed design works. Please see the marked up Schedules in Attachment A for the site location.

In regards to any future municipal SWM design works and as previously mentioned in our June 2025 review, the City is strongly considering adopting "non-conventional SWM methods" such as implementing municipally owned underground SWM storage chambers in lieu of using conventional SWM ponds, etc. These methods also include using stricter on-site SWM quantity controls with future development applications within the VMC to further reduce municipal infrastructure needs or any impacts to surrounding private sites. For additional details please refer to the previous findings from our review completed in June 2025 in Attachment B.

Finally, the figure shown in Schedule I also identifies that the policies outlined in Section 6.7 of the VMC Secondary Plan apply to the site, where Section 6.7.1 shows various TRCA requirements for future developments located south of Highway 7, including the following:

d) The development meets the program, regulatory and policy requirements of the TRCA.

EXP staff then coordinated a pre-consultation inquiry with TRCA planning staff which included the submission of a conceptual development plan covering the site. The pre-consultation inquiry requested that the TRCA confirm back that the subject site does not present any current or future concerns with respect to their regulated hazards. TRCA staff then promptly confirmed back that the site is located outside TRCA's regulated limits and is sufficiently setback from those corresponding hazards. For the TRCA correspondence please refer to **Attachment C.**

Overall, after our review of the above listed documents and correspondence with TRCA staff, our previous findings from our June 2025 letter remain unchanged.

Summary

Therefore, based on our updated review, we still believe it is not reasonable for City staff to continue to freeze the site from any potential redevelopment applications, as we believe the site is not required for any municipal SWM related purposes as outlined within the approved Black Creek Renewal Municipal Class EA.

We trust this information meets your requirements at this time. As always, should you have any questions or comments, please do not hesitate to contact the undersigned directly.

EXP Services Inc.
220 Commerce Valley Drive W., Suite 110
Markham, ON
L3T 0A8

Sincerely,

EXP Services Inc.



Scott W. Passmore, P.Eng.
Vice President, Land Development

cc. John DiSante – Hi Tech Structures Inc.
Aaron Platt, Austin Ray – LN Law
Walter Toth - EXP

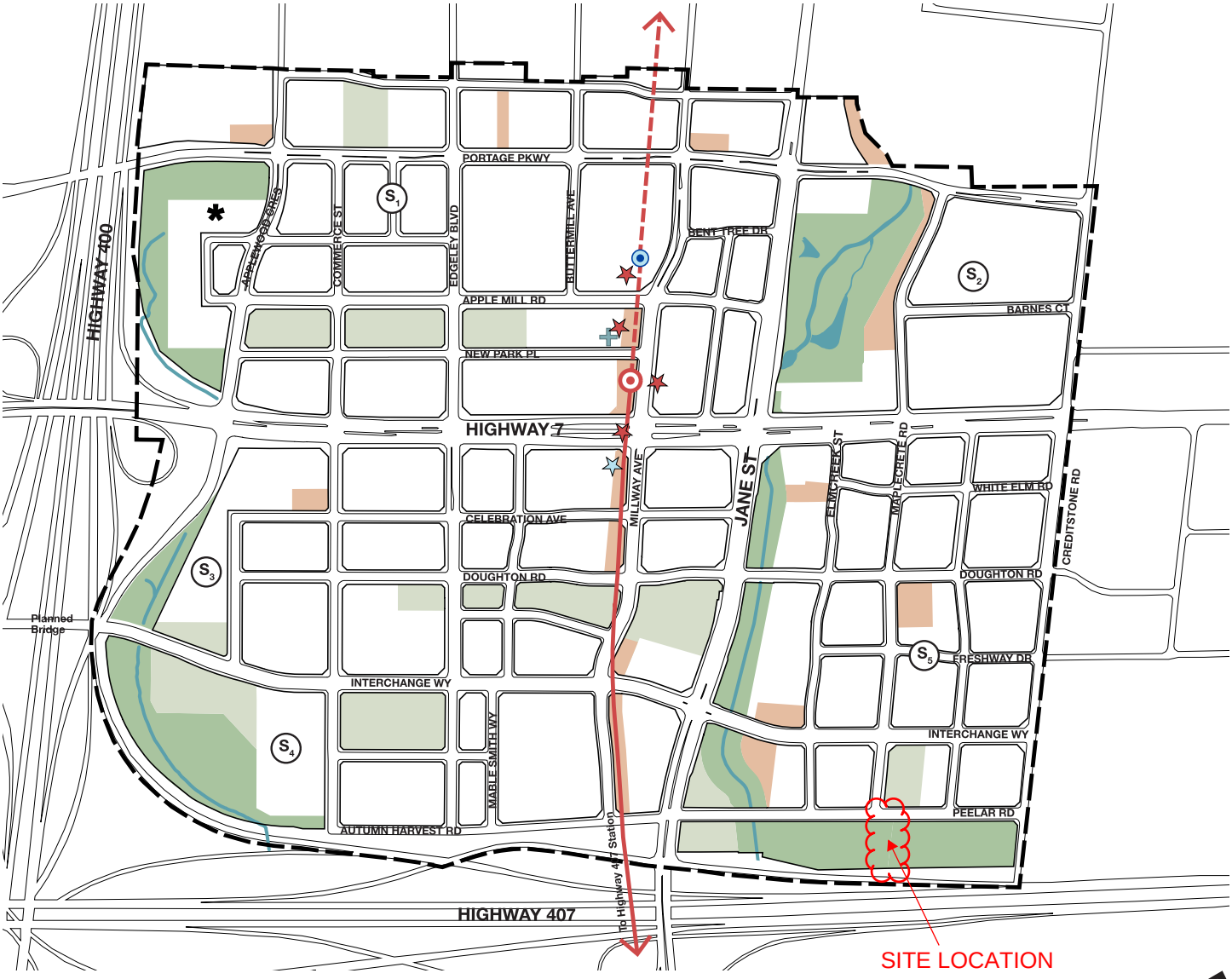
Attachments: A – Excerpts from VMC Secondary Plan (Oct 2025)
B - EXP SWM Review (June 2025)
C – TRCA Correspondence (Jan 2026)

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Attachment A – Excerpts from VMC Secondary Plan (Oct 2025)

Vaughan Metropolitan Centre Secondary Plan

Schedule E - Parks and Open Spaces

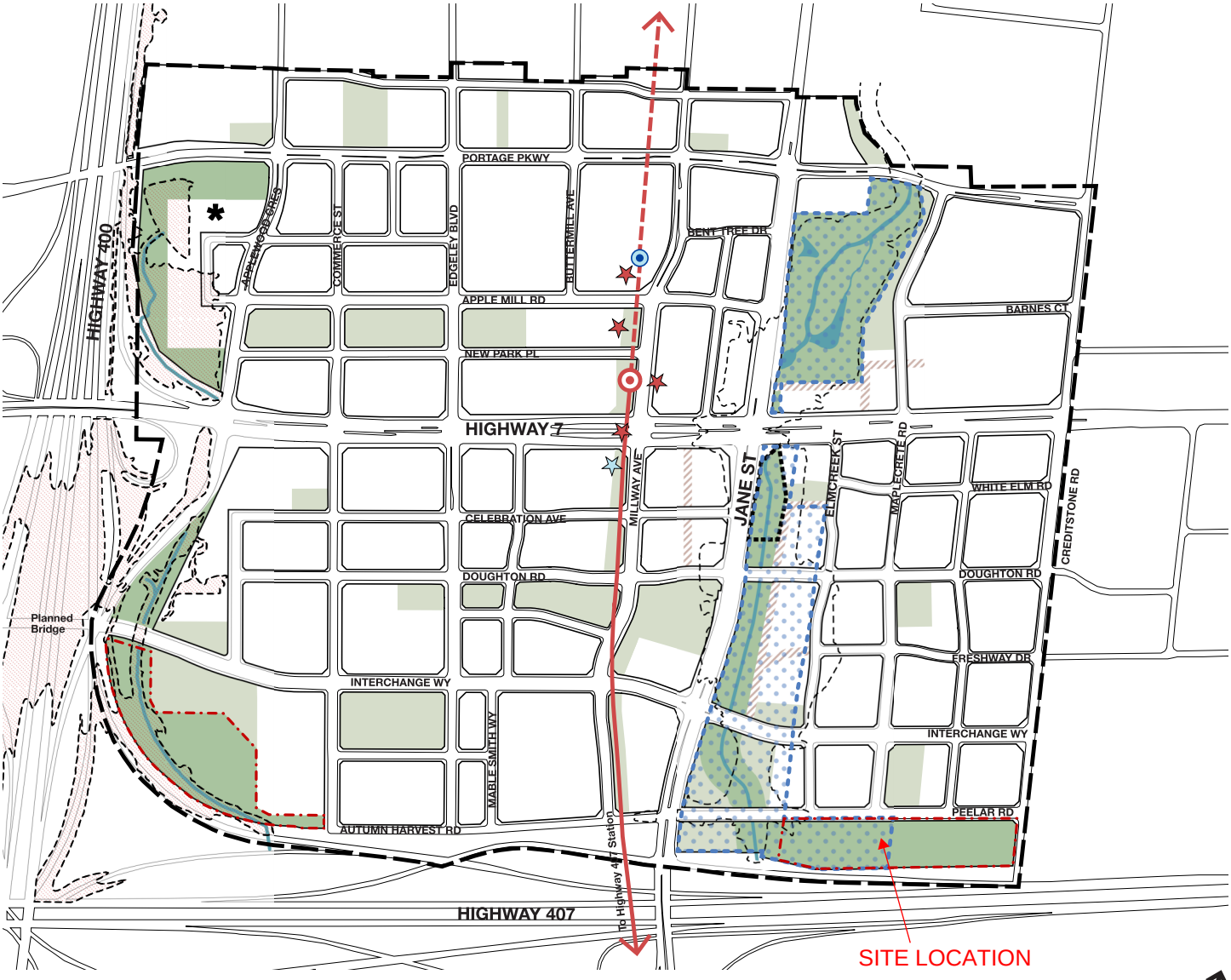


- VMC Boundary
- Existing Watercourse
- See Policy 7.7.7
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Transit Square
- Existing TTC / YRT Transit Terminal
- Potential School Site
- Urban Park
- Public Square
- Environmental Open Space
- Mews

DOWNTOWN vaughan METROPOLITAN CENTRE

Vaughan Metropolitan Centre Secondary Plan

Schedule I - Floodplain and Environmental Open Space



- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Existing Watercourse
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- See policy 7.7.7
- Existing TTC / YRT Transit Terminal
- Approximate extent of Highway 7 Culvert Improvements (see Section 6.7)
- Existing Floodplain (prior to Black Creek Renewal channel work)
- Black Creek Western Spill Area (see Policy 6.7.7)
- Black Creek Flood Mitigation Area (see Section 6.7)
- Special Policy Area (see Policy 7.7.8)

DOWNTOWN vaughan METROPOLITAN CENTRE

EXCERPT FROM VMC SECONDARY PLAN SECTION 6.7 REGARDING TRCA REQUIREMENTS

and at the Jane Street and Highway 7 intersection, to remove the subject properties from the floodplain;

b. For the area south of Highway 7, the renewal flood protection works approved for Black Creek are complete, or relevant channel sections substantially complete, to remove the subject properties from the floodplain, pursuant to the approved Black Creek Renewal Environmental Assessment and refined by the Black Creek Renewal Project.

c. Updated flood line mapping based on as-constructed drawings has been prepared by a qualified engineer and approved by the TRCA, which confirms the subject lands have been removed from the floodplain; and

d. The development meets the program, regulatory and policy requirements of the TRCA.

6.7.2 Prior to the works of the Edgeley Pond retrofit, Highway 7 culvert improvements, and/or Black Creek Renewal Project being implemented or the conditions of Policy 6.7.1 or 6.7.3 being satisfied, only the existing uses as of the day this Plan is approved will be allowed to continue to operate and the construction of servicing and infrastructure forming part of the mitigation measures along Black Creek shall be permitted.

6.7.3 Notwithstanding Policy 6.7.1 and 6.7.2, phased development and site alterations may be permitted within the Black Creek Flood Mitigation Area, as identified on Schedule I, if the following conditions have been met to the satisfaction of the City, the TRCA, and the Province:

a. Each development phase or site alteration meets all floodplain management requirements with respect to flood remediation (including removal of subject lands from the floodplain, and/or flood proofing to the regulatory flood elevation, which must include safe ingress and egress, and does not result in impacts to flooding on adjacent lands), ecological management, naturalization, and demonstrates no negative impact on overall watershed health and provides for opportunities for habitat enhancement wherever feasible.

b. Each development phase or site alteration does not compromise the implementation of future phases of the Black Creek flood mitigation works (including but not limited to the Edgeley Pond retrofit, Highway 7 culvert improvements and the Black Creek Renewal Project, and future stormwater or green infrastructure upgrades) and associated parkland.

6.7.4 Upon satisfaction of the requirements of Policy 6.7.1 or 6.7.3, the underlying land use designations identified on Schedule G shall come into force for the applicable lands without the need for an amendment to this Plan.

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Attachment B – EXP SWM Review (June 2025)

June 16th, 2025 Project No. ALL-21019668-A0

MHBC Planning, Urban Design & Landscape Architecture
7050 Weston Road, Suite 230
Woodbridge, ON
L4L 8G7

Attention: Mr. David McKay, Vice President & Partner

Re: 79 Peelar Road, Vaughan
Draft VMC Secondary Plan - Stormwater Management Review

Further to our recent meetings, we are pleased to provide you and the Owner (2128475 Ontario Corporation) with this stormwater management (SWM) review ("review") of the City of Vaughan's Draft Vaughan Metropolitan Centre (VMC) Secondary Plan (dated April 2025) as it relates to the Owner's property located 79 Peelar Road ("site") in the City of Vaughan.

Background

The site area is located on the south side of Peelar Road, bound by Highway 407 to the south, and existing industrial developments to the east and west, with a driveway access to Peelar Road. The site is located within the southeast quadrant of the City of Vaughan's VMC Secondary Plan, where the VMC Secondary Plan has designated the Owner's site as greenspace due to potential municipal stormwater managements.

EXP staff have been previously retained by the Owner to complete stormwater management review services where our latest findings were summarized in our letter dated April 5th, 2022 and to the City of Vaughan by MHBC on June 20th, 2022 and November 25th, 2024. See **Attachment A** for the MHBC Nov 25/24 submission reference.

Since that time, EXP staff have completed the following activities as part of this updated SWM review:

- Reviewed City Response Letter dated Jan 16/25 to MHBC's Nov 25/24 submission;
- Attended a meeting with City staff (incl Third Party Public Inc. & TYLin Int) on Jan 17/25;
- Reviewed meeting notes from City staff received Apr 17/25 in regards to the discussion on Jan 17/25;
- Reviewed the Draft April 2025 VMC Secondary Plan;
- Attended Landowner Group Meetings hosted by City staff for the VMC Stormwater Management requirements on May 7/25 & May 8/25;

The findings from our review are summarized below where our comments focus on any proposed SWM related works that may impact the subject site.

SWM Review Findings

After our review of the above listed documents and correspondence with City staff, our previous findings from our April 2022 letter remain unchanged.

EXP Services Inc.
220 Commerce Valley Drive W., Suite 110
Markham, ON
L3T 0A8

Since the time of our review in 2022, the City has considered adopting “non-conventional SWM methods” such as implementing municipally owned underground SWM storage chambers in lieu of using conventional SWM ponds, etc. These types of methods were discussed with the City and TY Lin International staff in the Jan 2025 meeting, where it was recommended they consider using any proposed parks or school sites in the area for SWM requirements using these non-conventional SWM methods to further avoid any possible impact to the site. It was also discussed with City staff that they consider using stricter on-site SWM quantity controls with future development applications in the VMC to further reduce municipal infrastructure needs. This would mean creating release rate criteria similar to the City of Toronto, where all post development flows up to and including the 100-year storm event are controlled down to 2-year storm pre-development rates. See the meeting notes from the Jan 2025 meeting in **Attachment B** for reference.

Finally, it is our understanding that the detailed design completed to date does not include any proposed SWM related requirements on the subject site, where the draft VMC Secondary Plan also states that all renewal flood protection works approved for Black Creek are completed south of Highway 7. Therefore, the “Black Creek Renewal Area” limits shown on Schedule I from the draft VMC Secondary Plan are not consistent with the status of those design works. See the excerpts from the draft VMC Secondary Plan dated April 2025 in **Attachment C** for reference.

Summary

Therefore, based on our updated review, we still believe it is not reasonable for City staff to continue to freeze the site from any potential redevelopment applications, as we believe the site is not required for any municipal SWM related purposes as outlined within the approved Black Creek Renewal Municipal Class EA.

We trust this information meets your requirements at this time. As always, should you have any questions or comments, please do not hesitate to contact the undersigned directly.

Sincerely,

EXP Services Inc.



Scott W. Passmore, P.Eng.
Vice President, Land Development

cc. John DiSante – Hi Tech Structures Inc.
Aaron Platt, Austin Ray – LN Law
Walter Toth - EXP

Attachments: A – MHBC Response (Nov 2024) including EXP (Apr 2022) Letter
B – City of Vaughan Meeting Notes (Jan 2025)
C – Excerpt from Draft VMC Secondary Plan (Apr 2025)

EXP Services Inc.
220 Commerce Valley Drive W., Suite 110
Markham, ON
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Attachment A

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

November 25, 2024

Mayor Del Duca
Chair
Vaughan Metropolitan Centre Sub-Committee
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Sent by email: clerks@vaughan.ca

Dear Mayor Del Duca:

RE: 79 PEELAR ROAD
2128475 ONTARIO INC.
OUR FILE 19195'B'

We are writing on behalf of our client, 2128475 Ontario Inc. ("212 Inc."), relative to their property located at 79 Peelar Road (the "Subject Lands"). The Subject Lands are located at the southeast corner of Peelar Road and Maplecrete Road within the current limits of the VMC Secondary Plan. The Subject Lands are the home to HiTech Structures Inc., a successful structural engineering design and construction company which provides expertise to the construction and development industry vis-à-vis structural concrete and bridge projects.

212 Inc. and ourselves have been monitoring the ongoing VMC Secondary Plan Update process, having previously provided comments to the Sub-Committee (see attached previous correspondence).

History within the VMC Secondary Plan

The Sub-Committee may not be aware that our client has an outstanding appeal on the current VMC Secondary Plan (Appellant No. 146). By way of background, the outstanding appeal relates to the current VMC Secondary Plan designation of the Subject Lands as Major Parks and Open Space and subject to the Black Creek Renewal EA designation.

At the time of the original approval, there was some expectation that the lands owned by client may be needed for storm water management ("SWM") purposes. In fact, it was not even likely or definitive at the time and was only a possibility. That possibility found its way into the VMC Secondary Plan as adopted by placing a proposed designation of Open Space on these lands, a designation that our clients contested. The Open Space permitted either SWM or parkland, but parkland was not an issue at the time and the VMC Secondary Plan was contested thereto. Our client's position on these

designations is that they were and are not appropriate and the Subject Lands should rather be designated for development for Mixed Use purposes.

Through the appeal process, it was agreed between our client and the City to defer a hearing on the matter to allow the City some time to complete an assessment if a SWM facility was actually required in this location that was the basis for the Open Space designation in the base VMC Secondary Plan. We would go so far to suggest that there was an expectation that if the lands were not needed for a SWM facility, then the use would revert to Mixed Use. The City review process has gone on for many years. This result is of significant procedural unfairness to our client and is resulting in subsequent policies/justification being applied to its lands that did not exist at the time the current VMC Secondary Plan was adopted.

To date, our client has not been able to finalize their appeal, despite numerous requests to resolve matters made to the City's lawyers by our client's solicitor, Mr. Barry Horosko of Horosko Planning Law.

VMC Secondary Plan Update Process

As noted above, despite the outstanding appeal, it appears that in the VMC Secondary Plan Update process, the City continues to designate our client's lands for parks and open space in the various VMC Secondary Plan Update documents. The basis for this continued parks and open space designation appears to be the fact that the current VMC Secondary Plan had designated the Subject Lands in the same manner, despite this land use designation disputed by our client, subject to an outstanding appeal and therefore not being in force and effect.

To address this issue with some specificity, rather than observe a confusing land use process to be loosely applied to the Subject Lands, our client's civil engineer, EXP has undertaken a detailed analysis of stormwater management requirements and the Black Creek Renewal process (in our previously submitted correspondence, attached hereto). EXP concludes that the Subject Lands are not required for either stormwater management purposes nor for the Black Creek Renewal to occur. The Subject Lands are not needed for a SWM facility after due review and should be acknowledged. Given this, continued identification of a SWM facility on our client's lands should be removed.

Relative to parkland, while our client understands and appreciates that additional parkland is required due to the amount of development activity that has occurred in the VMC, they do not believe their lands adjacent to Highway 407 are an appropriate location for such parkland. It is more appropriate, in their opinion, to locate parkland further north, away from Highway 407. Instead, the Subject Lands should be designated to allow for mixed-use purposes, with non-residential uses located along Highway 407 and mixed use / residential along Peelar Road.

Conclusion & Request

In conclusion, the Subject Lands should be designated for development purposes (through a settlement of the appeal in the current VMC Secondary Plan) and through the VMC Secondary Plan Update process. We therefore request that the VMC Sub-Committee direct staff to enter into discussions with our client in order to resolve both the outstanding appeal as well as the current VMC

Secondary Plan Update process in order to set forth a mixed-use vision for our client's lands and those other lands south of Peelar Road.

Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: *Deputy Mayor, Local and Regional Councillor Linda Jackson*
Ward 3 Councillor Rosanna DeFrancesca
Ward 4 Councillor Chris Ainsworth
Ward 5 Councillor Gila Martow
Christina Bruce, Director, Policy Planning and Special Programs
Barry Horosko, Horosko Planning Law
Scott Passmore, EXP
Client

Encl.

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

June 20, 2022

Mayor Maurizio Bevilacqua and Members of Council
Vaughan Metropolitan Centre Sub-Committee
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Sent by email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

RE: ITEM 4.2 – VMC SECONDARY PLAN UPDATE: PHASE II – LAND USE OPTIONS
79 PEELAR ROAD (the "Subject Lands")
2128475 ONTARIO INC. (the "Owner")
OUR FILE 1512W

On behalf of our client, the 2128475 Ontario Inc., we have reviewed the Staff Report on the VMC Secondary Plan Update and the proposed Land Use Options. The Subject Lands are located at the southeast corner of Peelar Road and Maplecrete Road.

We are writing to express our client's concerns with regards to the VMC Secondary Plan Update materials. The Sub-Committee may not be aware that our client has an outstanding appeal on the current VMC Secondary Plan (Appellant No. 146). By way of background, the outstanding appeal relates to the current VMC Secondary Plan designation of the Subject Lands as Major Parks and Open Space and subject to the Black Creek Renewal EA designation.

At the time of the original approval, there was some expectation that the lands owned by client may be needed for storm water management ("SWM") purposes. In fact, it was not even likely or definitive at the time and was only a possibility. That possibility found its way into the VMC Secondary Plan as adopted as placing a proposed designation of Open Space on these lands, a designation that our clients contested. The Open Space permitted either SWM or parkland, but parkland was not an issue at the time and the VMC Secondary Plan was contested thereto. Our client's position on these designations is that they were and are not appropriate and the Subject Lands should rather be designated for development for Mixed Use purposes.

Through the appeal process, it was agreed between our client and the City to defer a hearing on the matter to allow the City some time to complete an assessment if a SWM facility was actually required in this location that was the basis for the Open Space designation in the base VMC Secondary Plan. We would go so far to suggest that there was an expectation that if the lands were not needed for a SWM facility, then the use would revert to Mixed Use. The City review process has gone on for many years. This result

is of significant procedural unfairness to our client and is resulting in subsequent policies/justification being applied to its lands that did not exist at the time the current VMC Secondary Plan was adopted.

It appears that in the VMC Secondary Plan Update, the City continues to designate our clients lands for parks and open space (as Environmental Open Space which includes a stormwater management symbol) shown in this area in both Land Use Options. As noted above, in our client's opinion the Subject Lands should be designated for development purposes.

To address this issue with some specificity, rather than observe a confusing land use process to be loosely applied to the Subject Lands, our client's civil engineer, EXP has undertaken a detailed analysis of stormwater management requirements and the Black Creek Renewal process (attached hereto). ***EXP concludes that the Subject Lands are not required for either stormwater management purposes nor for the Black Creek Renewal to occur.*** The Subject Lands are not needed for a SWM facility after due review and should be acknowledged.

The Subject Lands should be designated for development purposes (through a settlement of the appeal in the current VMC Secondary Plan) and through the VMC Secondary Plan Update process. We therefore request that the designation be modified accordingly in both Land Use Options and provide a land use designation which would permit mixed use development on the Subject Lands.

Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: Project Team

Encl.

April 5th, 2022 Project No. ALL-21019668-A0

MHBC Planning, Urban Design & Landscape Architecture
7050 Weston Road, Suite 230
Woodbridge, ON
L4L 8G7

Attention: Mr. David McKay, Vice President & Partner

Re: 79 Peelar Road, Vaughan
Stormwater Management Review

We have been retained by your client, 2128475 Ontario Corporation ("Owner") to provide this stormwater management review ("review") in consideration to the current impasse that the Owner is experiencing with the City of Vaughan regarding the lands owned at 79 Peelar Road ("site") in the City of Vaughan.

It is our understanding that notwithstanding completion of the detailed design of the channel improvements works related to the City's approved Black Creek Renewal Municipal Class Environmental Assessment (EA), and the clear conclusion that the site is not required for any works related to the EA, City staff have advised your team that they need to hold the site (or "freeze") from any potential redevelopment applications until the detailed design works are completed. It is also our understanding that City staff have advised the site should be frozen due to the potential need for stormwater management (SWM) related works from the EA such as flood protection, etc.

Therefore, we have been asked to assess the reasonableness of the City's position to freeze the site from an engineering perspective after the completion of our review.

Background

The site area is located on the south side of Peelar Road, bound by Highway 407 to the south, and existing industrial developments to the east and west, with a driveway access to Peelar Road. The site is located within the southeast quadrant of the City of Vaughan's Vaughan Metropolitan Centre (VMC) Secondary Plan, where the VMC Secondary Plan has designated the Owner's site as greenspace due to potential flooding from the adjacent Black Creek. Please see the attached Figure 1 which highlights the site location on the City's figure "Schedule J – Floodplain and Environmental Open Spaces" for reference.

Some of the key publicly available documents that were referenced for our review can be summarized as follows:

- Toronto and Region Conservation Authority Regulated Mapping (TRCA database);
- VMC Secondary Plan (Urban Strategies & AECOM);
- Back Creek Stormwater Optimization Study Municipal Class EA Master Plan Report - Phase 1 & 2 (AECOM) dated February 2012;

- VMC Municipal Servicing Class EA Master Plan (TMIG) dated November 2012;
- Stormwater Management Master Plan Municipal Class EA (Cole Engineering) dated June 2014;
- Allocation of Funding Sources Report & Development Charges Background Study – Black Creek Financial Strategy (Fabian Papa & Partners, Hemson Consulting Ltd) dated May 2016;
- VMC Black Creek Renewal Class EA Environmental Study Report (TMIG) dated August 2018;
- Various City of Vaughan Council Reports and Meeting Documents; and,
- Various Discussions with City of Vaughan Development Engineering staff.

The findings from our review are summarized below per each specified document where our comments focus on any proposed SWM related works that may impact the subject site.

Toronto and Region Conservation Authority Regulated Mapping

The Toronto and Region Conservation Authority's (TRCA) current regulatory mapping shows all existing hazards and the corresponding regulatory limits to be located approx 150 m to the west from the west property line of the site. See the excerpt from the TRCA database provided in Appendix A for the site location in regard to the TRCA regulated limits. Therefore, the site is not deemed to be located near any existing hazards of concern associated with Black Creek based on the TRCA's regulated mapping database.

Vaughan Metropolitan Centre Secondary Plan (2010)

The VMC Secondary Plan study commenced in Nov 2008 with engineering support from AECOM, and was adopted by Vaughan Council in September 2010. Section 6.3.6 of the Secondary plan speaks to the Black Creek Corridor as an important part of the VMC in providing an "innovative" approach to stormwater management including recreation amenities, and a unique frontage opportunity for development.

The Secondary Plan then states that the City shall prepare a detailed design for the Black Creek corridor south of Highway 7 based on the City's SWM Master Plans and the Black Creek Renewal EA. Schedules D and J within the Secondary Plan show the site to be designated as "environmental open space" and as a "black creek remediation area" with notes that the "final configuration of parks and open spaces within this area are subject to the results of the VMC Black Creek Renewal EA (Stages 3 and 4) and the detailed design of the Black Creek Corridor. Refer to Figure 1 for the Schedule J figure taken from the Secondary Plan. In summary, the VMC Secondary Plan flags the 79 Peelar Road site as a potential location for Black Creek related works pending the results of the VMC Black Creek Renewal EA.

Black Creek Stormwater Optimization Study Master Plan Class EA (2012)

The Black Creek Stormwater Optimization Study Master Plan Class EA was prepared by AECOM in Feb 2012. The objective of their study was to address the ongoing flooding, water quality and channel erosion issues that have been identified within the study area which includes the subject 79 Peelar Road site area. The Optimization Study looked carefully at various alternatives including the

contemplated SWM pond across the subject site. The study focused on possible channel improvements to improve channel flow involving the construction of a new naturalized channel to replace the existing segment of Black Creek between Edgeley Pond and the 407 ETR and new bridges at all road crossings.

From all the alternatives considered, Alternative F4 was selected which consisted of channel and road improvements with new bridge construction. The objective behind Alternative F4 is to provide sufficient capacity within Black Creek to convey the runoff generated by the Region Storm (Hurricane Hazel), thereby accommodating the future development of the Vaughan Metropolitan Centre. See the attached Figure 10 in Appendix A showing the proposed Alternative F4.

Overall, the AECOM Black Creek Stormwater Optimization Study Master Plan appears to be the first comprehensive engineering study that provides detailed engineering calculations to support each reviewed alternative. The AECOM study recommends a final solution that clearly does not include any SWM related works within or in the vicinity of the 79 Peelar Road site, and notes that their solution is the "only alternative that truly addresses the problems and opportunities defined for their study".

VMC Municipal Servicing Class EA Master Plan (2012)

The VMC Municipal Servicing Class EA Master Plan was prepared by TMIG in November 2012 after the issuance of the Black Creek Stormwater Optimization Study prepared by AECOM earlier in February 2012. It is very clear that this TMIG Master Plan stands out in isolation as it does not capture any of the findings from the Black Creek Stormwater Optimization Study Master Plan Class EA prepared by AECOM completed earlier that year.

The Master Plan identifies that the VMC area is entirely within the Black Creek watershed where drainage is conveyed in the southerly direction and breaks the VMC area into four drainage areas (NW, NE, SW and SE). The Master Plan also identifies that subject site is located within the SE quadrant and currently discharges direct to the main branch of Black Creek without any stormwater management controls. Finally, the Master Plan identifies that three existing SWM ponds are to be planned to be retrofitted with a "fourth new pond" proposed for the SE quadrant as project "SF-04" which is located across the subject site. See the attached Figure 11-5 for reference.

Section 2.10 within the Master Plan mentions that the "Storm Drainage and SWM Master Plan" is still to be completed in parallel to this study. While Section 2.11 mentions that the Black Creek Stormwater Optimization Municipal Class EA has been completed by AECOM to determine what measures can be implemented to improve stormwater quality and quantity, and minimize erosion and flood potential.

Overall, the TMIG Master Plan outlined the requirements for a new SWM pond across the 79 Peelar Road site but also notes that further investigation is required. As previously mentioned, the TMIG Master Plan appears to neglect the detailed findings from the AECOM Black Creek Stormwater Optimization Study which provided a detailed engineering solution that did not include any SWM related works across the 79 Peelar Road site.

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Stormwater Management Master Plan Municipal Class EA (2014)

The Stormwater Management Master Plan Municipal Class EA prepared by Cole Engineering in June 2014 does not provide any specific SWM measures in the subject area and simply cross references the ongoing Black Creek renewal studies. Therefore, the SWM Master Plan Municipal Class EA does not appear to advance any SWM studies or engineering calculations any further in the subject area of the site.

Allocation of Funding Sources Report & Development Charges Background Study – Black Creek Financial Strategy (2016)

The Funding Sources Report was prepared by Fabian Papa & Partners and Hemson Consulting Ltd in May 2016. The Funding Sources Report references various engineering studies including the recommendations from the AECOM Black Creek Stormwater Optimization Study. The Funding Sources Report inserts the cost estimates for the proposed financial funding strategy based on the recommended option (Alternative F4) outlined in the AECOM Black Creek Stormwater Optimization Study including the channel improvements, bridge construction and road improvements. Overall, the Funding Sources Report does not incorporate any costs associated with any required SWM works within the 79 Peelar Road site.

VMC Black Creek Renewal Environmental Study Report (2018)

The VMC Black Creek Renewal Class EA Environmental Study Report (ESR) was prepared by TMIG in August 2018 and was approved in August 2019. The objective of the ESR was to develop and evaluate potential channel alignments and physical forms for the Black Creek renewal works between Highway 7 and 407. The ESR cross references the previous engineering studies including the AECOM Black Creek Optimization Study and notes that the "proposed SWM strategy for the SE quadrant of the VMC was updated in 2017".

The ESR considered four alternatives and selected Alternative 4 as the preferred alternative which does not include proposing any SWM works or related facilities across the site (see the Figure ES-4 in Appendix A). Additional drawings related to the proposed Alternative 4 are provided in Appendix A including Figure 7-1 which shows the property requirements which are not in the vicinity of the subject site. Therefore, at no point was the 79 Peelar Road site shown to be required for any SWM related works within the TMIG ESR and it finally cross references the findings from the AECOM Black Creek Optimization Study.

Finally, it is our understanding through recent discussions with City of Vaughan engineering staff that the Infrastructure Delivery Group has now commenced the detailed design works with their retained consultant (Aquafor Beech). City staff have also confirmed that they are only considering land acquisitions within the noted areas (black hatching) on the Property Requirements figure (ESR Report Figure 7-1) shown on Figure 2, and there is no need for any SWM works on the 79 Peelar Road site which is entirely outside their study area. Please also find the VMC Sub-committee Report memo dated December 4th, 2019 for additional background information.

EXP Services Inc.
220 Commerce Valley Drive W., Suite 110
Markham, ON
L3T 0A8

Summary

After our review of the listed documents we believe that any previously contemplated SWM works located across the subject site (outlined within the VMC Secondary Plan or Municipal Servicing Master Plans) are no longer required. Based on our review, the recommended alternative (Alternative F4) outlined within the AECOM Black Creek Stormwater Optimization Study incorporates a detailed strategy to improve the Black Creek channel including road crossing and bridge construction without any proposed works in the vicinity of the site. Please also note that the AECOM Black Creek Optimization Study has been endorsed by the TRCA, and the findings have now been incorporated into the City of Vaughan's financial funding model. Finally, we understand that the City of Vaughan is now moving forward with the detailed design drawings for construction through their retained consultant (Aquafor Beech) based on the findings from the AECOM Optimization study and the approved TMIG ESR report.

Therefore, based on our review, we believe it is not reasonable for City staff to continue to freeze the site from any potential redevelopment applications, as we believe the site is not required for any SWM related purposes within the approved Black Creek Renewal Municipal Class EA.

We trust this information meets your requirements at this time. As always, should you have any questions or comments, please do not hesitate to contact the undersigned directly.

Sincerely,

EXP Services Inc.



Scott W. Passmore, P.Eng.
Vice President, Land Development

Attachments: Figure 1: Site Location
Figure 2: Property Requirements
Appendix A – Background Documents

SCHEDULE J > FLOODPLAIN AND ENVIRONMENTAL OPEN SPACES

LEGEND

- environmental open spaces
- black creek remediation area (see policies 5.6.4 - 5.6.10, and 3.6.4 of Volume 1)
- existing watercourses (future alignment to be determined)
- existing floodplain (see policies 5.6.4 - 5.6.10)
- see policy 6.3.2

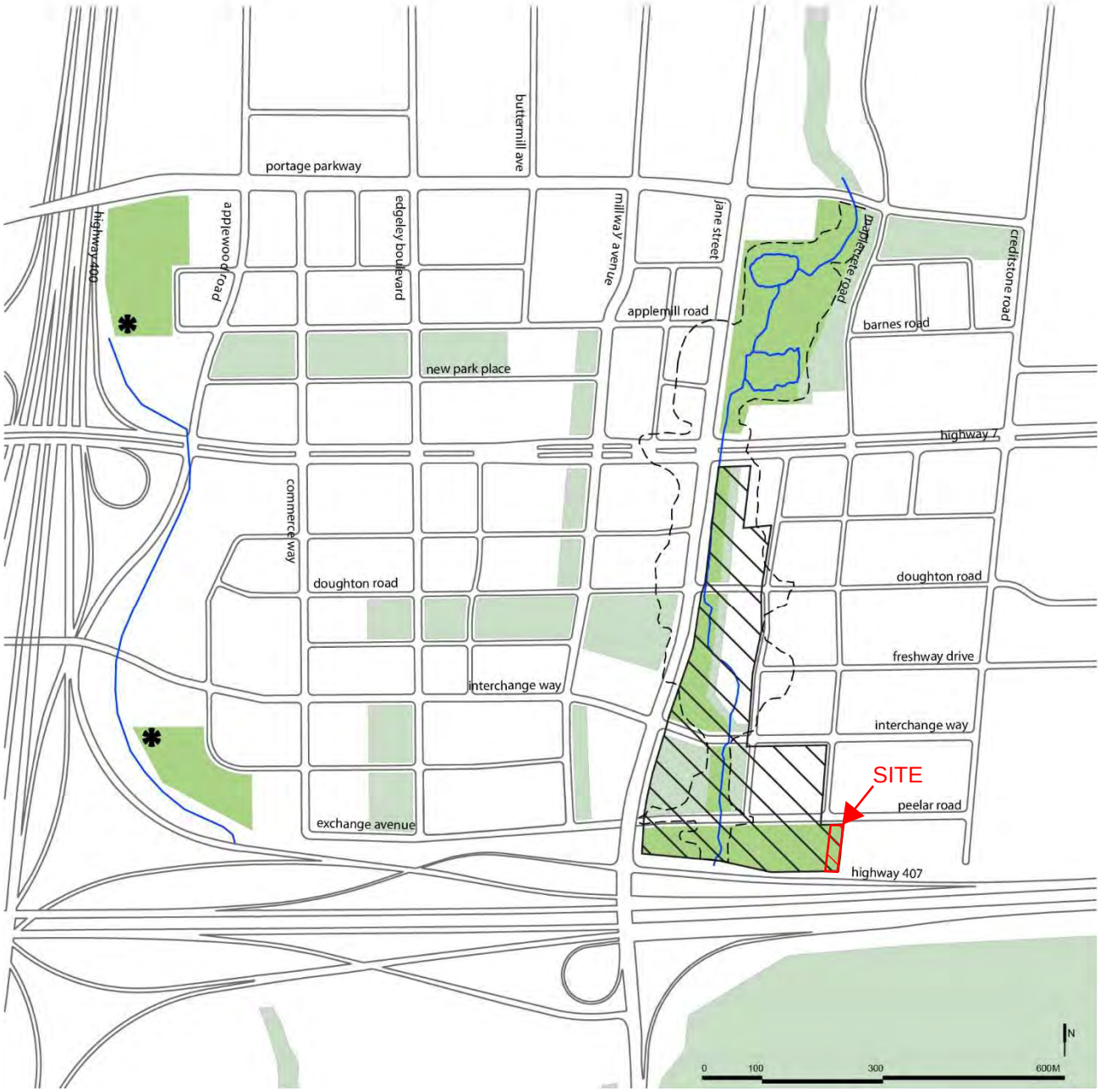


FIGURE 1 - SITE LOCATION PLAN

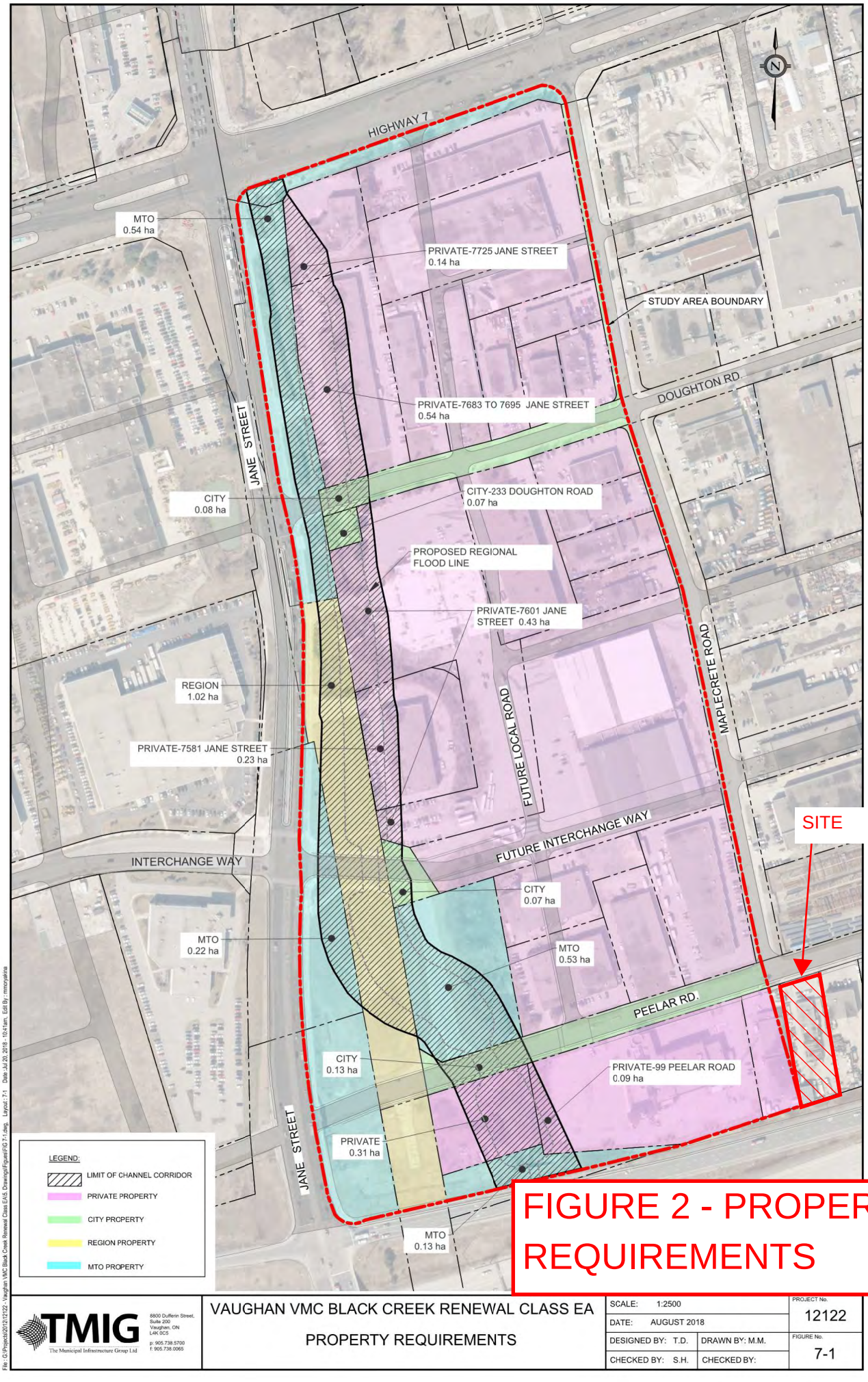


FIGURE 2 - PROPERTY REQUIREMENTS

TMIG
The Municipal Infrastructure Group Ltd
8800 Dufferin Street, Suite 200
Vaughan, ON
L4K 0C5
p: 905.738.5700
f: 905.738.0065

VAUGHAN VMC BLACK CREEK RENEWAL CLASS EA

PROPERTY REQUIREMENTS

SCALE: 1:2500		PROJECT No.	12122
DATE: AUGUST 2018			
DESIGNED BY: T.D.	DRAWN BY: M.M.	FIGURE No.	7-1
CHECKED BY: S.H.	CHECKED BY:		

File: G:\Projects\2012\12122 - Vaughan VMC Black Creek Renewal Class EA\5. Drawings\Figures\FIG 7-1.dwg Layout: 7-1 Date: Jul 20, 2018 - 10:41am Edit By: mmorgakina