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SITE ACQUISITION AND CONSTRUCTION OF A COMMUNITY ENVIRONMENTAL CENTRE IN VAUGHAN

The Solid Waste Management Committee recommends the adoption of the recommendations contained in the following report, May 28, 2007, from the Director, Solid Waste Management:

1. RECOMMENDATIONS

It is recommended that:

1. Committee and Council authorize Regional staff to proceed with acquisition of the property on McCleary Court from the City of Vaughan for the purpose of establishing a Community Environmental Centre, subject to obtaining all regulatory approvals necessary to allow development of the Community Environmental Centre.
2. Committee and Council authorize Regional staff to proceed with public consultation, submission of applications for regulatory approvals and issuance of a tender for construction of the Vaughan Community Environmental Centre in accordance with the principles as generally described herein.

2. PURPOSE

This report describes the proposed acquisition of a site and subsequent construction of a Community Environmental Centre on McCleary Court in Vaughan.

3. BACKGROUND

On June 26, 2003, Regional Council adopted Clause 9 of Report No. 6 of the Transportation and Works Committee directing staff to:

“Conduct a search fora site within the southern part of the Region for the establishment of a Small Vehicle Transfer Station where residents, and possibly even small businesses, can deliver their disposable solid waste, compostable yard waste and recyclables materials.....”.

Staff reviewed the results of the site search with Regional Committee and Council in January, 2004.

On September 22, 2005, Regional Council adopted Clause 3 in Report No. 5 of the Solid Waste Management Committee directing Regional staff to work with the City of Vaughan to identify a site for the construction of a Community Environmental Centre.

On April 27, 2006, Regional Council adopted the recommendations of the Commissioner of Transportation and Works regarding the Community Environmental Centre Alternate Site in the City of Vaughan including recommendation 1 as follows:

“The Region establish and operate a Community Environmental Centre (CEC) at a proposed site that is located at the easterly end of McCleary Court in the City of Vaughan instead of the previously approved Dufferin Street site.”

On October 19, 2006, Regional Council adopted Report No. 6 of the Solid Waste Management Committee endorsing the Joint Municipal Waste Diversion Strategy and adopting a goal to divert a minimum of 65% of the Region’s waste from landfill.

4. ANALYSIS AND OPTIONS

The establishment of a network of Community Environmental Centres is a key element of the Region’s Solid Waste Management infrastructure, as put forward in the Joint Waste Diversion Strategy and approved by Regional and Vaughan Councils in Fall 2006.

The Region’s Community Environmental Centres will provide members of the public with conveniently located points of access to solid waste management services and will ensure that materials received are dealt with in a manner consistent with an environmentally sound, integrated waste management hierarchy. These facilities will augment collection programs that exist within the municipalities by providing a method to deal with some materials that might not be easily accommodated by curbside programs and also by offering users additional flexibility for access to waste management services. By providing this service to the public in a way that is readily accessible and easy to use, it is anticipated that the Community Environmental Centres will increase material re-use and recycling, thereby contributing to York Region’s waste diversion objectives.

4.1 Facility Siting and Concept Design

Regional staff have been working with the City of Vaughan to identify a potential site and develop a feasible conceptual design for the establishment of a Community Environmental Centre in Vaughan. At the request of Vaughan staff, Regional staff prepared a briefing memorandum (*see Attachment 1*), which provides background information and presents the current status of siting and the concept design of the proposed Community Environmental Centre in Vaughan.

The following summarizes key information presented in the briefing memorandum:

- Background information on siting including:

- The change from the original Dufferin Street site to City of Vaughan and/or CN owned lands on the east end of McCleary Court.
- Identification of the proposed CN lands on McCleary Court as lying within an unmapped floodplain.
- Confirmation of the feasibility of construction of the Community Environmental Centre on the City of Vaughan owned lands on McCleary Court.
- Description of design concepts and guiding principles for establishment of the Community Environmental Centre on McCleary Court including:
 - Configuration of the facility to accommodate the floodplain.
 - Adjustments to the design of the facility to reduce land area requirements, reduce wait times and enhance vehicle throughput, lessen potential visual impacts and accommodate stormwater management requirements adjacent to the floodplain.
 - Definition of guiding principles focused on community use of the facility, safety, positive user experience, attractive aesthetic appearance, 3R's waste management hierarchy and waste diversion objectives, augment to existing programs, efficiency and compliance with all regulations.
 - Identification of the primary components of the proposed Community Environmental Centre.
- Figures representing the proposed concept design.
- A proposed implementation schedule.

Vaughan staff have included the briefing memo (see *Attachment 1*) in a report presented to Vaughan Council on May 28, 2007.

4.2 Site Investigations

In preparation for potential site acquisition, the Region's consultants have conducted a Phase 1 Environmental Site Assessment and a Geo-environmental Assessment of the properties at the east end of McCleary Court. These assessments examined the environmental and geotechnical characteristics of the properties. The executive summaries of these two studies are attached for reference (see *Attachment 2*). Key conclusions and recommendations resulting from the studies include the following:

- The flood prone nature of the CN property was identified. (Note: the proposed concept design of the facility was adjusted to accommodate this condition as

described in Attachment 1.)

- Results of laboratory analyses of soil and groundwater samples were below applicable standards and demonstrated that no further environmental sampling or analysis is required.
- Soil conditions are amenable to engineering design and construction of standard shallow foundations to accommodate the loads anticipated for the various elements of the Community Environmental Centre.
- Dependent on the locations of the site works, some excavations may require temporary dewatering during construction activities.

Specific recommendations identified in the site assessment studies will be addressed in the detailed engineering design and construction of the facility.

4.3 Next Steps

Subject to Council approval to proceed, the next steps in advancing the project will include:

- Prepare for, and conduct public consultation.
- Prepare and submit regulatory approvals applications.
- Prepare a detailed operational plan for the facility.
- Prepare the detailed engineering design and issue tender for construction.

It is anticipated that some of these tasks can be carried out concurrently to optimize the schedule for the project. In preparing for the public consultations, pre-design studies will be conducted that will also contribute to preparation of the operational plan and the applications for regulatory approvals. Once completed, the detailed operational plan including staffing, operational contracting arrangements, costs and user fees will be brought before Committee and Council for approval.

The pre-design studies, along with the results of the public consultations, the operational plan and the regulatory approvals applications will provide a basis for preliminary work to commence on the detailed design. Response to the regulatory applications will provide the basis for the detailed design and preparation of a tender package. The schedule contained in Attachment 1 indicates completion of construction in Spring/Summer 2008, weather permitting.

5. FINANCIAL IMPLICATIONS

In consultation with the Region's Realty Services staff, the City of Vaughan retained an independent property appraiser to provide a valuation of the Vaughan owned lands on McCleary Court. The property appraisal has been reviewed by York's staff and a price

for the value of the property for the Vaughan-owned lands has been established. An offer to acquire the property would be conditional upon obtaining all permits and approvals necessary to proceed with the development of the Community Environmental Centre.

The Region's engineering consultants for the project have prepared a pre-engineering capital cost estimate for construction of the facility (*see Attachment 3*). The total capital cost of the facility is estimated at \$5,400,000 including construction costs, allowances for purchase of equipment items and contingency. A breakdown of total project costs is shown on Table 1.

Table 1
Vaughan Community Environmental Centre – Project Costs

Item	Amount
Land (estimate)	\$3,000,000
Planning, design and engineering consulting	\$550,000
Construction	\$4,400,000
Contingency	\$1,000,000
Total	\$8,950,000

A property acquisition report will be submitted by the Commissioner of Corporate Services to the Transportation and Works Committee meeting of June 13, 2007.

The total capital cost including property acquisition, consultant fees and estimated construction costs are within the 2007 Solid Waste Management Capital Budget of \$10.6 million approved for the project. The decrease in the project cost from that budgeted is primarily due to the change to a smaller parcel of land as described in Attachment 1.

6. LOCAL MUNICIPAL IMPACT

The proposed site location in an industrial area is an appropriate and compatible use of the property. The potential for visual, traffic and noise impacts associated with the facility will be considered in the assessment studies to develop the design options available to address these matters in greater detail. Public consultation will be conducted to identify and consider means to address concerns of neighbours.

The Community Environmental Centre in Vaughan will provide the public with local access to Regional waste management services. The services proposed to be available at the facility will augment existing curbside collection programs operated by the local municipality.

7. CONCLUSION

The Vaughan-owned lands on the east end of McCleary Court provide a suitable site for construction of the proposed Community Environmental Centre. By ensuring convenient access, ease of use and adherence to the Region's environmentally-sound waste management hierarchy, the Community Environmental Centre will contribute to achievement of the Region's waste diversion objectives.

For more information on this report contact Neil MacDonald, Engineer of the Solid Waste Management Branch at extension 5713 in the Transportation and Works Department.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)