

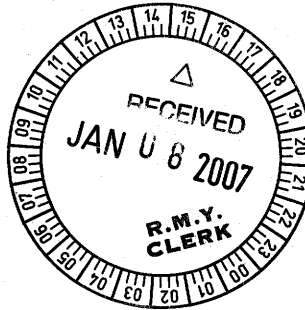


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January 3, 2007

Denis Kelly, Regional Clerk
Region of York
17250 Yonge Street,
Newmarket ON L3Y 6Z1



File C03/06-32

Dear Mr. Kelly:

Re: Item 2 - PW06-059 – North Richmond Hill Elevated Tank

Please be advised that this matter was considered by Council at its meeting held on December 19, 2006. In this regard, Council endorsed the following resolution:

THAT Council receive report PW06-059 – North Richmond Hill Elevated Tank for information; and

THAT the letter from Ms Susan Walmer, which was discussed at the December 12, 2006 General Committee meeting, be referred to York Region staff to address the issues outlined; and

THAT York Region be requested to work with the Ontario Realty Corporation to protect natural heritage features on the lands; and

THAT the Region of York be advised that the Town of Aurora is not in favour of site 4 as the preferred location for the proposed elevated tank.

Attached is an extract from the meeting of the delegations pertaining to this matter. The above is sent for your information and any attention deemed necessary.

Yours truly,

B. Panizza
Director of Corporate Services/Town Clerk

BP/ce

Attachment



**EXTRACT FROM COUNCIL MEETING NO. 06-32
HELD ON TUESDAY, DECEMBER 19, 2006**

IX DELEGATIONS

- (a) Mr. Brian Wolf, Manager, Engineering, York Region
Re: Item 2 - PW06-059 – North Richmond Hill Elevated Tank**

Mr. Brian Wolf of York Region addressed Council in response to issues that were raised after his previous delegation at the December 12, 2006 General Committee meeting. Mr. Wolf provided further detail regarding the thoroughness of the notification process, as well as public input opportunities provided during the site selection and environmental assessment for the North Richmond Hill Elevated Tank Project.

- (c) Ms Susan Walmer - Ratepayers of Aurora Yonge South
Re: Item 2 - PW06-059 - North Richmond Hill Elevated Tank**

Ms Susan Walmer addressed Council on behalf of the Ratepayers of Aurora Yonge South (RAYS) to voice concerns about the visual buffering or screening of the proposed elevated tank, as well as the possible impact on private wells within the affected area. Ms Walmer advised that RAYS would like to stay involved in this project as details unfold and that RAYS would also like to be involved in the process of planning the location of the second water tower which may be proposed for construction.

RAYS Water Tower Comment Sheet Input

We are disturbed that phase one and two of the study ignored, assumed, or chose not to consider several key points. These are:

1. Nowhere in phases one or two of the study were "Costs" addressed. The analysis of cost as part of a decision matrix for any publicly funded project is of great importance in any site selection and should be publicly known and assessed. When the consultants were questioned at the public meeting, they indicated that costs were not a factor since they "just knew" that the project costs for each site were relatively similar. A full cost analysis for the usage of public funds should be a mandatory step in every publicly funded project undertaken by York Region.
2. The sudden urgency for addressing potential water supply and pressure problems in Richmond Hill for which Aurora residents asked to accommodate the solution appears unreasonable as 90% of Pressure district "nine" services Richmond Hill properties and Site number 1 is a "preferred" site with a land swap plan that allows for the new tower to be constructed using existing access points. Why is the water tower that will service Richmond Hill residents located in Aurora? How does the Region plan to modify its planning process to ensure that a community is not put at risk for emergency situations in the future?
3. We challenge the selection criteria of "Moderate" for those residents living near site number four. Many of our ratepayer's association members were unaware of this water tower activity when it was presented to them at a meeting held on October 25th, 2006 and they expressed concern over the locations' impact.
4. Public input from Aurora residents was minimal as the Town of Aurora appeared to be unaware of the site selection activity, town staff was not contacted until the week before the public meeting in October, nor did our Regional representative inform residents. A large visual tower is a significant impact to the surrounding community and public input should be sought and assessed by the project team prior to a decision. We were told at the public meeting that we were actually only being notified as a courtesy, the decision was already made and that there was no requirement to notify residents of the site selection process since a water tower was already approved as part of a Master Servicing plan.
5. The site selection of site number 4 assumes ORC approval that requires an ORC Board approval in spring 2007 and subsequent Provincial parliamentary approval. Construction at risk is to begin prior to title transfer. Since provincial parliamentary approval is required prior to title change, during a provincial election year, this construction risk and subsequent costs to the public should be reviewed and analyzed.
6. If the water tower is built on the north side of Bloomington, will the region guarantee that NO water will be taken from the aquifer at this site location? This potential negative impact could deplete water from the Aurora residents on private wells in the immediate area with no recourse.

Submitted by the Board of RAYS
Ratepayers of Aurora Yonge South
Nov 10, 2006



MEETING NOTES

Meeting: **Rate Payers of Aurora South Yonge Meeting**

Project: Richmond Hill Elevated Tank and Watermains

Date and Time: November 17, 2006

Location: York Region Headquarters

Attendees: Susan Walmer, RAYS
John Green, RAYS
Eric Tuson, P. Eng., KMK Consultants Limited
Shivan Narine, P.Eng., Regional Municipality of York

Distribution List:

The general format of the meeting was to address RAYS concerns identified on November 10, 2006.

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1. KMK outlined the capital cost estimate of a 7.55 ML elevated tank is \$4.5 million and accurate at this stage to 10 – 15 %. With the exception site #3 which is not under consideration, there is no appreciable difference in cost to construct an elevated tank on any of the sites. The estimate is based upon past projects of elevated tanks. It was acknowledged that this information should have been presented at the Public Consultation Centre. However, with the level of accuracy at the Class EA stage, the costs between the sites was not a differentiating factor. The cost of tank is funded 80% DC changes, 20% water rates. Water rates are not anticipated to rise, it is anticipated the increased revenue base will offset the water rates.
2. York advised that Regional infrastructure to serve PD9 crosses many local municipal boundaries, and in fact municipal infrastructure such as water and sewer to serve Aurora is located within other local municipal boundaries, including PD9. The input from the Ratepayers of Aurora Yonge South is that the structure is visible, cannot be camouflaged and since it is not serving Aurora, they don't want it within their local municipal jurisdiction. KMK and the Region identified that based upon our objective review, site #4 is clearly the most desirable site to construct the new tank, site #1 although certainly feasible has a greater visual impact, and in fact would include removal of all existing trees within the required site area.

With respect to modifying the planning process to ensure a community is not put at risk again, the Master Plan process that York Region and most other Regional Municipalities have begun to formally undertake

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beginning in the late 1990's was discussed. The purpose of the Master Planning process is to avoid a situation such as currently exists. York is now addressing the identified storage issue in PD9 as quickly as possible.

3. Our evaluation shows that the preferred site will have the least visual impact for the majority of residents in the area. Any of the other sites will have a greater visual impact on a greater number of people. The moderate designation is based upon distance, tree screening, anticipated site lines, etc.

Graffiti was revised as a concern and York will investigate anti-graffiti measures that are available. Colours of tanks was discussed, and the project team confirmed white is the preferred colour, and that logos may or may not be included.

The project team believes that more than adequate notice for a Schedule 'B' Class EA has been completed. Notification of the 2nd PCC, which included identifying the preferred elevated tank site was advertised in the Aurora Era Banner on September 24th and 28th and as well, the notice was hand delivered to all residents within 500 m of the tank sites, including Elderberry Trail in Aurora. Aurora residents were also notified in a similar fashion for the 1st PCC.

4. The Town of Aurora, specifically the Mayor and Town Clerk as well as staff were notified of the 1st and 2nd PCCs in the same fashion and time frame as well as the other stakeholders. In addition, project team staff met with Aurora staff on October 5, 2006. No specific concerns were raised by Aurora during the process. Also as mentioned in point #3, notification of the first and second PCCs were included in the Aurora Era Banner.

In reference to the notification as only a courtesy, KMK clarified their statements in the PCC as follows:

The watermain project was included in the Class EA as a courtesy to inform the public of all construction anticipated in 2007, since it is a Schedule 'A' activity. The watermain project must however comply with the requirements of the ORMCP.

The elevated tank project, specifically the need for the project, has been included in the Master Plan project, but was revisited under the current EA. The tank site selection process was a two stage process, where by potential sites were identified for the 1st Public Consultation Centre, with an invitation for comment and input on the selection process, and the 2nd Public Consultation Centre was held to present the preferred alternative with a further invitation for comment and input, particularly for any specific mitigation measures for perceived impacts.



MEETING NOTES

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5. ORC approval requirements were discussed. York is pro-actively dealing with ORC and Board approval is expected to suit the project's time frames. In the event site #4 is unavailable, Site #1 will proceed. York is in discussion with ORC and are optimistic cabinet approval will be forthcoming.
6. York Region confirmed that the elevated tank construction and permanent works will not impact the ground water table, nor will the elevated tank site be used as a source of groundwater in the future.
7. RAYS identified their desire for a permanent nature trail along the historic "monk's walk" in the vicinity of the tank and that the support of York Region would mitigate their associations concerns for the impact of the elevated tank. York Region confirmed they would support RAYS discussions with ORC.