



Water, Wastewater and Stormwater Master Servicing Plan Update – 2051 Amendment

November 2021

Volume VI – Public and Agency Consultation



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Key Acronyms and Definitions

EA (Environmental Assessment)

An Environmental Assessment, or in the context of this document the MEA Municipal Class EA, is an approved planning process for municipal infrastructure that can be used to meet the requirements of the EAA. The Municipal Class EA process was revised and updated in 1993, 2000, 2007, 2011, 2015, and 2020.

MSP (Master Servicing Plan)

The Master Servicing Plan is a comprehensive document that provides a review, evaluation, and development of water, wastewater, and stormwater servicing strategies to support existing needs and projected growth forecasts to 2051.

PIC (Public Information Centre)

Public Information Centres are public events which are used to educate and inform the public as well as to elicit feedback from the study. This is a necessary step in the Class EA process and are typically done at study milestones.

1. Introduction and Background

1.1 City of Brantford Context

The City of Brantford is located in southwest Ontario along the banks of the Grand River and is within proximity of the City of Hamilton and the County of Brant. The City of Brantford is a single tier municipality, which owns and is responsible for the planning, construction, and management of the municipal water, wastewater, and stormwater infrastructure.

The City owns and operates its water system, which includes water treatment, storage facilities, pumping stations, and trunk and distribution watermains. The City's water is supplied by a single surface water treatment plant (WTP) that draws water from the Grand River and distributes treated water to its residents.

The City owns and operates its wastewater system, which includes wastewater treatment, pumping stations, and collection and trunk sewers. The City's wastewater is collected and conveyed to a single wastewater treatment plant (WWTP) that treats the City's wastewater before discharging into the Grand River.

The City owns, maintains, and operates the majority of the stormwater collection and management infrastructure, which includes catch basins, storm sewers, ditches, culverts, stormwater management facilities, and other stormwater facilities and structures. The entirety of the City is located within the Grand River watershed. The majority of the City's existing stormwater sewers and managed ditches drain directly to the Grand River or the following Grand River tributaries: Phelps Creek, Mohawk Lake and D'Aubigny Creek; however, a significant portion of the City's northeast discharges to local creeks along the City's north and east before discharging into Fairchild Creek.

Readily available and accessible public infrastructure is essential to the viability of existing and growing communities. Infrastructure planning, land use planning, and infrastructure investment require close integration to ensure efficient, safe, and economically achievable solutions to provide the required water, wastewater, and stormwater infrastructure.

To balance the needs of growth with the protection and preservation of natural, environmental, and heritage resources, the City of Brantford initiated the preparation of the 2020 Master Servicing Plan Update – 2051 Amendment (2020 MSP Update) for water, wastewater, and stormwater services under the Municipal Engineers Association (MEA) Master Plan Class Environmental Assessment process.

1.2 Municipal Comprehensive Review

The City of Brantford started its Official Plan Review in 2013. Between 2013 and 2016, completed work included the hosting of visioning sessions, the preparation of technical background papers and the creation of a new Draft Official Plan (Version 1, issued in July 2016). The Official Plan Review was put on hold while the Municipal Boundary Adjustment Agreement, between the City of Brantford and the County of Brant, was finalized and approved by the Province, and pending updates to the Growth Plan for the Greater Golden Horseshoe to which the new Official Plan must conform.

In 2016, the municipal boundary, between the City of Brantford and the County of Brant, was adjusted to secure additional lands for the City's future growth, effective January 1, 2017. These lands are referred to as the Boundary Adjustment Lands.

The municipal boundary adjustment brought new lands into Brantford's municipal boundary; however, this did not automatically include the lands in the City's urban area boundary, also referred to as a Settlement Area boundary. To expand the City's Settlement Area boundary, the Province requires municipalities to conduct a Municipal Comprehensive Review (MCR) as input into their new or amended Official Plan. The MCR is necessary as it determines the extent to which the Settlement Area boundary is to be expanded. Following the completion of the MCR, the new or amended Official Plan can designate urban land uses within the expanded Settlement Area boundary.

The City ventured to complete the MCR and revisions to the 2016 Draft Official Plan to include the Boundary Adjustment Lands. The City of Brantford established an eight-stage study process to complete the Municipal Comprehensive Review and finalize the new Official Plan – entitled **Envisioning Our City**, and a new draft Official Plan was released to the public for review and comment in June 2020. To assist the City in completing a new Official Plan, the City retained a team of consultants led by SGL Planning & Design Inc., and includes The Planning Partnership, Cushman Wakefield, Hemson Consulting, AgPlan Limited, ASI (Archaeological Services Inc.), Ecosystem Recovery Inc., GM BluePlan Engineering, Plan B Natural Heritage, and Dillon Consulting. The new Official Plan was adopted by City Council in March 2021 and has been submitted to the Province for approval.

GM BluePlan Engineering was retained to support the MCR Study with respect to the determination of the appropriate water, wastewater, and stormwater servicing plan for the lands to be included within the Settlement Area boundary in the North Brantford and Tutela Heights Boundary Adjustment Lands.

1.3 Master Servicing Plan

In support of the Official Plan Review, and to ensure that infrastructure servicing recommendations to support the new urban land uses are made in a cohesive and integrated manner with the City's long-term servicing needs of the existing system, the City has undertaken an update to its MSP.

The 2020 MSP Update – 2051 Amendment provides a review, evaluation, and development of water, wastewater, and stormwater servicing strategies to support existing needs and projected growth forecasts based to 2051; including the servicing of new urban land uses within the City’s new Official Plan, adopted by Council in March 2021.

The 2020 MSP Update was completed concurrently with the City’s new Official Plan and the Transportation Master Plan Update to enable, where advantageous, alignment of recommended work or capital projects, minimizing potential impacts and disruptions to the public. Following the completion of the 2020 MSP Update to the 2041 growth horizon, updated growth numbers were provided by the Province’s Growth Plan to the 2051 growth horizon.

The 2020 MSP Update – 2051 Amendment is a critical component of the City’s planning for growth and will provide the framework and vision for the management, expansion and funding of the water, wastewater, and stormwater systems for the entire City to 2051 and beyond.

1.4 Master Servicing Plan Objectives

The MSP Update for water, wastewater and stormwater services comprehensively documents the development, evaluation, and selection of the preferred water, wastewater, and stormwater servicing strategies to meet the servicing needs of existing and future development to 2051 and beyond.

The 2020 MSP Update evaluates the ability of existing and planned water, wastewater, and stormwater infrastructure in the City of Brantford to efficiently and effectively service the City’s existing and anticipated growth, including servicing of the new urban land uses within the City’s new Settlement Area boundary in accordance with the draft Official Plan, and to evaluate and develop recommended servicing strategies.

The key objectives of the 2020 MSP Update are as follows:

- Review and integrate the servicing needs to support buildout of the new urban land within the 2017 Boundary Adjustment Lands;
- Review planning forecasts to 2051 and determine the impacts on servicing needs for the City’s water, wastewater, and stormwater infrastructure;
- Consider and incorporate proposed water, wastewater, and stormwater infrastructure needs to support the full buildout lands within the new municipal boundary beyond 2051;
- Undertake a comprehensive review and analysis for the water, wastewater, and stormwater servicing requirements;
- Complete the MSP in accordance with the MEA Class EA process (further described in **Volume II**);

- Address key servicing considerations as part of the development and evaluation of servicing strategies including:
 - Level of service to existing users and approved growth
 - Operational flexibility and security of supply
 - Mitigation of impacts to natural, social, and economic environments
 - Opportunity to meet policy, policy statements, regulations and technical criteria
 - Opportunity to optimize existing infrastructure and servicing strategies
 - Ensuring the strategies are cost effective
- Consider and develop sustainable servicing solutions;
- Utilize updated industry trends and more detailed information from relevant City studies and projects to provide better capital cost estimates;
- Utilize recently completed and on-going projects to update infrastructure status, capacity and cost estimates;
- Utilize the updated water, wastewater, and stormwater hydraulic models for the analysis of servicing alternatives;
- Establish a complete and implementable water, wastewater, and stormwater capital program; and
- Extensive consultation with the public and stakeholders.

1.5 Master Servicing Plan Documentation Layout

The 2020 MSP Update Report, including all supporting volumes, is the documentation placed on public record for the prescribed review period. This documentation, in its entirety, describes all required phases of the planning process and incorporates the procedure considered essential for compliance with the **Environmental Assessment Act**.

The MSP Update Report is organized into six volumes as described below.

Volume I – Executive Summary

Volume I provides a brief overview of the 2020 MSP Update. It summarizes the information contained in **Volume II, III, IV, V** and **VI**, including problem statement, purpose of the study, significant planning, environmental and technical considerations, description of the analysis performed and final solution and recommendations.

Volume II – Plan & Policy

Volume II details the master planning process; including the Master Plan Class EA process, related studies, legislative, and policy planning context, water, wastewater, and stormwater servicing principles and policies, population and employment growth forecasts, existing environmental and servicing conditions, evaluation methodology, and future considerations.

The appendices in this volume contain relevant baseline and planning information including:

- Appendix A – Traffic Zone Population and Employment Projections
- Appendix B – Principles, Policies, and Level of Service
- Appendix C – Unit Rates

Volume III – Water Master Plan

Volume III consists of the principal document summarizing the study objectives, approach, methodologies, technical analyses, evaluation and selection of the preferred water servicing strategy. This volume outlines the water policies, design criteria and level of service needed to be achieved by the water network. In addition, **Volume III** identifies the existing water network and describes the hydraulic modelling tool used for the analysis. Further **Volume III** outlines the detailed evaluation and decision-making process as well as the preferred servicing strategy and associated capital program and implementation plan.

A significant amount of technical background information has been compiled, which is critical to the development of the Water Master Servicing Plan. This information is included as appendices in **Volume III**. The technical appendices contain relevant project, implementation, and technical analysis information including:

- Appendix A – Water System Schematic
- Appendix B – Traffic Zone Demand
- Appendix C – Expansion Lands Concepts
- Appendix D – Water Treatment Plant Concepts
- Appendix E – Evaluation Tables
- Appendix F – Capital Program Project Sheets

Volume IV – Wastewater Master Plan

Volume IV consists of the principal document summarizing the study objectives, approach, methodologies, technical analyses, evaluation and selection of the preferred wastewater servicing strategy. This volume outlines the wastewater policies, design criteria and level of service needed to be achieved by the wastewater network. In addition, **Volume IV** identifies the existing wastewater network and describes the hydraulic modelling tool used for the analysis. Further in **Volume IV** is the detailed evaluation and decision-making as well as the preferred servicing strategy and associated capital program and implementation plan.

A significant amount of technical background information has been compiled, which is critical to the development of the Wastewater Master Servicing Plan. This information is included as appendices in **Volume IV**.

The technical appendices contain relevant project, implementation, and technical analysis information including:

- Appendix A – Wastewater System Schematic
- Appendix B – Traffic Zone Flows
- Appendix C – Expansion Lands Concepts
- Appendix D – Wastewater Treatment Plant Concepts
- Appendix E – Evaluation Tables
- Appendix F – Capital Program Project Sheets

Volume V – Stormwater Master Plan

Volume V consists of the principal document summarizing the study objectives, approach, methodologies, technical analyses, evaluation and selection of the preferred stormwater servicing strategy. This volume outlines the stormwater policies, design criteria and level of service needed to be achieved by the stormwater network. In addition, **Volume V** identifies the existing stormwater network and describes the hydraulic modelling tool used for the analysis. Further, **Volume V** outlines the detailed evaluation and decision-making as well as the preferred servicing strategy and associated capital program and implementation plan.

A significant amount of technical background information has been compiled, which is critical to the development of the Stormwater Master Servicing Plan. This information is included as appendices in **Volume V**. The technical appendices contain relevant project, implementation, and technical analysis information including:

- Appendix A – Key Existing Stormwater Infrastructure Facility Details
- Appendix B – Expansion Lands Subwatershed Study
- Appendix C – Evaluation Tables
- Appendix D – Implementation Plan Detailed Study Overview Sheets
- Appendix E – Capital Program Project Sheets

Volume VI – Public and Agency Consultation

Volume VI contains all relevant documentation of the public consultation process including notices, comments and responses, and distribution information. Presentation material from all Public Information Centres (PICs) held during this process is included. Other presentation material and discussion information from workshops held with relevant agencies, approval bodies and other stakeholders are also included within the appendices:

- Appendix A – Study Stakeholder List
- Appendix B – Study Commencement
- Appendix C – Public Information Centres
- Appendix D – Comments Received
- Appendix E – Study Completion

2. Agency and Public Consultation

This Volume (Public and Agency Consultation) provides a compilation of all the relevant documentation related to the public, stakeholder and agency consultation. It also provides the background support for satisfying public consultation requirements under the MEA Class Environmental Assessment Process.

The following sections summarize the key components of the Public Consultation and Communication Strategy and are further detailed in the supporting appendices.

2.1 Communications and Consultation Summary

Effective consultation with government agencies, conservation authorities, indigenous communities, utilities, community groups and other stakeholders was vital to the success of this study. Thus, a primary goal and objective was to ensure meaningful consultation and encourage two-way communication with the community, regulatory agencies, and City staff. A considerable number of stakeholder meetings were held from the early outset of the study as they were effective for addressing specific concerns. Key goals of the public consultation process as part of the MSP Update are as follows:

- Present clear and concise information to stakeholders at key stages in the study process;
- Meet MEA Class EA consultation requirements;
- Solicit community, regulatory agency, and City staff input;
- Ensure that factual information is provided to interested and affected stakeholders as soon as reasonably possible; and,
- Make contact with external agencies to obtain legislative or regulatory approvals, or to collect pertinent technical information.

To fulfill the consultation requirements of the MEA Municipal Class EA and enhance the overall Class EA process, the Master Plan was designed to:

- Build on past communication protocols and consultation plans from previous Class EA and municipal planning initiatives, to ensure consistency and continuity.
- Meet public and agency notification and consultation requirements for Phases 1 and 2 of the MEA Municipal Class EA process.
- Ensure the general public, internal municipal staff, stakeholders, external agencies (including federal and provincial) and special interest groups have an opportunity to participate in the study process.
- Ensure that information is provided to interested and affected stakeholders early and often throughout the study process.
- Contact external agencies to obtain legislative or regulatory approvals, or to collect pertinent technical information.

Complete documentation of the public and agency consultation process is summarized in the following sections.

2.2 Study Stakeholder List

A list of stakeholders, review agencies and other interested parties was developed at the outset of the study to invite participation in the study. The contact list was regularly updated throughout the study as more individuals became aware of the study or provided feedback. Stakeholders had the opportunity to be added to the contact list at any point during the study in order to receive public notices, newly available public information and attend upcoming public events. The study contact list is provided in **Appendix A**.

2.3 Notice of Study Commencement

Notices to inform the public, agencies and other stakeholders of the planning process, and solicit input. Notices were sent out in conjunction with the City of Brantford's Transportation Master Plan Update with additional information available through the City's Official Plan Update.

A combined Notice of Commencement and Public Information Centre (PIC) No. 1 was distributed to the stakeholder list on October 19, 2017. The combined Notice of Study Commencement and PIC No. 1 is provided in **Appendix B**.

2.4 COVID-19 Protocol Implementation

The Project Team implemented COVID-19 protocols beginning in March 2020. This protocol enhanced online engagement with study stakeholders to receive appropriate input. The final scheduled PIC for the MSP Update occurred during the COVID-19 protocol implementation. This PIC was held virtually. More information, including online statistics are available in **Section 2.5.4**.

2.5 Public Information Centres

This study participated in eight (8) Public Information Centres. These events included three studies to guide the City's future development to the year 2041. The work looked to update the City's Official Plan, MSP, and Transportation Master Plan and account for the Boundary Expansion Lands that were transferred from Brant Country to the City on January 1, 2017.

The PIC dates for the combined studies are listed in the table below. The MSP introduced the Problem and Opportunity statement as well as background information during the 2017 and 2018 events, and formally presented the evaluation of alternatives in 2019. MSP recommendations were presented in 2020. Key MSP PICs are highlighted in **Table 1**.

Table 1. Public Information Centre details

Public Information Centre	Date
PIC No. 1	September 2017
PIC No. 2 (Master Servicing Plan Update 1)	November 2017
PIC No. 3	May 2018
PIC No. 4	June 2018
PIC No. 5 (Master Servicing Plan Update 2)	January 2019
PIC No. 6	October 2019
PIC No. 7 (Master Servicing Plan Update 3)	February 2020
PIC No. 8 (Master Servicing Plan Update 4)	June/July 2020

A summary of the Master Servicing Plan specific updates is presented in this Section. Details of all Public Information Centres (PICs 1 through 8) are available in **Appendix C**.

2.5.1 Master Servicing Plan Update 1

In November 2017, the MSP was officially introduced and presented the Problem and Opportunity Statement, Study Background and Class EA Process.

As part of the City’s collaborative approach to planning and managing forecasted growth to 2041, the Water, Wastewater, and Stormwater MSP Update 1 was held in conjunction with the open houses on the City of Brantford 2041 Official Plan and Transportation Master Plan.

During the information session, there were a total of **58 attendees** (including only those who signed in) and **65 table comments**, of which 9 were specific to the MSP Update.

2.5.2 Master Servicing Plan Update 2

In January 2019, the PIC was focused on *Options for Community Design in the Boundary Expansion Lands*. Water and Wastewater Servicing Concepts were presented along with Land Use options with preferred water, wastewater, and stormwater servicing concepts.

During the information session, there were a total of **120 attendees** (including only those who signed in) and **52 table comments** (inclusive of all 3 Table Group Discussions).

2.5.3 Master Servicing Plan Update 3

In February 2020, the MSP presented the strategic approach including opportunities and constraints with meeting the City’s 2041 growth using existing water, wastewater, stormwater and transportation infrastructure systems; as infrastructure strategy improvement opportunities to meet future constraints and challenges for the four infrastructure systems.

During the information session, there were a total of **78 attendees** (including only those who signed in) with **3 official comment cards** submitted to the Project Team.

2.5.4 Master Servicing Plan Update 4

In June 2020, the final PIC was presented virtually to comply with COVID-19 Protocol Implementations. This included relevant recommendations for water, wastewater, and stormwater servicing. The following table outlines the PIC schedule.

Table 2. W, WW & SW Master Servicing Plan Update Public Information Centre 4 Details

MSP Public Information Centre No. 3	Date/Time	Location
Information Session Presentation	June 9, 2020	Virtual information available through the City of Brantford website
Question & Answer Submission Period	June 9-23, 2020	
Question & Answer Presentation	June 30, 2020	
Question & Answer Submission Period	June 20-July 21, 2020	
Frequently Asked Questions Document	July 28, 2020	

The online consultation proved successful, with a total of **18 detailed Question and Answer submissions** (June 9 - 23 Q&A Period) and **349 independent webpage views** in June 2020. During the second Q&A Period of June 20 - July 21, additional comments were received. All comments were responded to via the Frequently Asked Questions (FAQ) document, which included **22 detailed answers from the Project Team**. The FAQ document was published onto the project website beginning on July 28, 2020.



Figure 1. City of Brantford Webpage Analytics from June 1-22, 2020

2.6 Comments Received

Throughout the public consultation process, comments were received from public and agency stakeholders. These comments were filed and addressed accordingly. **Appendix D** provides the detailed list of comments received throughout the study.

2.7 Indigenous Communities

Indigenous Communities were contacted through the project. This included opportunities to meet with the project team, notification of: Study Commencement; Public Information Centres; and Study Completion. Any input received from these communities throughout the project was documented and taken into consideration.

The three Indigenous Communities contacted for this study include:

- Haudenosaunee Confederacy Chiefs Council
- Mississaugas of the New Credit
- Six Nations of the Grand River

The City and Six Nations of the Grand River coordinated additional opportunities to provide information and obtain feedback. Two workshops were virtually held with the Six Nations of the Grand River one for the 2020 MSP Update and one for the 2020 MSP Update – 2051 Amendment on December 11, 2020 and May 10, 2021 respectively. The following was presented at both workshops:

- Project objectives, Class EA process, and public consultation to date
- Growth projections and growth locations
- Existing conditions and proposed capital projects for the water, wastewater, and stormwater system

The intent of these workshops was to inform the Six Nations of the Grand River on the servicing plan, answer any questions they might have and elicit their comments and feedback. Minutes from both workshops are provided in **Appendix D**.

2.8 Notice of Study Completion

The Notice of Completion was distributed on November 19, 2020. The notice was made public by mail/email to identified stakeholders and advertised on the City's website. The Notice of Study Completion is provided in **Appendix E**.

2.9 2051 Amendment Notice of Completion

Following the completion of the 2020 MSP Update to the 2041 growth horizon, the MSP was amended as the 2020 MSP Update – 2051 Amendment which reviewed impacts of the additional growth to 2051 and updated the capital program and documentation to accommodate these impacts. The Notice of Completion for the 2051 Amendment was distributed on June 17, 2021. The notice was made public by mail/email to identified stakeholders and advertised on the City's website. The Notice of Study Completion is provided in **Appendix E**.



A

City of Brantford

APPENDIX A

STUDY STAKEHOLDER LIST



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
STUDY STAKEHOLDER LIST**

COUNCIL, GMS, CAO	Title	First Name	Last Name	Address 1	Address 2	City	Prov	Postal Code	Email	Phone
Mayor		Kevin	Davis	INTERNAL MAIL					kDavis@brantford.ca	
Office of the Mayor and CAO	Chief of Staff	Sasha	Hill	INTERNAL MAIL			ON		shill@brantford.ca	
CAO		Brian	Hutchings	INTERNAL MAIL					bhutchings@brantford.ca	
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Councillor	Ward 1	Rick	Weaver	INTERNAL MAIL					rickweaver@brantford.ca	
Councillor	Ward 2	John	Utley	INTERNAL MAIL					johnutley@brantford.ca	
Councillor	Ward 2	John	Sless	INTERNAL MAIL					johnsless@brantford.ca	
Councillor	Ward 3	Dan	McCreary	INTERNAL MAIL					danmccreary@brantford.ca	
Councillor	Ward 3	Greg	Martin	INTERNAL MAIL					gregmartin@brantford.ca	
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Councillor	Ward 4	Cheryl	Antoski	INTERNAL MAIL					cherylantoski@brantford.ca	
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Councillor	Ward 5	Joshua	Wall	INTERNAL MAIL					joshuawall@brantford.ca	
Community Development		Paul	Moore	INTERNAL MAIL					pmoore@brantford.ca	
Corporate Services	City Clerk	Tanya	Daniels	INTERNAL MAIL					tdaniels@brantford.ca	
Public Health, Safety & Social Services	Acting General Manager	Aaron	Wallace	INTERNAL MAIL					awallace@brantford.ca	
Public Works	General Manager of Public Works	Inderjit	Hans	INTERNAL MAIL			ON		ihans@brantford.ca	

COMMITTEES, TASK FORCE, POLICE, FIRE, LIBRARY	Title	First Name	Last Name	Address 1	Address 2	City	Prov	Postal Code	Email	Phone
Accessibility Advisory Committee		Jenny	Sawicki	INTERNAL MAIL					jsawicki@brantford.ca	
Age Friendly Community Initiatives Task Force		Laurie	Osborne	INTERNAL MAIL					losborne@brantford.ca	
Brant County Board of Health		Lorraine	Johnson						lorraine.johnson@bchu.org	
Brant-Brantford-Six Nations Impaired and Distracted Driving Advisory Committee		Julia	Sippel	INTERNAL MAIL					jsippel@brantford.ca	
Brantford Airport Board		Jim	Quin	INTERNAL MAIL					jquin@brantford.ca	
Brantford Cultural Advisory Committee		Sara	Munroe	INTERNAL MAIL					smunroe@brantford.ca	
Brantford Downtown Business Improvement Area		Annette	Fitch	120 Dalhousie Street		Brantford	ON	N3T 2J3	Annette@downtownbrantford.ca	519-753-6644
Brantford Energy Inc. Board of Directors	Chair	James R.	Ryan							
Brantford Heritage Committee		Julia	Sippel	INTERNAL MAIL					jsippel@brantford.ca	
Brantford Hydro Inc. Board of Directors	Chief Operating Officer	James	Nagle	415 Mohawk Street		Brantford	ON	N3T 5L9	inagle@brantford.ca	226-493-1037
Brantford Police Services Board									bpsb@police.brantford.on.ca	
Brantford Police Services Board									meves@police.brantford.on.ca	
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Brantford Power Inc.		Domenic	D'Amato						ddamato@brantford.ca	
Brantford Power Inc. Board of Directors	Chair	Scott	Saint	P.O. Box 308		Brantford	ON	N3T 5N8	customerservices@brantfordpower.ca	519-751-3522
Brantford Public Library	CEO	Kathryn	Goodhue	173 Colborne Street		Brantford	ON	N3T 2G8	kgoodhue@brantford.library.on.ca	519-756-2220 x.319
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Brantford Transit Task Force		Julia	Sippel	INTERNAL MAIL					jsippel@brantford.ca	
Brownfield Community Advisory		Tara	Tran	INTERNAL MAIL					ttran@brantford.ca	
Downtown Performance Grant Programme Advisory Committee		Tara	Tran	INTERNAL MAIL					ttran@brantford.ca	
Economic Development Advisory Committee		Kevin	Finney	INTERNAL MAIL					kfinney@brantford.ca	
Environmental Policy Advisory Committee		Julia	Sippel	INTERNAL MAIL					jsippel@brantford.ca	
Environmental Policy Advisory Committee		Andrew	Tonkin						atonkin@grchc.ca	
Environmental Policy Advisory Committee		Peter	Mogk						rainbowrev@execulink.com	
Environmental Policy Advisory Committee		Sadeki	Simpson						sadeki.simpson@yahoo.com	
Healthy Brantford Task Force		Aaron	Wallace	INTERNAL MAIL					awallace@brantford.ca	
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Police Services - Crime Prevention Officer	Sgt.	Jordan	Schmutz	344 Elgin Street	P.O. Box 116	Brantford	ON	N3T 5T3	jschmutz@police.brantford.on.ca	519-759-0113
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Tourism Advisory Committee		Sara	Munroe	INTERNAL MAIL			ON		smunroe@brantford.ca	
Town & Gown Advisory Committee		Tara	Tran	INTERNAL MAIL					ttran@brantford.ca	

CITY STAFF	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone
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Building Services	Acting Director	Andy	McMahon	INTERNAL MAIL			ON		amcmahon@brantford.ca	
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Development Engineering		Steve	Dyjach	INTERNAL MAIL			ON		sdjyach@brantford.ca	
Economic Development	Director	Kevin	Finney	INTERNAL MAIL					kfinney@brantford.ca	
Engineering Services	Director	Russ	Loukes	INTERNAL MAIL					rloukes@brantford.ca	
Environmental Services		Jennifer	Elliott	INTERNAL MAIL			ON		jelliott@brantford.ca	
Environmental Services		Ron	Lynes	INTERNAL MAIL			ON		rlynes@brantford.ca	
Environmental Services		Jim	Young	INTERNAL MAIL			ON		jeyoung@brantford.ca	
Environmental Services		Duane	Ayres	INTERNAL MAIL			ON		dayres@brantford.ca	
Environmental Services		Lindsay	Chapin	INTERNAL MAIL			ON		lchapin@brantford.ca	
Facilities Management & Security	Acting Director	Lise	Sordo	INTERNAL MAIL					lsordo@brantford.ca	
Fleet and Transit Services	Director	Mike	Bradley	INTERNAL MAIL					mbradley@brantford.ca	
Health and Human Services Commission		Pamela	Pacheco						ppacheco@brantford.ca	
Housing	Director	Maryellen	MacIellan	INTERNAL MAIL					mmacIellan@brantford.ca	
Housing	Housing Development Coordinator	Jeff	Lowe	INTERNAL MAIL					jlowe@brantford.ca	
Housing		Kevin	O'Hara	INTERNAL MAIL			ON		kohara@brantford.ca	
Infrastructure Planning		Chris	Fong	INTERNAL MAIL			ON		cfong@brantford.ca	
Infrastructure Planning	Asset Management Specialist	Sharon	Anderson	INTERNAL MAIL			ON		andersonsh@brantford.ca	
Infrastructure Planning		Kathryn	Broadbelt	INTERNAL MAIL			ON		kbroadbelt@brantford.ca	
Legal and Real Estate	City Solicitor	Heidi	DeVries	INTERNAL MAIL					hdevries@brantford.ca	
Parks and Recreation	Director - Parks	Brian	Hughes	INTERNAL MAIL					bhughes@brantford.ca	



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
STUDY STAKEHOLDER LIST**

CITY STAFF CONT.											
	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone	
Parks and Recreation	Manager, Parks Design, Development Open Spaces	Vicki	Armitage	INTERNAL MAIL					varmitage@brantford.ca		
Parks and Recreation	Manager, Community Recreation	Lori-Dawn	Cavin	INTERNAL MAIL					lcavin@brantford.ca		
Planning	Manager, Current Planning	Joe	Muto	INTERNAL MAIL					jmuto@brantford.ca		
Planning	Manager, Policy Planning	Nicole	Wilmot	INTERNAL MAIL					nwilmot@brantford.ca		
Planning	Policy Planner	Josh	Schram	INTERNAL MAIL					jschram@brantford.ca		
Planning	Senior Policy Planner	Alan	Waterfield	INTERNAL MAIL					awaterfield@brantford.ca		
Planning		KC	Pongraz	INTERNAL MAIL			ON		kpongraz@brantford.ca		
Planning		Nicole	Pettenuzzo	INTERNAL MAIL			ON		npettenuzzo@brantford.ca		
Planning		Sean	House	INTERNAL MAIL			ON		shouse@brantford.ca		
Planning		Alexandra	Mathers	INTERNAL MAIL			ON		amathers@brantford.ca		
Planning		Brynne	O'Neill	INTERNAL MAIL			ON		boneill@brantford.ca		
Planning		Jeff	Medeiros	INTERNAL MAIL			ON		jmedeiros@brantford.ca		
Planning		Victoria	Coates	INTERNAL MAIL			ON		vcoates@brantford.ca		
Planning		Patrick	Vusir	INTERNAL MAIL			ON		pvusir@brantford.ca		
Public Works	Director, Environmental Services	Selvi	Kongara	INTERNAL MAIL					skongara@brantford.ca		
Public Works	Senior Project Manager, Transportation and Parking Services	Evie	Przybyla	INTERNAL MAIL					vprzybyla@brantford.ca		
Public Works	Manager, Design and Construction	Wendy	Teufel	INTERNAL MAIL					wteufel@brantford.ca		
Sanderson Centre for the Performing Arts	Theatre Manager	Glenn	Brown	INTERNAL MAIL					gbrown@brantford.ca		
Tourism and Marketing	Manager	Sara	Munroe	INTERNAL MAIL			ON		smunroe@brantford.ca		

CONSULTING TEAM											
	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone	
AgPlan		Michael	Hoffman	84 Callander Dr.		Guelph	ON	N1E 4H8	mkhagpln@santex.net	519-822-0750	
ASI		David	Robertson	528 Bathurst Street		Toronto	ON	M5S 2P9	drobertson@asiheritage.ca	416-966-1069 x231	
ASI		Robert	MacDonald	528 Bathurst Street		Toronto	ON	M5S 2P9	RMacDonald@asiheritage.ca	416-966-1069 x235	
Cushman & Wakefield		Andrew	Browning	161 Bay Street, Suite 1500		Toronto	ON	M5J 2S1	Andrew.browning@cushwake.com	416-359-2510	
Dillon		Paul	Bumstead	235 Yorkland Boulevard, Suite 800		Toronto	ON	M2J 4Y8	pbumstead@dillon.ca	416.229.4646 x 2311	
Ecosystem Recovery		Mariette	Pushkar	80 Courtland Avenue East, Unit 2		Kitchener	ON	N2G 2T8	Mariette.pushkar@ecosystemrecovery.ca	519-621-1500 x105	
GM BluePlan		Alyssa	Kochanski	Royal Centre, 3300 Highway No 7	Suite 402	Vaughan	ON	L4K 4M3	Alyssa.Kochanski@gmblueplan.ca	416-768-1494	
GMBLuePlan		Chris	Hamel	Royal Centre, 3300 Highway No. 7, Suite 402		Vaughan	ON	L4K 4M3	Chris.hamel@gmblueplan.ca	416-703-0667	
GMBLuePlan		Julien	Bell	Royal Centre, 3300 Highway No. 7, Suite 402		Vaughan	ON	L4K 4M3	Julien.bell@gmblueplan.ca	416-703-0667	
Plan B Natural Heritage		Brad	Bricker	176 Fellowes Crescent		Waterdown	ON	L8B 0M9	bbricker@planbnh.ca	905-689-0793	
SGL		David	Riley	1547 Bloor Street West		Toronto	ON	M6P 1A5	driley@sglplanning.ca	416-923-6630 x28	
SGL		Paul	Lowes	1547 Bloor Street West		Toronto	ON	M6P 1A5	plowes@sglplanning.ca	416-923-6630 x23	
The Planning Partnership		Donna	Hinde	1255 Bay Street, Suite 201		Toronto	ON	M5R 2A9	dhinde@planpart.ca	416-975-1556 x224	
The Planning Partnership		Ron	Palmer	1255 Bay Street, Suite 201		Toronto	ON	M5R 2A9	rpalmer@planpart.ca	416-975-1556 x227	
The Planning Partnership		Stacey	McCulloch	1255 Bay Street, Suite 201		Toronto	ON	M5R 2A9	smcculloch@planpart.ca	416-975-1556	

ORGANIZATIONS, AGENCIES, GOV'T STAKEHOLDERS											
	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone	
Active Grand		Sandy	Crowther	P.O. Box 101		Oakland	ON	N0E 1R0			
Active Grand	Project Coordinator	Stephanie	DeLaronde						Stephanie.Delaronde@brant.ca		
Bell Canada									circulations@mmm.ca		
Boys & Girls Club of Brantford		Deanna	Searle	2 Edge Street		Brantford	ON	N3T 6H1	bgced@teksavvy.com		
Brantford-Brant Business Resource Enterprise Centre				INTERNAL MAIL					brc@brantford.ca	519-756-4629	
Brant County		Jennifer	Boyer						Jennifer.Boyer@brant.ca		
Brant County Health Unit	Health Promoter	Nicole	Britten	194 Terrace Hill St.		Brantford	ON	N3R 1G7	nicole.britten@bchu.org	(519) 753-4937	
Brant County Health Unit		Naika	Thomas						Naika.Thomas@bchu.org		
Brant County Health Unit		Kristen	Boulard	194 Terrace Hill St.		Brantford	ON	N3R 1G7	Kristen.Boulard@bchu.org	519-753-4937 x315	
Brant Food Coalition	Chair	Katherine	Haneke	363 Colborne Street		Brantford		N3S 3N2	khaneke@grchc.ca		
Brant Food Coalition	Chair	Ashley	Singleton	Email Only					asingleton@crs-help.ca		
Brant Haldimand Norfolk Catholic District School Board	Superintendent of Business & Treasurer	Scott	Keys	322 Fairview Drive	P.O. Box 217	Brantford	ON	N3T 5M8	skeys@bhncdsb.ca	756-6505 ext. 272	
Brant Museum & Archives		Nathan	Etherington	57 Charlotte Street		Brantford	ON	N3T 5T8	nathan.etherington@brantmuseums.ca	519-752-2483	
Brantford YMCA-YWCA		Jacki	Kostuk	143 Wellington Street		Brantford	ON	N3S 3Y8			
Brantford/Brant Chamber of Commerce	CEO	Charlene	Nicholson	77 Charlotte Street		Brantford	ON	N3T 2W8	charlene@brcc.ca	519-753-2617	
Brantford/Brant Chamber of Commerce		David	Prang	77 Charlotte Street		Brantford	ON	N3T 2W8	david@brcc.ca		
Brantford-Brant Roundtable on Poverty	Executive Director	Heather	Vanner	1100 Clarence Street South	Suite 202	Brantford	ON	N3S 7N8	hvanner@crs-help.ca	519-753-4357 ext.240	
Canada Post		Connie	Richardson						connie.richardson@canadapost.postescanada.ca		
Canadian Hearing Society	General Support Services Counsellor	Bev	Davidson	139-225 Colborne Street		Brantford	ON	N3T2H2	bdavidson@chs.ca		
Canadian Mental Health Association-Brant	Executive Director	Peg	Purvis	203-44 King Street		Brantford	ON	N3T 3C7	peg@cmhabrant.on.ca		
Canadian Military Heritage Museum	Chairman	Rick	Shaver	P.O. Box 27033	794 Colborne Street	Brantford	ON	N3S 7V1	cmhm@exculink.com	(519) 759-1313	
CN Rail									proximity@cn.ca		
Community Living Brant	Executive Director	Debbie	Cavers	366 Dalhousie Street		Brantford	ON	N3S 3W2	debbiecavers@clbrant.com	519-756-2662 x205	
Conestoga College	Chair, School of Business and Hospitality	Amy	Kendall	299 Doon Valley Drive		Kitchener	ON	N2G 4M4			
Conestoga College	Chief of Hospitality	Diane	Cudney	299 Doon Valley Drive		Kitchener	ON	N2G 4M4			
Conseil Scolaire de District Catholique		Albert	Aazouz						aaazouz@csdcds.edu.on.ca		
Contact Brant	Chief Executive Officer	Jane	Angus	643 Park Road North		Brantford	ON	N3T 5L8	jane@contactbrant.net	519-758-8228	
County of Brant	Manager of Council Services, Clerk	Heather	Boyd	26 Park Avenue	County of Brant- Clerks	Burford	ON	N0E 1A0	heather.boyd@brant.ca	519-449-2451	
County of Brant	Director of Planning	Mat	Vaughan	66 Grand River St. North	Development Services Department, Planning Division	Paris	ON	N3L 2M2	mat.vaughan@brant.ca	226-388-3906	
County of Brant		Mark	Maxwell			Burford	ON		mark.maxwell@brant.ca		
Department of Fisheries, Oceans and the Canadian Coast Guard	Ecosystems Management - Regional Director	Dale	Nicholson	867 Lakeshore Road		Burlington	ON	L2R 4A6			
Department of Indigenous and Northern Affairs Canada	Senior Environmental Specialist	Roy	Angelow	655 Bay Street	Suite 700, 8th Floor	Toronto	ON	M5G 2K4	roy.angelow@canada.ca		
Department of Indigenous and Northern Affairs	Lands - Regional Manager	Shannon	Doyle	655 Bay Street	Suite 700, 8th Floor	Toronto	ON	M5G 2K4	shannon.doyle@canada.ca	416-973-4328	
Department of Indigenous and Northern Affairs	Sr. Information Officer	John	Schmied	25 St. Clair Ave. East	8th Floor	Toronto	ON	M4T 1M2	john.schmied@canada.ca		
Department of Indigenous and Northern Affairs	Senior Land Negotiations Officer	Pauline	Haarmeyer	655 Bay Street	Suite 700, 8th Floor	Toronto	ON	M5G 2K4	pauline.haarmeyer@canada.ca		
Department of Indigenous and Northern Affairs	Environmental Assessment Coordinator			25 St. Clair Ave. East	8th Floor	Toronto	ON	M4T 1M3			



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Organization	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone
Environment Canada	Environmental Assessment and Approvals Branch			2 St. Clair Avenue West	Floor 12A	Toronto	ON	M4V 1L5		1-800-461-6290
ORGANIZATIONS, AGENCIES, GOV'T STAKEHOLDERS CONT.										
Environment Canada	EA Section, Ontario Region - Manager	Robert	Dobos	867 Lakeshore Road	PO Box 5050	Burlington	ON	L7R 4A6	rob.dobos@canada.ca	905-336-4953
Environment Canada	Canadian Wildlife Service - Ontario Region			4905 Dufferin Street		Toronto	ON	M3H 5T4	enviroinfo@ec.gc.ca	1-800-668-6767
Family Counselling Centre of Brant	Executive Director	Shelley	McCarthy	54 Brant Avenue		Brantford	ON	N3T 3G8	office@fccb.ca	519-753-4173
Federal Economic Development Agency for Southern Ontario	Policy Advisor	Alex	Sirianni	151 Yonge Street	3rd floor	Toronto	ON	M5C 2W7		
Fisheries and Oceans Canada	Senior Fisheries Protection Program Biologist	Brent	Valere	867 Lakeshore Road		Burlington	ON	L2R 4A6		
Fisheries and Oceans Canada	Fisheries Protection Program			867 Lakeshore Road		Burlington	ON	L7S 1A1	fisheriesprotection@dfo-mpo.gc.ca	1-855-852-8320
Grand Erie District School Board	Planning Officer	Michelle	O'Reilly	349 Erie Avenue		Brantford	ON	N3T 5V3	michelle.oreilly@granderie.ca	
Grand Erie District School Board	Planning Officer	Michelle	Le Dressay	349 Erie Avenue		Brantford	ON	N3T 5V3	michelle.ledressay@granderie.ca	
Grand River Community Health Care		Kathy	Poirer	363 Colborne Street		Brantford	ON	N3S 3N2	kathy@grcoa.ca	
Grand River Community Health Centre		JoAnne	Dubois	363 Colborne Street		Brantford	ON	N3S 3N2	JDubois@grchc.ca	
Grand River Conservation Authority	Planner	Ashley	Graham	400 Clyde Road	P.O. Box 729	Cambridge	ON	N1R 5W6	agraham@grandriver.ca	519-621-2763 x2238
Grand River Conservation Authority	Subwatershed Planning Coordinator	Janet	Ivey	400 Clyde Road	P.O. Box 729	Cambridge	ON	N1R 5W6	jivey@grandriver.ca	
Grand River Conservation Authority		Fred	Natolochny	400 Clyde Road	P.O. Box 729	Cambridge	ON	N1R 5W6	fnatolochny@grandriver.ca	
Grand River Conservation Authority		Nathan	Garland	400 Clyde Road	P.O. Box 729	Cambridge	ON	N1R 5W6	ngarland@grandriver.ca	
Grand River Council on Aging				Email Only					info@grcoa.ca	226-388-0795
Grand River Council on Aging		Lucy	Marco							
Grand Valley Trails Association	President	Nicholas	Dinka	P.O. Box 40068		Waterloo	ON	N2J 4V1	info@gvta.on.ca	519-576-6156
Grand Valley Trails Association	Vice-President, Trail Maintenance	Vlad	Pop				ON		trailmaintenance@gvta.on.ca	
Health Canada	Regional Environmental Health Assessment Coordinator	Kitty	Ma	180 Queen Street West		Toronto	ON	M5V 3X3	kitty.ma@canada.ca	
Hydro One Networks Inc.				Land Use Planning Hydro One					landuseplanning@hydroone.com	
Infrastructure Ontario	Environmental Advisor	Lisa	Myslicki	1 Dundas Street West	Suite 2000	Toronto	ON	M5G 2L5		
Infrastructure Ontario	Real Estate and Lending - Project Information Assistant	Keith	Noronha	1 Dundas Street West	Suite 2000	Toronto	ON	M5G 2L5	keith.noronha@infrastructureontario.ca	416-327-2755
Infrastructure Ontario	Heritage Projects - Environmental Specialist	Lisa	Myslicki	1 Dundas Street West	Suite 2000	Toronto	ON	M5G 2L5	lisa.myslicki@infrastructureontario.ca	416-212-3768
Infrastructure Ontario	Environmental Management	Raquel	Kalideen	1 Dundas St West	Suite 2000	Toronto	ON	M5G 2L5	Raquel.Kalideen@infrastructureontario.ca	
Infrastructure Ontario, Development Planning	Planning Coordinator	Tate	Kelly	1 Dundas Street West	Suite 2000	Toronto	ON	M5G 2L5	Tate.Kelly@infrastructureontario.ca	
Ministry of Agriculture, Food and Rural Affairs	Environmental and Land Use Policy - Rural Planner	Carol	Neumann	6484 Wellington Road 7	Unit 10	Elora	ON	N0B 1S0	carol.neumann@ontario.ca	519-846-3393
Ministry of Children, Community and Social Services, West Region	Planning Officer			119 King Street West		Hamilton	ON	L8P 4Y7		905-521-7280
Ministry of Economic Development, Employment and Infrastructure	Communications Marketing Branch - Director	Clare	Barnett	900 Bay Street	8th Floor	Toronto	ON	M7A 2E1	clare.barnett@ontario.ca	416-325-8058
Ministry of Heritage, Sport, Tourism and Culture Industries	Regional Development Advisor	Eva	Salter	301 St Paul St		St Catharines	ON	L2R 7R4	Eva.Salter@ontario.ca	905-704-3953
Ministry of Heritage, Sport, Tourism and Culture Industries	Culture Division - Heritage Planner	Joseph	Muller	401 Bay Street	Suite 1700	Toronto	ON	M7A 0A7	joseph.muller@ontario.ca	416-314-7145
Ministry of Indigenous Affairs	Ministry Partnerships Unit - Manager (Acting)	Rachael	Manson-Smith	160 Bloor Street East	9th Floor	Toronto	ON	M7A 2E6	rachael.manson-smith3@ontario.ca	416-325-7032
Ministry of Indigenous Affairs	Ministry Partnerships Division - Director (Acting)	Heather	Leveque	160 Bloor Street East	9th Floor	Toronto	ON	M7A 2E6	heather.leveque@ontario.ca	416-325-7032
Ministry of Indigenous and Northern Affairs Canada	Regional Environment Manager	Lina	Leticq	655 Bay Street	Suite 700, 8th Floor	Toronto	ON	M5G 2K4	lina.leticq@canada.ca	
Ministry of Municipal Affairs & Housing		David	Stubbs	659 Exeter Road		London	ON	N6E 1L3	david.stubbs@ontario.ca	
Ministry of Municipal Affairs & Housing		Scott	Oliver	659 Exeter Road		London	ON	N6E 1L3	scott.oliver@ontario.ca	
Ministry of Natural Resources and Forestry	Guelph District Planner	David	Marriott	1 Stone Road West		Guelph	ON	N1G 4Y2	david.marriott@ontario.ca	519-826-4926
Ministry of Natural Resources and Forestry	Guelph District Manager	Ian	Hagman	1 Stone Road West		Guelph	ON	N1G 4Y2	ian.hagman@ontario.ca	519-826-4931
Ministry of the Environment & Climate Change		Lubna	Hussain				ON		Lubna.I.Hussain@ontario.ca	
Ministry of the Environment, Conservation and Parks	West Central Region - Environmental Resource Planner & EA Coordinator	Barbara	Slattery	119 King Street West	12th Floor	Hamilton	ON	L8P 4Y7	barbara.slattery@ontario.ca	905-521-7864
Ministry of the Environment, Conservation and Parks	Environmental Approvals Branch - Director	Kathleen	Hedley	135 St. Clair Avenue West		Toronto	ON	M4V 1P5	kathleen.hedley@ontario.ca	416-314-7288
Ministry of the Environment, Conservation and Parks	District Manager	Dolly	Goyette	1 Stone Road West		Guelph	ON	N1G 4Y2	dolly.goyette@ene.gov.on.ca	519-783-4333
Ministry of Transportation	West Region (London) Engineering Office Corridor Management	Allan	Hodgins				ON		allan.hodgins@ontario.ca	226-973-8580
Ministry of Municipal Affairs and Housing		Michelle	Knieriem				ON		Michelle.Knieriem@ontario.ca	
MMAH Ontario Growth Secretariat		Christina	Thomas			Toronto	ON		Christina.Thomas@ontario.ca	
Ontario Clean Water Agency	Operations Manager, Brant, Haldimand Hub, Waterloo Region	Brian	Runstedler	385 Mohawk Street	P.O. Box 911	Brantford	ON	N3T 5S1		519-756-5957
Ontario Realty Corporation	General Manager Environmental and Cultural Heritage	Brian	Agensky	1 Dundas St West		Toronto	ON	M5G 2L5		
Provincial Court	Probation and Parole Officer	Holly	McDonald	38 Darling Court	Suite 306	Brantford	ON	N3T 6A8	holly.mcdonald@ontario.ca	
Rogers Cable		Dan	Mozzoni						Dan.Mozzoni@rci.rogers.com	
Rogers Cable		Steve	Gionomo						Steve.Gionomo@rci.rogers.com	
St. Leonard's Community Services	Executive Director	Bill	Sanderson	P.O. Box 638		Brantford	ON	N3T 5P9	wsanderson@st-leonards.com	519-759-8830 x. 212
Union Gas		Mary-Jane	Patrick						ONTUGLLandsINQ@spectraenergy.com	
Wilfrid Laurier University	Sustainability Coordinator	Claire	Bennett	255 King St. N.	K402	Waterloo	ON	N2L 3N1	cbennett@wlu.ca	
Wilfrid Laurier University	Director of Campus Operations	Antonio	Araujo	73 George Street	SC1406	Brantford	ON	N3T 2T3	aaaraujo@wlu.ca	
YMCA Employment, Training and Settlement Services				38 Darling Street	Suite 201	Brantford	ON	N3T 6A8	Immigrant_Settlement@ymca.ca	519-752-4568
INDIGENOUS COMMUNITIES										
Haudenosaunee Confederacy Chiefs Council	Secretary	Leroy	Hill	2634 6th Line	R.R.#2	Ohswéken	ON	N0A 1M0	jocko@sixnationsns.com	
Haudenosaunee Development Institute	Archaeology Supervisor	Wayne	Hill	16 Sunrise Court, Suite 417	P.O. Box 714	Ohswéken	ON	N0A 1M0	tworowarchaeology@gmail.com	226-388-7135 Cell: 519-761-1794
Haudenosaunee Development Institute	Monitoring Program Coordinator	Todd	Williams	16 Sunrise Court, Suite 417	P.O. Box 714	Ohswéken	ON	N0A 1M0	williams.todde@gmail.com	226-388-7135
Mississaugas of the New Credit First Nation	Consultation Manager, Consultation and Accommodation Unit	Fawn	Sault	6 First Line	R.R.#6	Hagersville	ON	N0A 1H0	fawn.sault@newcreditfirstnation.com	905-768-4260
Six Nations Development Corp.		Janis	Monture	3633 Third Line		Ohswéken	ON	N0A 1M0	jmonture@sndevcorp.ca	
Six Nations of the Grand River Development Coporation	Land and Resources - Community Plan Update	Jake	Bastedo						jbastedo@sndevcorp.ca	



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
STUDY STAKEHOLDER LIST**

Individual															
Individual															
Individual															
DEVELOPMENT CONT.	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone					
Individual						Brantford	ON								
Individual						Guelph	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Individual						Hamilton	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Individual						Paris	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Individual						North York	ON								
Individual						Paris	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Individual						Paris	ON								
Individual						Jordan	ON								
Individual						Brantford	ON								
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Individual						Brantford	ON								
Individual															
Individual						Burlington	ON								
Individual						London	ON								
Individual						Brantford	ON								
Individual						Brantford	ON								
Infrastructure Ontario		Jordan	Erasmus	email only					jordan.erasmus@infrastructureontario.ca						
James Dick Construction Limited/Telephone City Aggregates Inc.	Executive Vice President	Gregory	Sweetnam						gsweetnam@jamesdick.com						
James So Realty Ltd, Brokerage		Alex	So						alexsobroker@gmail.com						
Jaycees Brantford Non Profit Homes				73 Pearl St.		Brantford	ON	N3T 3N8	jchomes@on.aibn.com					519-759-4799	
Johnston Consulting		Dave	Johnston	347 Old Muskoka Road		Orillia	ON	L3V 4G5	d.johnstonconsulting7@gmail.com					249-385-5837	
King & Benton		Steve	Charest	44 Elgin St.		Brantford	ON	N3R 1E7	scharst@kingandbenton.com					51-752-2714	
Labreche Patterson & Associates Inc		Victor	Labreche	330-F Trillium Drive		Kitchener	ON	N2E 3J2	victor@lpplan.com					519-896-5955	
Labreche Patterson & Associates Inc.		John	Vos						john@lpplan.com						
Lakeview Homes		Frank	Marchio						frank@lakeviewhomesinc.com						
Lakeview Homes		Michael							md@lakeviewhomesinc.com						
Lakeview Homes		Michael	DeBiasio						michaeldebiasio@lakeviewhomesinc.com						
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Landsite Advisory Group Inc	Senior Advisor	Robert	Labron	165 Cross Ave Suite 411		Oakville	ON		rlabron@landsiteadvisory.ca					519-861-7300	
Leonard Commercial		Candace	Leung						cleung@lennard.com						
Liberty Development		Mark	Liddy	1 Steelcase Road West		Markham	ON	L3R 0T3	mark@libertydevelopment.ca						
Loblaw (Rep Canadian Tire)		Steve	Thompson	1 President Choice Circle		Brampton	ON		steve.thompson1@loblaw.ca						
Lura Consulting		Liz	Nield						lnield@lura.ca						
Mayberry Homes		Mike	Quattrociocchi	32 Dunsdon Street		Brantford	ON	N3R 3T3							
McKeough Supply Brantford		Lisa	Grant	65 Dante Crescent		Brantford	ON	N3P 1B9	lagrant@emcoltd.com						
MHBC		Carol	Wiebe	540 Bingemans Centre Drive	Suite 200	Kitchener	ON	N2B 3X9	cwiebe@mhbcpplan.com						
MHBC		David	McKay						dmckay@mhbcpplan.com						
MHBC		Kate	Wills	540 Bingemans Centre Drive	Suite 200	Kitchener	ON	N2B 3X9	kwills@mhbcpplan.com						
MHBC		Meghan	Lippert	540 Bingemans Centre Drive	Suite 200	Kitchener	ON	N2B 3X9	mlippert@mhbcpplan.com						
MHBC		Stephanie	Mirtitsch	540 Bingemans Centre Drive	Suite 200	Kitchener	ON	N2B 3X9	smirtitsch@mhbcpplan.com						
MHBC		Trevor	Hawkins	540 Bingemans Centre Drive	Suite 200	Kitchener	ON	N2B 3X9	thawkins@mhbcpplan.com					519-576-3650 x 729	
MHBC Planning, Urban Design, & Landscape Architecture		Dave	Aston	540 Bingemans Centre Drive, Suite 200		Kitchener	ON	N2B 3X9	daston@mhbcpplan.com					519-576-0121	
MHBC Planning, Urban Design, & Landscape Architecture		Neal	Deruyter	email only					nderuyter@mhbcpplan.com						
MMM Group Limited		Bobby	Gauthier	email only					gauthierb@mmm.ca						
MMM Group Limited		Tommy	Karapalevski	100 Commerce Valley Drive West		Thornhill	ON	L3T 0A1	KarapalevskiT@mmm.ca					905-882-4211	
MTE Consultants		Rob	Melick						rmelick@mte85.com						
MTE Consultants		Ivana	Cekic	520 Bingemans Centre Drive		Kitchener	ON	N2B 3X9	icekic@mte85.com						
MTE Consultants		Ward	Wilson						wwilson@mte85.com						
MTE Consultants		Steve	Peterson				ON		speterson@mte8.com						
Multani Custom Homes		Ajay	Kaushik	515 Park Road North		Brantford	ON	N3R 7G3	aj_kaushik@hotmail.com						
Multani Custom Homes		Rob	Multani	29 Jamieson Court		Brantford	ON	N3T 6T1	multanicustomhomes@rogers.com						
North American Development Group		Steve	Bishop	email only					sbishop@nadg.com						
North American Development Group		Victoria	McCrum	2851 John Street, Suite 1		Markham	ON	L3R 5R7	vmccrum@nadg.com					905-968-3185	
North American Development Group		Giordana	Sita	2851 John Street, Suite 1		Markham	ON	L3R 5R7	gsita@nadg.com						
Odan-Detech Group		Drago	Samardzic	5230 South Service Road		Burlington	ON	L7L 5K2	drago@odandetech.com					(905) 632-3811	
ORHMA (Ontario Restaurant, Hotel & Motel Association)	Vice President of Government Relations	Leslie	Smejkal	2600 Skymark Avenue	Suite 8-201	Mississauga	ON	L4W 5B2	lsmejkal@orhma.com					1800-668-8906	
own farms along Park Road north of Powerline															
own farms along Park Road north of Powerline															
Pharmasave Smith Drugs & Apothecary		Philip	Smith						phil_smithdrugs@yahoo.com						
Pinevest		Brad	Wilson						Brad@Pinevest.ca						



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
STUDY STAKEHOLDER LIST**

	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone
Pleasant Ridge Land Owners						Brantford	ON			
Pleasant Ridge Land Owners						Port Dover	ON			
Pleasant Ridge Land Owners						Brantford	ON			
Power Lyons Real Estate Team		Trisha	Syrowy						trisha@powerlyons.com	613-327-7661
DEVELOPMENT CONT.										
Prowind Renewables		Helmut	Schneider	12 James Street North		Hamilton	ON	L8R 2J9	hschneider@prowind.com	905-528-1747 x211
Quinn Design Associates		John	Quinn	email only					jquinn@quinn-associates.com	
R.G. Richards		Eric	Miles	4181 Sladeview Crescent, Unit 23		Mississauga	ON	L5L 5R2	eric@rgrichards.com	
R.G. Richards & Associates		Ron	Richards						ron@rgrichards.com	
Rice Commercial Group Limited		Michael	Mendes						Michael.Mendes@ricegroup.ca	
RJ Burnside		David	Argue	17345 Leslie Street		Newmarket	ON	L3Y U4Y	david.argue@rjburnside.com	
ROI Group		Steven	Szasz	36 Russell Street		Mount Pleasant	ON	N0E 1K0	szasz@rogers.com	
ROI Group Inc.		Darren	Neziol						dneziol@roigroup.ca	
ROI Group Inc.		Mark	Dixon	446 Mount Pleasant Road		Brantford	ON	N3T 5L5	mdixon@roigroup.ca	
Sentry Property Group		Darrin	Krill				ON		darrink@sentrypropertygroup.ca	
Sifton Properties Ltd.		Mark	Sinden	Email only					mark.sinden@sifton.com	
Sifton Properties Ltd.		Maureen	Zunti	P.O. Box 5099		London	ON	N6A 4M8	maureen.zunti@sifton.com	
Sifton Properties Ltd.		Mark	Sinden						msinden@sifton.com	
Smart Centres		Vincci	Wilson	700 Applewood Cres suite 100		Vaughan	ON	L4K 5X3	vwilson@smartcentres.com	905-760-6200 x7284
Sorbara Group of Companies		Catherine	Pan	3700 Steeles Ave W, Suite 800		Vaughan	ON	L4L 8M9	cpan@sorbara.com	905-850-6154 x277
Sorbara Group of Companies		James	Bujak	3700 Steeles Ave W, Suite 800		Vaughan	ON	L4L 8M9	jbujak@sorbara.com	905-850-6154 x244
Sorbara Group of Companies		Natalie	Shurigina	3700 Steeles Avenue West		Vaughan	ON	L4K 2V1	nshurigina@sorbara.com	
Sorbara Group of Companies		Mark	Pavkovic	3700 Steeles Avenue West	Suite 800	Vaughan	ON	L4L 8M9	mpavkovic@sorbara.com	905-850-6154 x 277
Spectrum Realty Services		Warren	Lass						warrenlass@icloud.com	
Speelzieck Homes		Ed	Speelzieck	18 Oakley Road		Brantford	ON	N3T 5K1	brantstar@rogers.com	
Stantec		Sean	Geddes						sean.geddes@stantec.com	
Stantec		Kevin	Fergin						kevin.fergin@stantec.com	
Stantec		Nathan	Jamieson				ON		nathan.jamieson@stantec.com	
Stikeman Elliott LLP		Jonathan	Cheng						jcheng@stikeman.com	
Stikeman Elliott LLP		Maggie	Bassani (Chien)	5300 Commerce Court West	199 Bay Street	Toronto	ON	M5L1B9	mcbassani@stikeman.com	
Stikeman Elliott LLP		Patrick	Duffy						pduffy@stikeman.com	
Stratford Terrace condo		Donna	Terdick	Stratford Terrace					dterdik@rogers.com	519-756-0165
Strathallen		Don	Burton				ON		donburton@strathallen.com	
T. Johns Consulting Group		Terri	Johns	310 Limeridge Road West	Suite 6	Hamilton	ON	L9C 2V2	tjohns@tjohnsconsulting.com	905-574-1993 x 201
Treasure Hill	Director of Acquisitions and Leasing	Dominic	Spedalieri	1681 Langstaff Road	Unit 1	Vaughan	ON	L4K 5T3	dominics@treasurehill.com	416-987-5500 x115
Urban Tech		Max	Lysyk				ON		mlysyk@urbantech.com	
Urban Tech		Dave	Leighton				ON		dleighton@urbantech.com	
Valery Homes				Email only					ted@valeryhomes.com	
Vallee Consultants		John	Vallee	2 Talbot Street North		Simcoe	ON	N3Y 3W4	johnvallee@gdvallee.ca	
Vallee Consultants		Michael	Higgins	2 Talbot Street North		Simcoe	ON	N3Y 3W4	michaelhiggins@gdvallee.ca	
ValuQuest Limited		Ed	Horvath	49 Fox Run		Brantford	ON	N3R 7P6	eehorvath@hotmail.com	
ValuQuest Limited		Jim	Horvath						jimhorvath@rogers.com	
ValuQuest Limited		Jim	Horvath	30 Robin Hood Road		Toronto	ON	M9A 2W8	JimHorvath@ValuQuest.ca	
Verto 360		Jason	Cahill						jason@verto360.com	
Vicano		Justin	Mamone	225 Paris Road		Brantford	ON		justin.mamone@vicano.com	
Vicano Construction		Cynthia	Johnson	email only					cynthia.johnson@vicano.com	
Vicano Construction		Peter	Vicano	225 Paris Road		Brantford	ON	N3R 1J2	peter.vicano@vicano.com	519-759-4120
Vrancor		Gunther	Bluesz						gbluesz@cogeco.ca	
WalterFedy		Matt	Ninomiya	675 Queen St S		Kitchener	ON	N2M 1A1	mninomiya@walterfedy.com	
Walterfedy		Rushin	Khakharia	675 Queen Street S		Kitchener	ON	N2M 1A1	rkhakharia@walterfedy.com	
Walton Global Investments Ltd.	Executive Assistant	Kim	Anderson	21st Floor, Sun Life Plaza, West Tower	144 - 4th Ave. SW	Calgary	AB	T2P 3N4	KAnderson@walton.com	403-750-5518
Walton Group		Rob	Nixon				ON		rnixon@walton.com	
Waterous Holden Amey Hitcheon		J.A.	Hitcheon	20 Wellington Street, P.O. Box 1510		Brantford	ON	N3T 5V6	jhitchon@waterousholden.com	
Webb Planning Consultants Inc.		James	Webb				ON		jwebb@webbplanning.ca	905-527-7526
Webster Retail		Kevin	Shearon	6981 Millcreek Drive, Unit 43		Mississauga	ON	LSN 6B8	kevin@websterretail.ca	905-607-1324 x 28
Weston Consulting		Sabrina	Sgotto	Email only					ssgotto@westonconsulting.com	
Wexford Commercial Developments Ltd.		Michael	Foley						mfoley@wexcom.ca	
Zavarella Construction		Domenic	Zavarella	399 West Street		Brantford	ON	N3R 3V9		
Zelinka Priamo Ltd		Dave	Hannam	318 Wellington Road		London	ON	N6C 4P4	dave.h@zpplan.com	519-474-7137
Zelinka Priamo Ltd (Rep Canadian Tire)		Edward	Terry	20 Maud Street	Suite 305	Toronto	ON	M5V 2M5	edward.t@zpplan.com	
Zelinka Priamo Ltd (Rep Canadian Tire)		Harry	Froussios	318 Wellington Road		London	ON	N6C 4P4	harry.f@zpplan.com	
Zitia Developments		Catherine	Cooper	2 Grand River Street South		Paris	ON	N3L 2B2	psolutions@rogers.com	

	Title	First Name	Last Name	Address 1	Address 2	City	Prov.	Postal Code	Email	Phone
NEIGHBOURHOOD ASSOCIATIONS										
Branlyn		Joe	Rejdych			Brantford	ON			
Brier Park	Chairperson	David	Stapleton						brierparkna@gmail.com	
Cedarland		Rebecca	Franklin			Brantford	ON			
Cedarland		Terri	McKenna			Brantford	ON			
Centennial		Jim	Hardie			Brantford	ON			
Devon Down		Brad	Smith			Brantford	ON			
Eagle Place		Steven	Boudreau			Brantford	ON			
East Ward/Echo Place		David	Langer			Brantford	ON			
Grand Valley Trails		Meghann	Perkins			Brantford	ON			
Grandwoodlands		Paul	Myers			Brantford	ON			
Greenbrier		Brad	Hipkin			Brantford	ON			
Hardy Rd		Jerry	Klievik			Brantford	ON			
Hillier Hieghts		Robert	Sedman			Brantford	ON			
Lansdowne		Tim	Campbell			Brantford	ON			
Mohawk	Chairperson	Spencer	Forbes							
Moose Park		Paul	Mombourquette			Brantford	ON			



City of Brantford
APPENDIX B
STUDY COMMENCEMENT

CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Study Commencement and Public Information Centre

Official Plan Review

Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

Thursday November 16, 2017

6:00 – 8:30 pm (presentation at 6:30 pm)

North Park Collegiate & Vocational School, 280 North Park Street (at Fairview Drive)

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1 2017.

Official Plan Review



The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.



Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion and funding of the water, wastewater, and stormwater system for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this Plan is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow.

A series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input and receive feedback from the public. The next meeting will be held on **Thursday November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School.** As part of the integrated planning process, this meeting will address the Official Plan Review, Master Servicing Plan Update, and Transportation Master Plan Update studies.

We will be asking for your input to discussions about the City's growth options under consideration through the Municipal Comprehensive Review. We will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the city's existing water, wastewater, stormwater, and transportation systems.

What are the important transportation issues facing the community? How well are cyclists, pedestrians, and vehicles sharing the road? What role should transit have in the future of the community? What role does technology play in the travel behaviour of your community? We want to hear your thoughts on these issues!

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

Julien Bell, P.Eng.

Consultant Project Manager – GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: Julien.Bell@gmblueplan.ca

Tara Gudgeon, HBSc

Project Manager, Manager of Continuous Improvement
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca

Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

Paul Bumstead, B.E.S.

Consultant Project Manager – Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
Phone: 416.229.4646 x 2311
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Ting Ku, P. Eng., PTOE

Project Manager, Manager of Transportation and Parking Services
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5691
Email: TKu@brantford.ca

Official Plan Review

www.brantford.ca/officialplan

Alan Waterfield, MCIP, RPP

Senior Policy Planner
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Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5163
Email: AWaterfield@brantford.ca

JOIN THE
CONVERSATION



facebook.com/CityofBrantford



[@CityofBrantford](https://twitter.com/CityofBrantford)

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 19, 2017

**RE: Notice of Study Commencement:
City of Brantford Master Servicing Plan Update and
Transportation Master Plan Update**

Dear Sir or Madam:

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Master Servicing Plan, Transportation Master Plan and Official Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Water, Wastewater and Stormwater Master Servicing Plan Update

The City of Brantford has retained GM BluePlan Engineering Limited to complete a Master Servicing Plan Update. The objective of the study is to develop a comprehensive plan addressing all facets of the management, expansion and funding of the water, wastewater and stormwater system for the entire City. It will build on the Master Servicing Plan completed in 2014, to include the Boundary Expansion Lands, and to integrate with the latest Provincial Growth Plan and related City of Brantford Official Plan Review process.

Transportation Master Plan Update

Dillon Consulting Limited has been retained by the City of Brantford to complete an update of the 2014 Transportation Master Plan. The updated Plan will reconfirm the City's investments in transportation infrastructure in the coming years in consideration of the updated growth areas to 2041 and continued focus on sustainable transportation solutions. The goal of this Plan is to make sure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Water, Wastewater and Stormwater Master Servicing Plan Update and the Transportation Master Plan Update are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA process for Master Plans.

As part of the EA consultation program you are currently included in the Study Contact List. If you wish to be removed from the List or would like to suggest an alternative representative please contact the undersigned. Should we not hear from you, your details will remain on the Study Contact List and you will be notified of all future consultation opportunities during the undertaking of the Class EA studies.

Attached is the Notice of Study Commencement and Public Information Centre to be held on Thursday, November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School. As part of an integrated planning process, this meeting will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and also address the Official Plan Review as outlined in the Notice.

Should you have any comments or questions, please contact the undersigned regarding the respective studies.

Yours truly,

Master Servicing Plan Update
www.brantford.ca/MasterServicingPlan

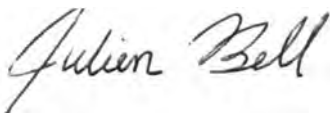
Transportation Master Plan Update
www.brantford.ca/TransportationMasterPlan



Tara Gudgeon, HBSc
Manager of Continuous Improvement
City of Brantford Public Works
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca



Ting Ku, P. Eng., PTOE
Manager of Transportation and Parking Services
City of Brantford Public Works
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Julien Bell, P.Eng.
Consultant Project Manager
GM BluePlan
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Paul Bumstead, B.E.S.
Consultant Project Manager
Dillon Consulting Limited
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Toronto ON M2J 4Y8
Phone: 416.229.4646 x 2311
Email: pbumstead@dillon.ca

Attach.



City of Brantford
APPENDIX C
PUBLIC INFORMATION CENTRES

Public Information Centre No. 1 - September 2017



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



ENVISIONING OUR CITY: 2041 PUBLIC INFORMATION CENTRE

September 11, 2017



Presentation Overview

- Welcome and Introductions
- Background and Project Objectives
- Project Team, Components and Process
- Questions

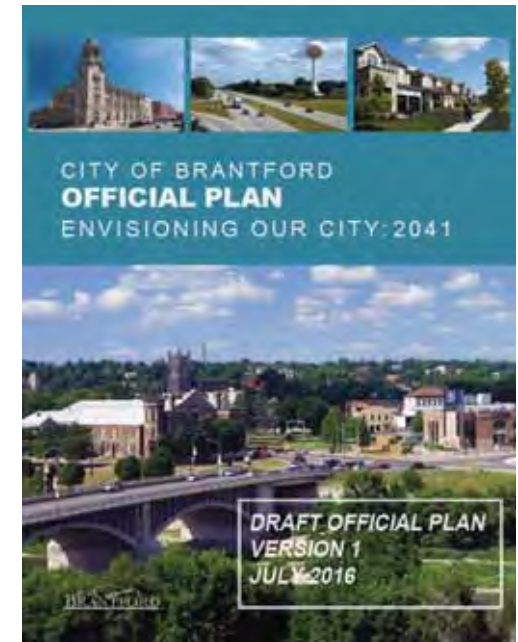
Background

The City of Brantford has been involved in an Official Plan Review process since 2013.

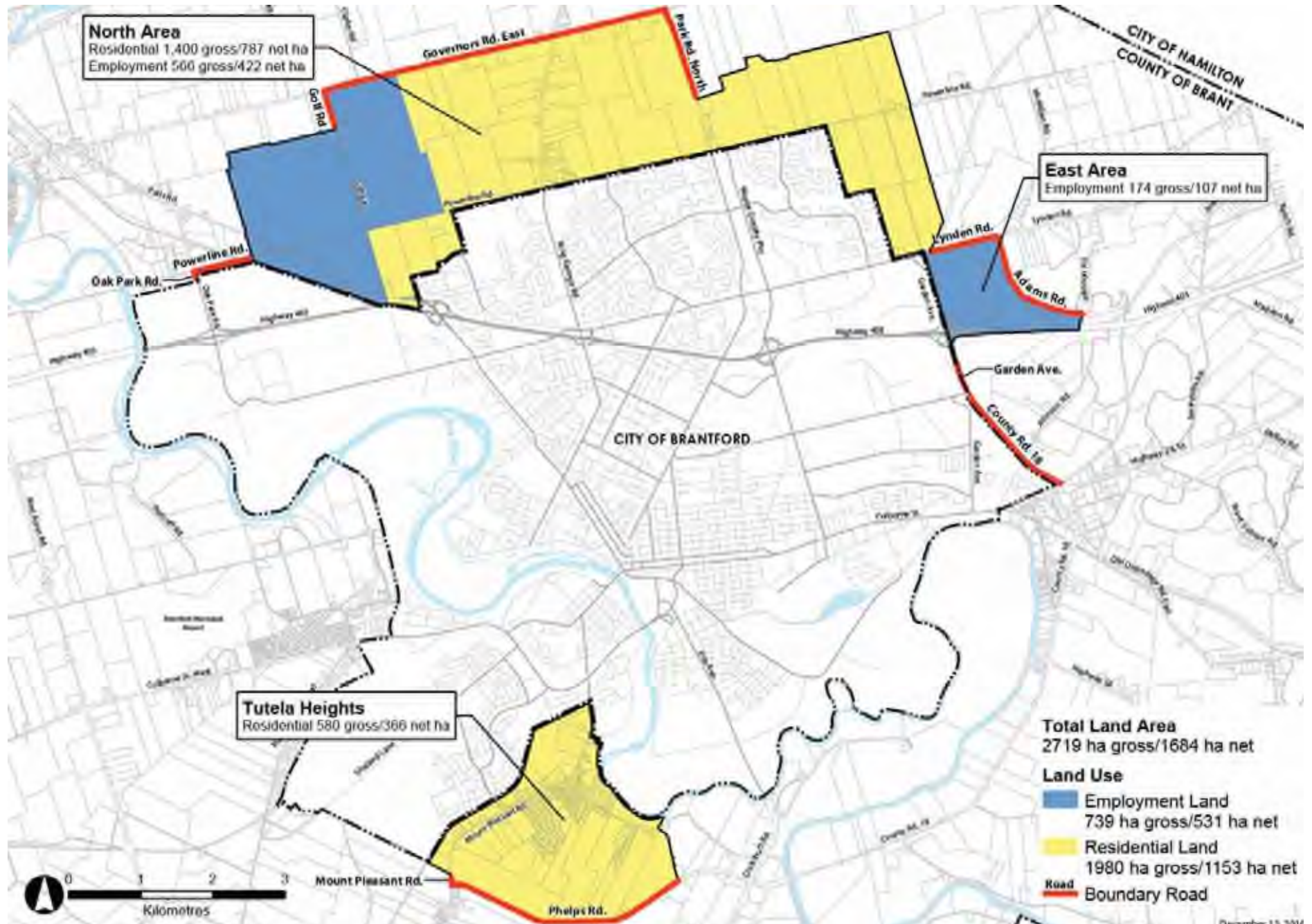
- Between 2013 and 2016, much work has been accomplished, including the hosting of visioning sessions, the preparation of technical background papers, and the creation of a new Draft Official Plan.

The process was put on hold in 2016:

- The Province announced changes to the Provincial Growth Plan which affect the City's Official Plan.
- The municipal boundary between Brant County and the City of Brantford was adjusted to secure lands in the City for future growth. These lands are known as the **Boundary Expansion Lands**.



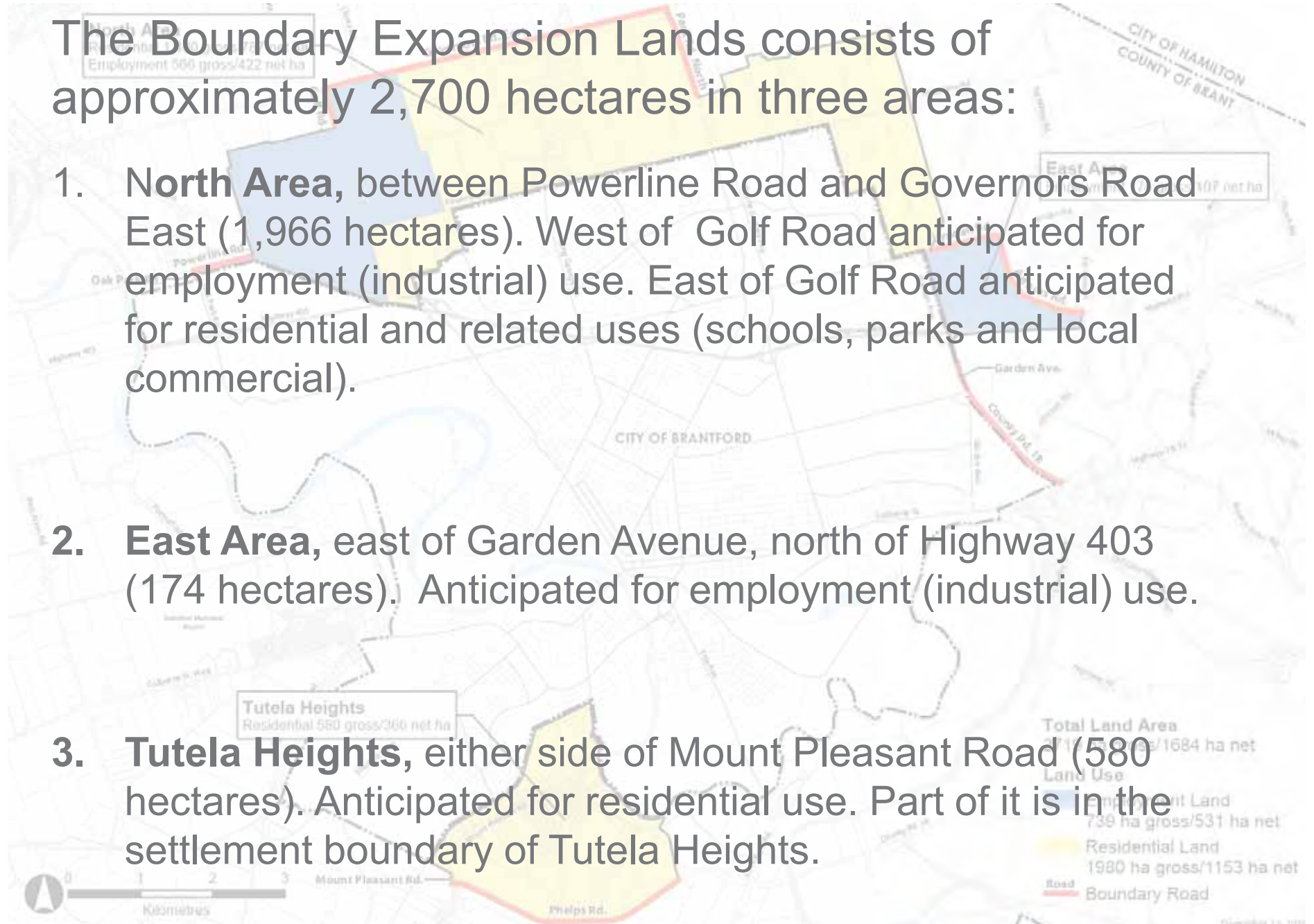
Boundary Expansion Lands



Boundary Expansion Lands

The Boundary Expansion Lands consists of approximately 2,700 hectares in three areas:

1. **North Area**, between Powerline Road and Governors Road East (1,966 hectares). West of Golf Road anticipated for employment (industrial) use. East of Golf Road anticipated for residential and related uses (schools, parks and local commercial).
2. **East Area**, east of Garden Avenue, north of Highway 403 (174 hectares). Anticipated for employment (industrial) use.
3. **Tutela Heights**, either side of Mount Pleasant Road (580 hectares). Anticipated for residential use. Part of it is in the settlement boundary of Tutela Heights.



Project Objectives

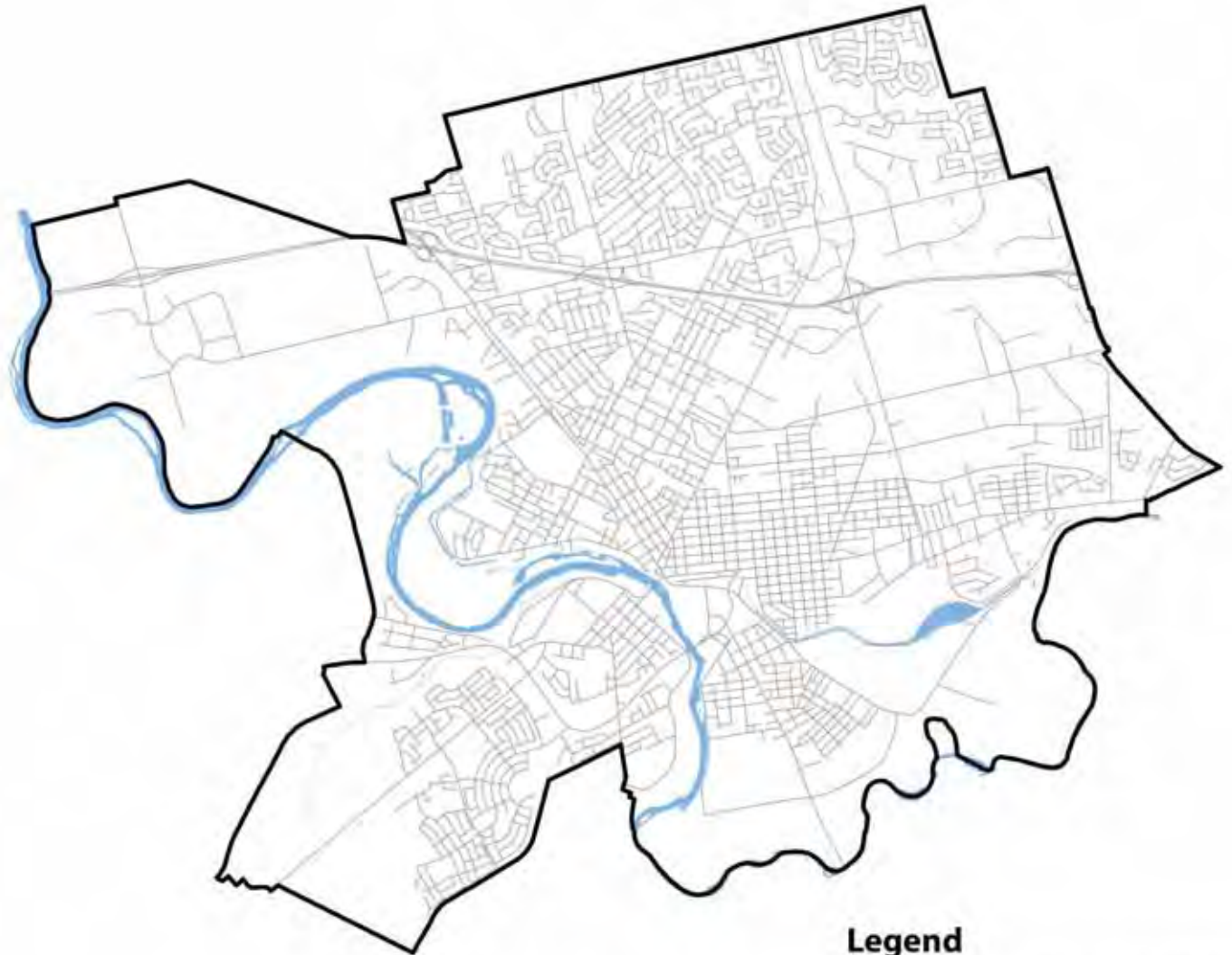
The City is now embarking on a process to:

- update the Draft Official Plan to conform with the July 2017 Provincial Growth Plan; and
- include the Boundary Expansion Lands in the City's Official Plan.


Need to determine:

1. how much of those lands are to be included within the City's urban boundary;
2. the land uses within them; and,
3. the transportation infrastructure, servicing infrastructure, environment management and urban design guidelines necessary to implement the land uses.

2016 Municipal Boundary





Legend

 Municipal Boundary (2016)

2016 Municipal Boundary/Urban Settlement Area Boundary



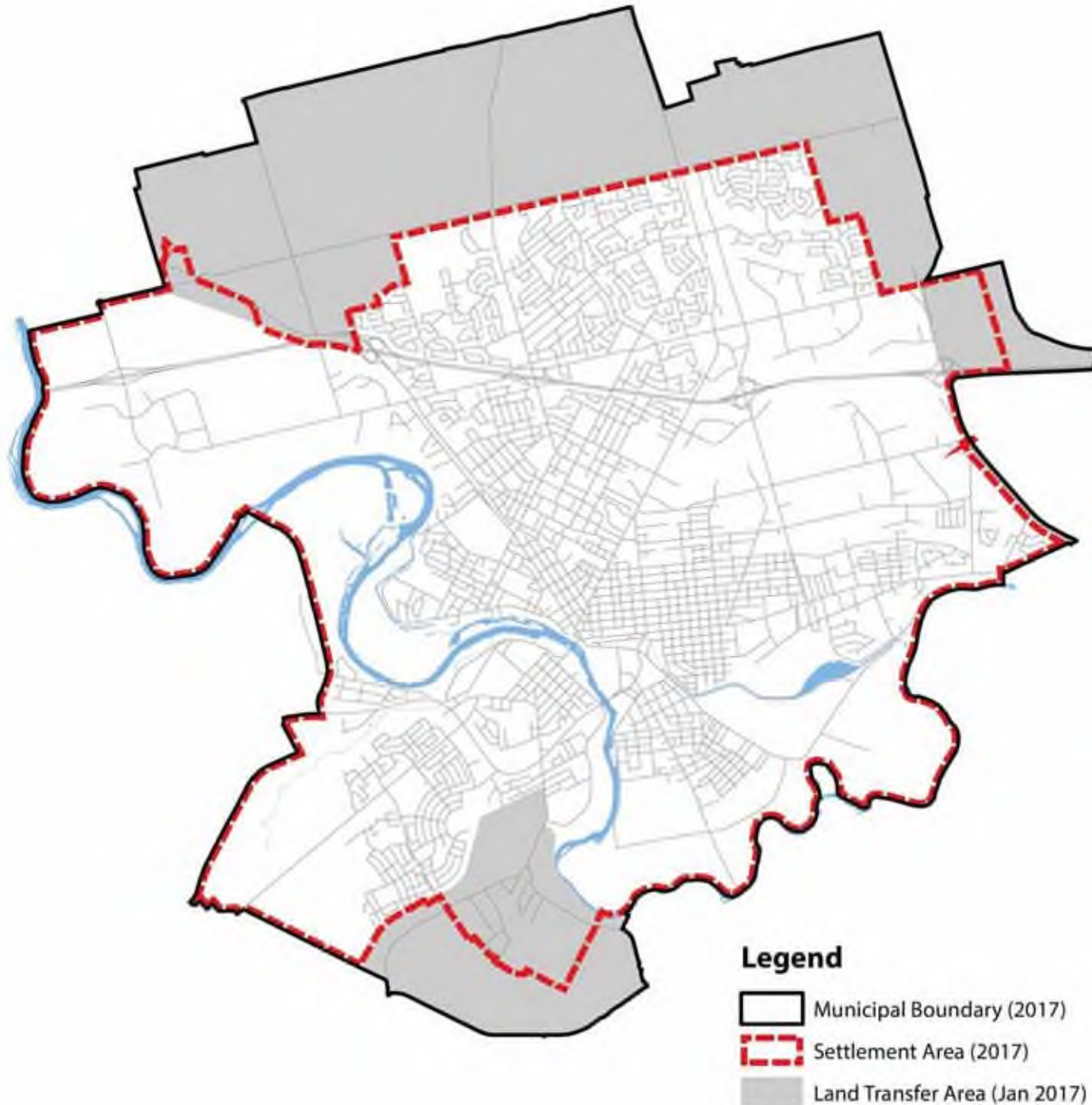
Legend

-  Municipal Boundary (2016)
-  Settlement Area (2016)

2017 Municipal Boundary



2017 Municipal Boundary/Urban Settlement Area Boundary



Consultants

SGL Planning & Design Inc.
Urban Boundary Expansion, Secondary Plan

The Planning Partnership
Official Plan, Consultation

Cushman & Wakefield
Real Estate

AgPlan
Agricultural Consultants

GM BluePlan Engineering Ltd.
Municipal Servicing

Plan B Natural Heritage
Landscape Ecology and Natural Heritage Planning

ASI
Heritage Culture, Archaeology, Indigenous Engagement

Ecosystem Recovery Inc.
Natural Resources Engineering, Stormwater Management

Dillon
Transportation

Component Projects



Municipal Comprehensive Review



Master Plan and Environmental Assessment
for Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan



New Official Plan



Municipal Comprehensive Review



- The Boundary Expansion Lands brought new lands into Brantford's municipal boundary.



- Does not automatically bring the lands into the settlement area boundary or allow them to be designated for urban uses.



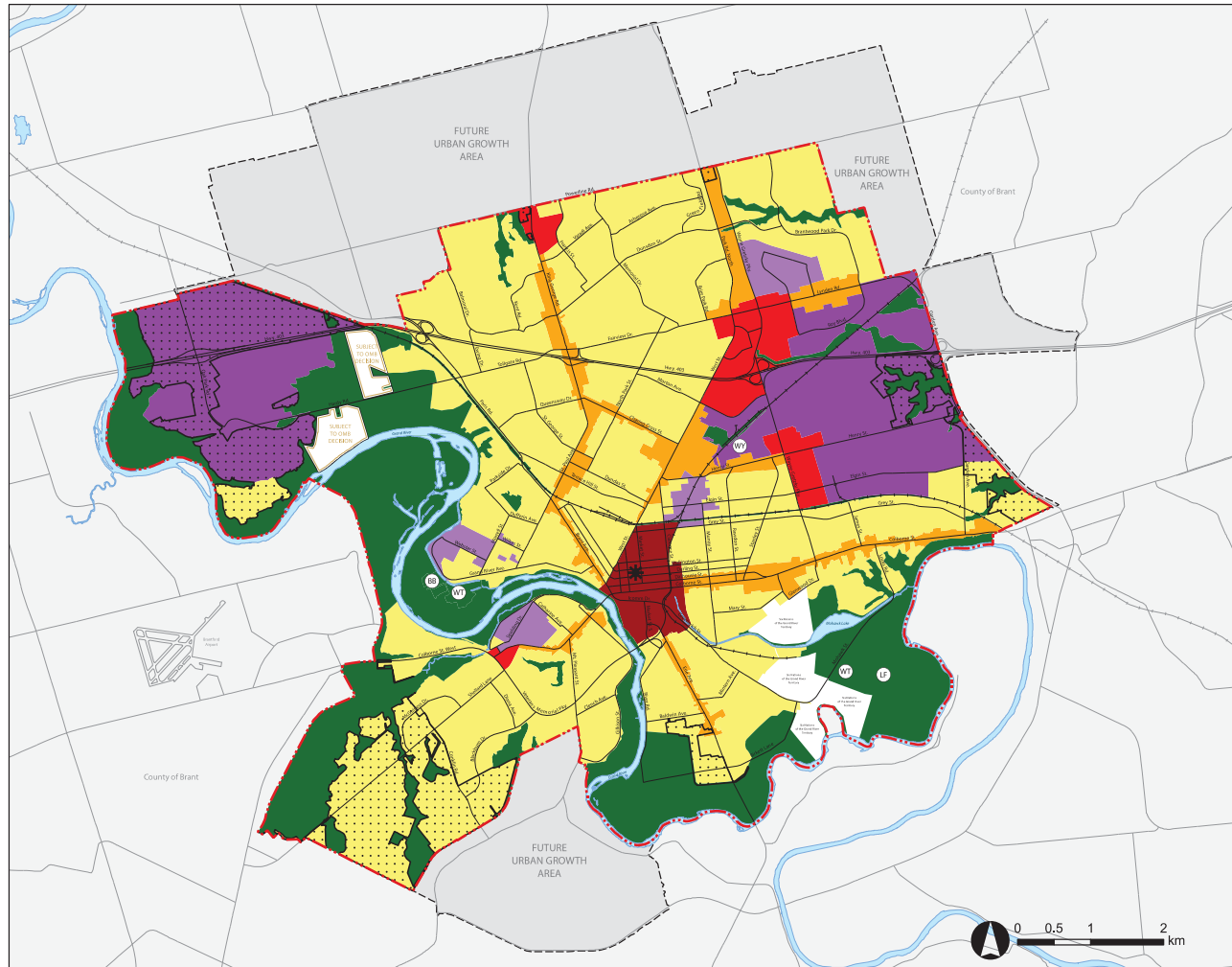
- To bring additional lands into the City's settlement area boundary (or urban area), the Province requires municipalities to conduct a Municipal Comprehensive Review.



- This Review requires that specific analyses be undertaken to demonstrate the amount of lands required to accommodate the City's forecast population and employment growth to 2041.
- The Municipal Comprehensive Review is to be adopted through a municipally initiated Official Plan Amendment.



Municipal Comprehensive Review



City of Brantford Official Plan
Schedule 1
Growth Management

Legend

Built-Up Area

- Existing Stable Neighbourhood
- Intensification Corridor
- Community Commercial Centre
- Downtown Urban Growth Centre
- Employment Area
- Employment Land

Greenfield Area

- Neighbourhood
- Intensification Corridor
- Employment Area

Other Areas

- Settlement Area and Municipal Boundary
- Future Urban Growth Area
Lands within the Future Urban Growth Area are subject to the Boundary Adjustment Agreement, dated June 28th 2016, between the City of Brantford and the County of Brant. These lands remain subject to the County of Brant Official Plan, until such time that the City of Brantford completes a Settlement Area Boundary Expansion
- Area Subject to OMB Appeal/Decision
- Core Natural Area

Symbols

- Transit Bus Barns
- Sanitary Landfill Site
- Water Treatment Facility
- Municipal Works Yard
- Major Transit Station Area

Draft 1: July 2016

As per Draft Official Plan, July 2016



Municipal Comprehensive Review



New Growth Plan by the Province of Ontario

- The Province released a new Growth Plan which took effect on July 1, 2017.
- It directs population and employment growth to settlement areas and requires:
 - compact and high quality built form
 - a diverse mix of housing and land uses within settlement areas.
- The new Growth Plan has new density and intensification targets:
 - a minimum intensification target of 50% is required to 2031, increasing to 60% thereafter
 - for greenfield areas, a minimum density target of 80 persons and jobs per hectare is required post-2031
- The new Growth Plan allows for municipalities to explore an alternative intensification target and alternative greenfield density target
- It also requires additional studies and analyses to be completed as part of a Municipal Comprehensive Review.





Municipal Comprehensive Review



Municipal Comprehensive Review – Land Needs

- Will determine the residential, commercial and employment land needs to accommodate Brantford's population and job growth to 2041



How?



- Review existing housing supply and densities in Brantford and determine the residential land needs and alternative density requirements for the Boundary Expansion Lands;



- Review existing intensification rates and determine an appropriate alternative intensification target for Brantford's Built-up Area;
- Conduct market analysis to review supply and demand for employment and commercial lands; and
- Determine employment and commercial land needs and density requirements for the Boundary Expansion Lands.



Municipal Comprehensive Review



Municipal Comprehensive Review - Conversion



- Examine existing employment sites within the City to determine whether any of these sites warrant conversion from employment to non-employment uses.
- The Growth Plan requires any conversion of employment land to be considered on a City-wide comprehensive basis rather than on a site-by-site basis as requests are made.
- The review of potential employment conversions through a Municipal Comprehensive Review ensures that the City is not compromising its ability to provide a sufficient amount of land for employment to accommodate growth.



Municipal Comprehensive Review – targets for employment and population growth

Year	2031	2036	2041
Employment	67,000	72,000	79,000

Year	2031	2036	2041
Population	139,000	152,000	163,000



Municipal Comprehensive Review



Determining Where to Locate Future Growth



- Develop high level options for settlement expansion;
- Develop evaluation criteria to assess the settlement expansion options;
- Conduct an agricultural impact assessment of the expansion options;
- Update the transportation demand model and use the model to assess the expansion options;
- Conduct a high level water & wastewater servicing review of the expansion options;
- Review the potential impacts of the options on the water resource system;
- Conduct a high level review of key hydrologic areas and the Natural Heritage System (NHS) for the expansion options;
- Conduct a high level archaeological review; and
- Finalize the evaluation of the urban boundary options.



Master Plan and Environmental Assessment for Boundary Expansion Lands



Secondary Plan will be completed for the Boundary Expansion Lands to be brought into Brantford's urban boundary



The Secondary Plan for the new urban lands will include:



- land use, transportation and servicing options;
- an environmental impact study of the land use options;
- geomorphic constraints and evaluate the options;
- an agricultural impact assessment of the options;
- evaluation of land use options;
- preferred land use plan;
- policies for Natural Heritage System (NHS) and recommendations for post-development management;
- an active transportation plan, transit plan and road classifications for the preferred option;
- a stormwater management plan;
- servicing plans for water and wastewater;
- an infrastructure staging and phasing plan for the preferred option;
- urban design guidelines; and
- area specific policies necessary to implement the Secondary Plan.



Master Servicing Plan



For settlement areas that receive their water from rivers or groundwater and discharge treated sewage to rivers, the completion of Phases 1 and 2 of a Class Environmental Assessment (EA) is required to determine:



- capacity requirements of the existing water and wastewater treatment facilities
- required upgrades to those facilities to accommodate forecast growth.





Transportation Master Plan



In order to determine where the urban boundary should be expanded, a Transportation Master Plan will determine:

- high level transportation principles
- transportation network options for urban expansion
- transportation demand



As a component of the Secondary Plan for Urban Boundary Expansion Lands, the Transportation Master Plan will include:



- detailed transportation network options
- an Active Transportation Plan, Transit Plan, Road Classifications Plan
- infrastructure staging and a phasing plan



New Official Plan



The City's Draft Official Plan will be revised to incorporate all of the work completed, including:

- the land use designations for the Secondary Plan,
- land use designations for the rural/agricultural lands,
- revised growth management, natural heritage, servicing, phasing and other policies.



Indigenous Consultation Strategy

- **The history of Brantford is intimately tied to the history of the Six Nations people in Brant County**
- **Brantford is in the traditional and treaty territory of Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation**
- **According to 2011 Census data, off-reserve Indigenous peoples constitute the fastest growing segment of Canadian society, with most living in urban centres.**

Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation have been contacted about the project and plan to meet with the City to discuss in the coming months.

Both nations have an interest in the project and its impact on their treaty rights.

An official notice will be circulated to each community shortly, with follow up correspondence in October to ensure that the community is fully aware of the project and able to comment and participate in the goals and results of the study.

Opportunities to Stay Involved in the Process

2017

September 11

● **Public Information Centre #1**
Update on project and process

November 18

● **Public Information Centre #2**
Municipal Comprehensive Review Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands

2018

Spring

● **Public Information Centre #3**
Preferred Urban Boundary
Vision and Principles for development in the Boundary Expansion Lands

Early Summer

● **Public Information Centre #4**
Options for Community design in the Boundary Expansion Lands

Fall

● **Public Information Centre #5**
Preferred land use plan for the Boundary Expansion Lands

2019

Winter

● **Statutory Public Open House**
Official Plan

Spring

● **Statutory Public Meeting and Council Presentation**
Official Plan



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041

FOR MORE INFORMATION
PLEASE CONTACT

Alan Waterfield, Senior Policy Planner

519-759-4150 ext. 5163

AWaterfield@brantford.ca

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CONVERSATION



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[@CityofBrantford](https://twitter.com/CityofBrantford)

Learn more at brantford.ca/OfficialPlan



OFFICIAL PLAN REVIEW/
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CIVIC CENTRE AUDITORIUM, BRANTFORD
SEPTEMBER 11, 2017; 6:30 p.m.

- PUBLIC INFORMATION CENTRE
- OPEN HOUSE
- STAKEHOLDER WORKSHOP
- WARD MEETING

	NAME (first name, last name) PLEASE PRINT CLEARLY	Add me to the POST MAIL list Y/N	ADDRESS (#, Street Name, Postal Code) PLEASE PRINT CLEARLY	Add me to the EMAIL list Y/N *	EMAIL PLEASE PRINT CLEARLY
1	Brandon Hassan		[REDACTED]	Y	brandon.hassan@brant.ca
2	[REDACTED]	NO	[REDACTED]	NO	
3	[REDACTED]	Y	[REDACTED]		
4	[REDACTED]	Y	[REDACTED]	Yes	
5	Kate Wills, MHBC	Y No	[REDACTED]	Y	kwills@mhbceplan.com
6	[REDACTED]		[REDACTED]	NO	
7	[REDACTED]	Y	[REDACTED]	Y	
8	MIKE CHATE	Y	[REDACTED]	Y	CHUTECONSTRUCTION@GMAIL.COM
9	KEVIN HAIGHT	Y	[REDACTED]	Y	Kevinhaight@royalpage.ca
10	[REDACTED]				

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1	[REDACTED]	N	[REDACTED]	N	/
2	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
3	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
4	[REDACTED]	N	[REDACTED]	N	[REDACTED]
5	Nathaniel Etherington	N	57 Charlotte St. N3T 2W6	N	nathaniel.etherington@brant museums.ca
6	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
7	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
8	[REDACTED]		[REDACTED]		
9	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
10	[REDACTED]		[REDACTED]		

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1	Vimal Lad	N	[REDACTED]	Y	vlad@empirecommunities.com
2	Meghan Lippert	Y	540 Bingemans Centre Drive Suite 200 Kitchener ON N2B 3X9	Y	mlippert@mhbcplan.com
3	Rob Melich	Y/N	MTE CONSULTANTS	Y	rmelich@mte85.com
4	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
5	[REDACTED]	Y Y	[REDACTED]		[REDACTED]
6	[REDACTED]	Y Y	[REDACTED]		[REDACTED]
7	[REDACTED]		[REDACTED]		[REDACTED]
8	Douglas Stewart	Y	101-410 ALBERT ST Waterloo ON N2L 3J2	✓	douglas.stewart@ibigroup.com
9	[REDACTED]	X	[REDACTED]	✓	[REDACTED]
10	[REDACTED]	Y	[REDACTED]	✓	[REDACTED]

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1	KENT DIXON		[REDACTED]	Y	mdixon@roigroup.ca
2	Odete Gomes		300 -260 James st Hamilton	Y	Odete.gomes@bigroup.com
3	ANDREW MULDER		1005 SKYVIEW - SUITE 301 ^{L7P5B1} BURLINGTON	Y	Amulder@LIUHEED.CA
4	Vicki Armitage		PARKS & REC.	Y	varmitage@brantford.ca
5	[REDACTED]		[REDACTED]	Y	[REDACTED]
6	[REDACTED]		[REDACTED]	✓	[REDACTED]
7	[REDACTED]		[REDACTED]	✓	[REDACTED]
8	[REDACTED]		[REDACTED]		[REDACTED]
9	[REDACTED]		[REDACTED]	✓	[REDACTED]
10	JEFF THOMAS	✓	DEVELOPMENT ENGINEERING N3L1K1 31 MECHANIC ST. PARIS UNIT 301	✓ YES	jthomas@deveng.net

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1	DAN BROOKS	Y	[REDACTED]	Y	DBROOKS@NABITHTBN.ORG
2	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
3	Mark Liddy	Y	L3R 0T3 1 Steelcase Road W Markham, On	Y	marklibertydevelopment.ca
4	MATT NINOMIYA	N	100-300 HADLEY BLVD, WATERLOO N2L 0A4	Y	MATT.NINOMIYA@STANTEC.COM
5	Helen Engeneski	Y	615 NELSON ST W Unit #5 PORT DOVER, NORINA	Y	engeneski@kwic.com
6	ERNIE VIDOVIC	Y	65 Dundas St E, PARIS ON N3L 3H1	Y	evidovic@energyplus.ca
7	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
8	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
9	[REDACTED]		[REDACTED]		
10	[REDACTED]		[REDACTED]		

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1	Daniel Zulauf	N		Y	dzulauf@trepdanierverity.com
2	Mike Gainham	Y		Y	mikegainham@cbre.com
3		N		Y	
4				Y	
5	LISA Grant			Y	lagrant@emcld.com
6	Janis Monture	Y N		Y	jmonture@sndevcorp.ca
7				N	
8	Stephanie MIVATTSCH, MMBC.	N.			smivattsch@mnbcplan.com
9					
10	ALLAN NORRIS			Y	BRANTFORD INDUSTRIAL LIBERTY

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1	[REDACTED]	Yes	[REDACTED]	Y	[REDACTED]
2	[REDACTED]		[REDACTED]		
3	[REDACTED]	Yes	[REDACTED]		
4	[REDACTED]	YES	[REDACTED]	Yes	[REDACTED]
5	Fritz Louw	Yes.	[REDACTED]	Y	flouw@mckeoughsupply.com
6	[REDACTED]	YES	[REDACTED]	Yes.	[REDACTED]
7	[REDACTED]	YES	[REDACTED]	YES	[REDACTED]
8	[REDACTED]	YES	[REDACTED]	YES	[REDACTED]
9	[REDACTED]	Yes	[REDACTED]	Yes	[REDACTED]
10	Ed Glasbergen	Yes	[REDACTED]	Y	edglasbergen@energysplus.com

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1	[REDACTED]		[REDACTED]	Y	[REDACTED]
2	[REDACTED]		[REDACTED]		
3	John Armstrong		91 St. Paul St. St. Catharines L2R 2M3	Y	johu@armstrongstrategy.com
4	Duncan Ross	N	19 Grove Cres N3R 4Y2	N	duncan.ross@ cowangroup.ca
5	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
6	[REDACTED]	N	[REDACTED]	N	
7	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
8	JAY HIZBON	Y	[REDACTED]	Y	jhitcho@dwateraus holder.com
9					
10					

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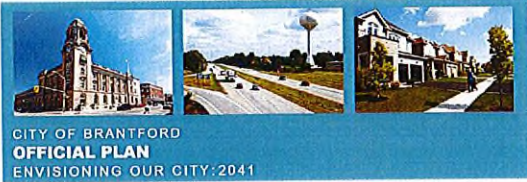
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1	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
2	[REDACTED]	✓	[REDACTED]		low@forestwalker.ca
3	JULI LAUDADIO	✓	39 Floral Pkwy Concord. L4K 4R1	Y	jlaudadio@dgggroup.ca
4					
5					
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1	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
2			[REDACTED]		
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**Public Information Centre No. 2 - November 2017
(W&WW MSP Update 1)**

ENVISIONING OUR CITY: 2041

WHAT WE HEARD

Public Information Centre #2

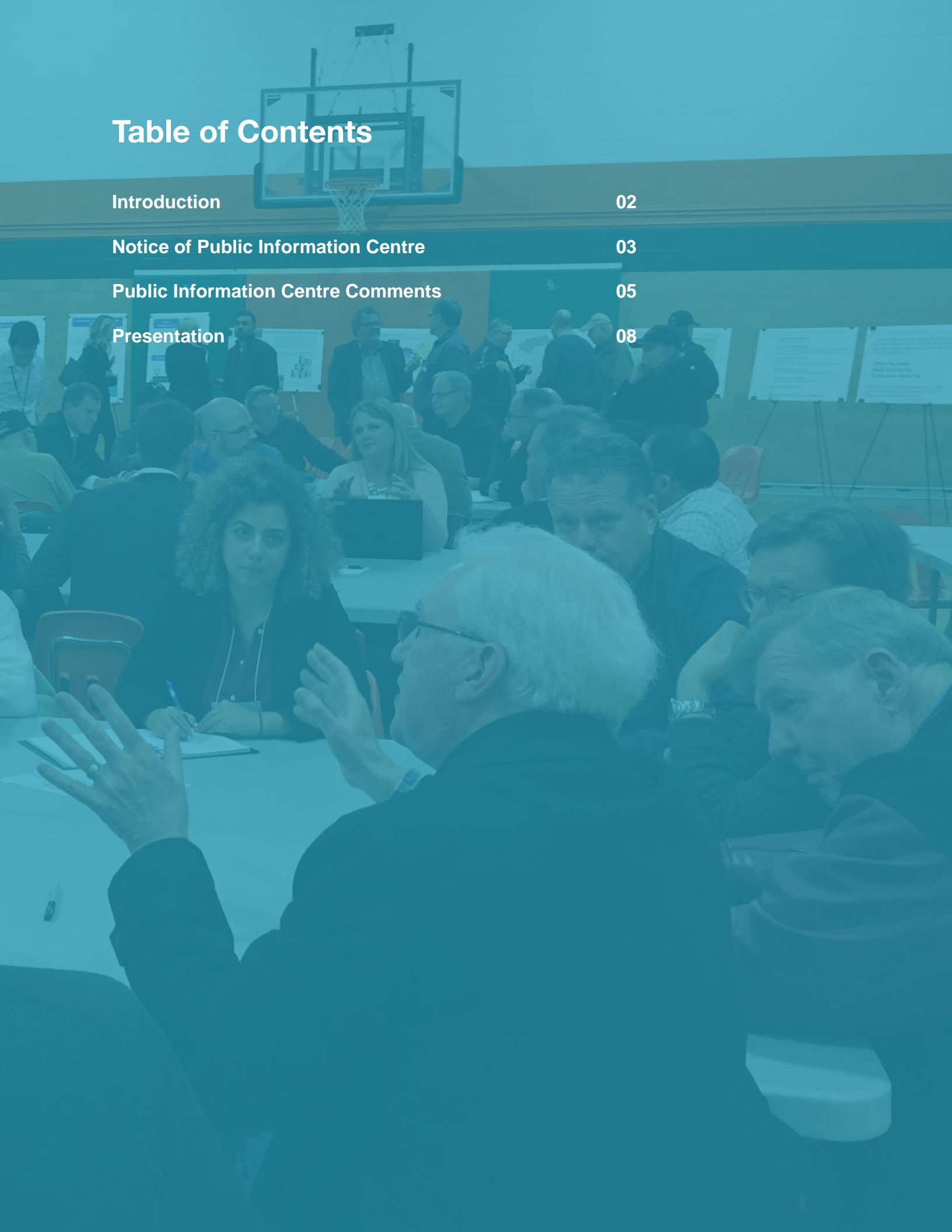
November 16, 2017

The Planning Partnership

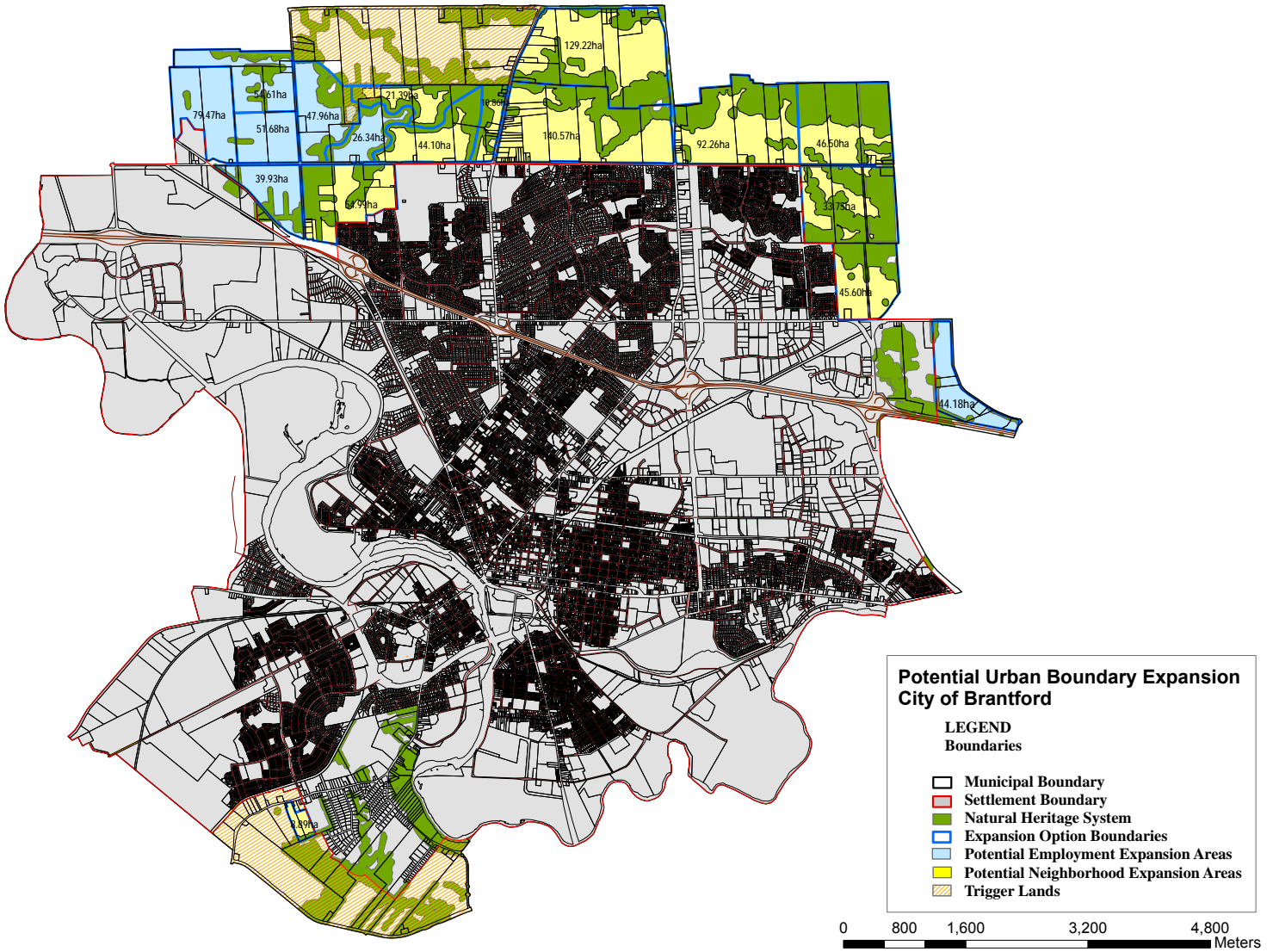


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Public Information Centre Comments	05
Presentation	08



Study Area



Introduction

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

1. Official Plan Review
2. Master Servicing Plan Update
3. Transportation Master Plan Update

The second Public Information Centre took place on Thursday, November 16, 2017 from 6:00-8:30 p.m. at the North Park Collegiate & Vocational School. **Approximately 80 people attended.**

The purpose of Public Information Centre #2 was to provide information about the Official Plan Review, Master Servicing Plan, and Transportation Master Plan. Input and feedback was received from the public on the growth options under consideration through the Municipal Comprehensive Review, and issues and ideas relating to the City's servicing and transportation systems.

After an informative presentation, workshop participants were asked to join one of five Discussion Groups (and to move among them), each with a different focus:

1. Official Plan
2. Housing, Intensification & Growth Options
3. Employment
4. Transportation Master Plan Update
5. Master Servicing Plan Update

Input was recorded at each Discussion Group and is listed in this report.

Notice of Public Information Centre

CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Study Commencement and Public Information Centre

Official Plan Review

Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

Thursday November 16, 2017

6:00 – 8:30 pm (presentation at 6:30 pm)

North Park Collegiate & Vocational School, 280 North Park Street (at Fairview Drive)

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1 2017.

Official Plan Review



The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.



Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion and funding of the water, wastewater, and stormwater system for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this Plan is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow.

A series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input and receive feedback from the public. The next meeting will be held on **Thursday November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School.** As part of the integrated planning process, this meeting will address the Official Plan Review, Master Servicing Plan Update, and Transportation Master Plan Update studies.

We will be asking for your input to discussions about the City's growth options under consideration through the Municipal Comprehensive Review. We will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the city's existing water, wastewater, stormwater, and transportation systems.

What are the important transportation issues facing the community? How well are cyclists, pedestrians, and vehicles sharing the road? What role should transit have in the future of the community? What role does technology play in the travel behaviour of your community? We want to hear your thoughts on these issues!

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

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Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

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Official Plan Review

www.brantford.ca/officialplan

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Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Public Information Centre Comments

November 16, 2017

1 Official Plan

Need the community to define and achieve the Vision

Intensification of “central areas”, promoting transit, walking, cycling

North area: more like it is today, with cars

Pedestrian corridors with dedicated and green street design

Federal money is available for active transportation (does the City know about this?)

There is currently no active transportation specialist at the City

“Share the Road” cycling plan. Encourage cyclists to become stewards (Brant Cycle Club)

Different demographics have different behaviours (fewer millennials are buying cars)

Simplest technology, signal control system – progression is required to achieve this (Colborne Street and Dalhousie Street)

Electric vehicles are coming and people are okay about it, little reaction to autonomous vehicles

What will Brantford be in 2041?

2 Housing, Intensification & Growth Options

Apply development charge on land and allow developers to build to max

Plans should speak to greater mixed use development

High rise development concerns

- Over height of trees is too high – except when high rise has a podium/ pedestal and high rise is set back (e.g. development at Burlington Go Station)
- This provides better human scale/relation to pedestrians at the street level

How do you force the market? Is there a market for apartments?

How can we control the size of homes?

- Size of new large single dwelling development not good long term

50 persons and jobs/ha is hard to achieve now

Transportation is a problem – transit currently doesn't exist because it doesn't need to exist

Two different growth areas in the south-west and the north

Veterans Memorial Parkway needs to be completed

How to reconcile the targets with the low rise character of the existing neighbourhoods

- Can't look at Tutela Heights the same way as newer urban areas
- Maintain Tutela Heights village character

Lack of land supply

- Apartments being built on small infill sites are mostly assisted living/affordable housing
- Very few infill pockets left to develop – most of available stock is constrained and needs environmental remediation

If we look at the development, we see that the amount of infill housing remained constant but percentage of infill housing has gone up because of a lack of greenfield supply

Need to get the intensification number correct because we are going to be at it for a long time

- Can't apply annual percentage targets, need to look at past number of years
- Need to invest in infrastructure but don't overspend in the built-up area (BUA) when units may not come

Townhouses may be a challenge on intensification corridors – configuration of the lots

Provincial density targets are not realistic for Brantford

- Brantford residents don't envision a city like Mississauga in terms of density and housing form

Make sure zoning and incentives are available to make the corridors work

People move here for single detached homes

The numbers now are twisted – the intensification is occurring because there is no longer any greenfield land supply

The target has to be decided by input from the people

Numbers should consider smaller houses on smaller properties

If apartments were more affordable and more attractive they might be more successful

Low rise apartments may be appropriate

Need walkable communities

Can't do underground parking and make it work financially

People move to the city for singles and standard towns

3 Employment

How have the future Employment (ELE) lands been identified? There are two locations in the boundary lands

Expansion of car dealership onto industrial lands: Volkswagen dealership site on Lynden Park Road wants to expand to adjacent lands (employment area versus employment lands)

Concept of Agriculture Preserve lands to secure long-term lands for agriculture uses (also rural craft enterprises). Used to be a 'green belt' around the city

Will we be looking at "Prime Employment" Lands?

Would like to see higher density (80 p+j/ha) and more intensification (60%). Be denser faster

4 Transportation

Rural areas used to have public transit to downtown/urban area, but don't have it now. It is needed and wanted

Need the transportation system solutions to be cognizant of Regional needs

Brantford Southern Access Road (25 year plan) is still not implemented, plans need to be implemented

There is poor network performance now.
Consider how to address future issues

Traffic on West Brant Avenue and Colborne Street. Consider access to hospital

Nobody is using the bike routes

Have Grand River crossing at Oak Street and St. Paul Avenue

Show the Brantford Southern Access Road extending east to the Glebe Lands, into the southern terminus of Wayne Gretzky Parkway

Extend Conklin Road

Consider the form of development, role and function of the street and ability to achieve intensification

Does walking and cycling fit with the idea of the 'suburban dream'? Which is why people move to Brantford

City structure is not conducive to street oriented development

Some benefit to the bulk of the growth occurring to the north

People drive because they commute to work in Toronto, Hamilton and Cambridge

Transportation Master Plan must look at trends and future impacts of distribution

5 Servicing

Will water and wastewater services be extended to the expansion lands? When will that be?

Will the City ensure that new infrastructure will have enough capacity to support later expansion of the growth boundary within the new City limits?

Servicing in the north must be challenging due to all the natural features and creeks

Will the City integrate existing septic serviced properties into the City's wastewater system?

When will the City integrate the existing Tuttle Heights water system into the City system? Are additional upgrades needed to support the integration or growth? How will that impact the existing County water system?

When can we start extending water and wastewater services to adjacent lands? What process is needed?

How will the new area effect the existing system? Will we need all new pipes, pumps, and reservoirs?

Timing for extending trunk water and wastewater services to the boundary lands? Which areas will get it first?

How will the City protect the existing creeks in the expansion lands?



Participants at Public Information Centre #2



Presentation



ENVISIONING OUR CITY: 2041 PUBLIC INFORMATION CENTRE #2

November 16, 2017

Purpose of the Public Information Centre

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

- Official Plan Update**
- Master Servicing Plan**
- Transportation Master Plan**

This Public Information Centre seeks input to growth options, and issues and ideas relating to the City's servicing and transportation systems.

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Consultants

- SGL Planning & Design Inc.
Urban Boundary Expansion, Secondary Plan
- The Planning Partnership
Official Plan, Consultation
- Cushman & Wakefield
Real Estate
- AgPlan
Agricultural Consultants
- GM BluePlan Engineering Ltd.
Municipal Servicing
- Plan B Natural Heritage
Landscape Ecology and Natural Heritage Planning
- ASI
Heritage Culture, Archaeology, Indigenous Engagement
- Ecosystem Recovery Inc.
Natural Resources Engineering, Stormwater Management
- Dillon
Transportation

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Opportunities to be Involved in the Process

- 2017**
September 11 ● **Public Information Centre #1**
Update on project and process
- November 16 ● **Public Information Centre #2**
Municipal Comprehensive Review Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands
- 2018**
Spring ● **Public Information Centre #3**
Preferred Urban Boundary
Vision and Principles for development in the Boundary Expansion Lands
- Early Summer ● **Public Information Centre #4**
Options for Community design in the Boundary Expansion Lands
- Fall ● **Public Information Centre #5**
Preferred land use plan for the Boundary Expansion Lands
- 2019**
Winter ● **Statutory Public Open House**
Official Plan
- Spring ● **Statutory Public Meeting and Council Presentation**
Official Plan

4

Indigenous Consultation Strategy

- The history of Brantford is tied to the history of the First Nations people in Brant County
- Brantford is in the traditional and treaty territory of Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation
- According to 2011 Census data, off-reserve Indigenous peoples constitute the fastest growing segment of Canadian society, with most living in urban centres.

Meetings are being scheduled with:

- Six Nations of the Grand River First Nation
- Haudenosaunee Confederacy Chiefs' Council
- Mississaugas of the New Credit First Nation

There is an interest in the project and its impact on their treaty rights.

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Presentation



New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan

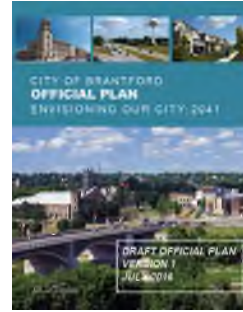
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New Official Plan

The City of Brantford has been involved in an Official Plan Review process since 2013.

- Between 2013 and 2016, much work has been accomplished, including the hosting of visioning sessions, the preparation of technical background papers, and the creation of a new Draft Official Plan.



The process was put on hold in 2016:

- The Province announced changes to the Provincial Growth Plan which affect the City's Official Plan.
- The municipal boundary between Brant County and the City of Brantford was adjusted to secure lands in the City for future growth. These lands are known as the **Boundary Expansion Lands**.

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New Official Plan

Boundary Expansion Lands – 2,700 hectares

1. **North Area** = 1,966 hectares
2. **East Area** = 174 hectares
3. **Tutela Heights** = 580 hectares



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New Official Plan

Vision Statement – Draft Official Plan 2016

*Brantford has grown to become a **unique urban community** that has retained connections to its small town origins. It is defined by the **Grand River**, which is cherished for its natural features, historic legacy, and recreational amenities.*

*The people of Brantford are healthy and prosperous. They live in **complete communities** that are inclusive, accessible, compact, and well connected for all modes of travel. Residents have access to a **range of community services and recreational amenities** to support their well-being. The **local economy** thrives because it is diverse and adaptable to changing trends, just as it has been over the course of Brantford's history.*

*The entire community comes together in the **Downtown**, which is recognized as the heart of the community with a mix of activities, and the **highest quality public realm to present a distinct image** of the City. As Brantford grows, the success of existing communities is strengthened, and the features that make the City unique remain as valued assets for future generations to enjoy.*

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New Official Plan

Ten Guiding Principles– Draft Official Plan 2016

1. Protect the Grand River
2. Provide access to recreation and leisure amenities
3. Focus new development in the Downtown, intensification corridors and defined greenfield areas
4. Create a vibrant City Centre in Downtown Brantford
5. Achieve healthy communities
6. Protect the City's cultural heritage
7. Create a flexible approach to local economic development
8. Integrate transit planning with land use planning and create a local transit network
9. Enhance options to walk and cycle
10. Demonstrate environmental leadership

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New Official Plan

Key Sections of the Official Plan

- Growth Management
- Sense of Place
- Healthy Neighbourhoods & Communities
- Land Use Designations
- Housing, Economy & Creative Culture
- Public Health & Safety
- Integrated Transportation System
- Servicing
- Implementation
- Interpretation & Definitions

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Presentation



New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan

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New Official Plan



Municipal Comprehensive Review Employment

Conversion

- **Re-examine** existing employment sites in the City to determine whether any of these sites warrant conversion from employment to non-employment uses.
- The Growth Plan requires any conversion of employment land to be considered on a **City-wide comprehensive basis** rather than on a site-by-site basis as requests are made.
- The review of potential employment conversions through a Municipal Comprehensive Review ensures that the City is not compromising its ability to provide a **sufficient amount of land for employment to accommodate growth.**

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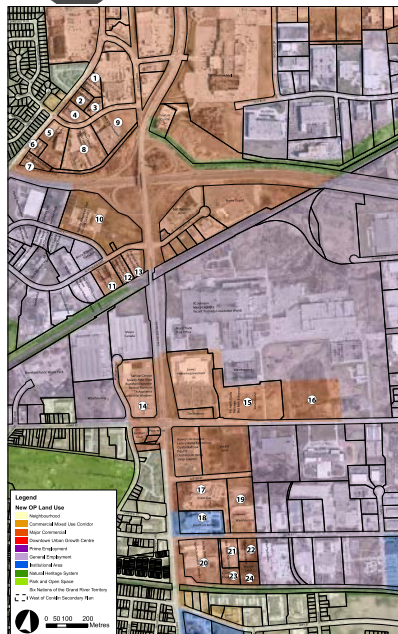


New Official Plan



Municipal Comprehensive Review

Employment Conversion Sites



Current analysis confirms the analysis done in 2015

Focus on Wayne Gretzky Parkway as a mixed use intensification corridor

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New Official Plan



Municipal Comprehensive Review

For Boundary Expansion Lands need to determine:

1. how much to include within the City's urban boundary through **Municipal Comprehensive Review**
2. the land uses through a **master plan**
3. required transportation and servicing infrastructure

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New Official Plan



Municipal Comprehensive Review

Targets for employment and population growth

	2016	2016 Expansion Lands	2041	Total 2016- 2041 Growth
Population	100,300	1,080	163,000	61,620
Employment	46,913	-	79,000	32,087

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New Official Plan



Municipal Comprehensive Review

Projections and recommendations are preliminary until the Province releases a standard Growth Management/Land Needs Assessment Methodology later this year or early 2018.

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Municipal Comprehensive Review

Employment

Three Categories of Employment:

1. Employment Lands Employment (ELE)
 2. Population-Related Employment (PRE)
 3. Major Office Employment (MOE)
- Proportion expected to remain constant
 - But Major Office Employment to take slightly larger share at the expense of Population-Related Employment

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New Official Plan



Municipal Comprehensive Review Employment

2041 Employment Growth Forecast		
Employment Category	2016-2041	% Share
ELE	15,926	53%
PRE	11,602	39%
MOE	2,252	8%
Total	29,779	100%

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New Official Plan



Municipal Comprehensive Review Employment

Location of Employment Growth

Employment Lands Employment:

100% to Employment Lands

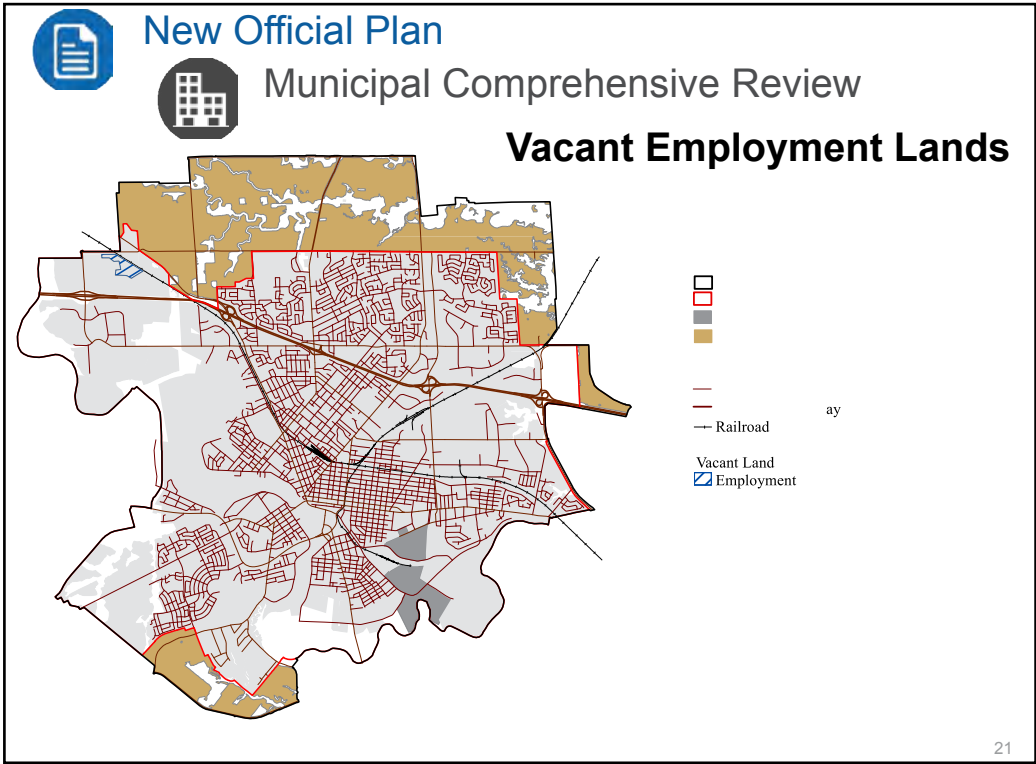
Population-Related Employment:

- 10% to Employment Lands
- 30% to existing Built-up Area
- 60% to the Location of Population Growth

Major Office Employment:

100% to Downtown & Intensification Corridors

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New Official Plan
Municipal Comprehensive Review
Employment

Current Vacant Employment Land

Location	Gross Hectares
Northwest Industrial Area	288.3
Braneida Industrial Area (South of 403)	58.2
Braneida Industrial Area (North of 403)	23.9
Hopewell Lands	43.6
Total	414
Longterm Vacancy	21
Vacant Land to be Occupied by 2041	393

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New Official Plan



Municipal Comprehensive Review

Employment

Employment density determined by reviewing current job density and nature of future employment

23 jobs/gross hectare Employment lands Employment = **690 ha**

64 jobs/gross hectare Population related Employment = **18 ha**

Subtract vacant land of **393 ha**

Urban Boundary Expansion for Employment Lands

= approximately 300 ha

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New Official Plan



Municipal Comprehensive Review

Residential intensification potential – 4 steps

1. Assessed supply capacity.
2. Analyzed past and current market dynamics to compare to the available supply by housing type.
3. Prepared four different intensification scenarios based on the supply and market dynamics and recognizing the targets set out in the Growth Plan (2017).
4. Will recommend intensification target for Brantford.
 - Based on the intensification target, will determine DGA growth and appropriate density target.

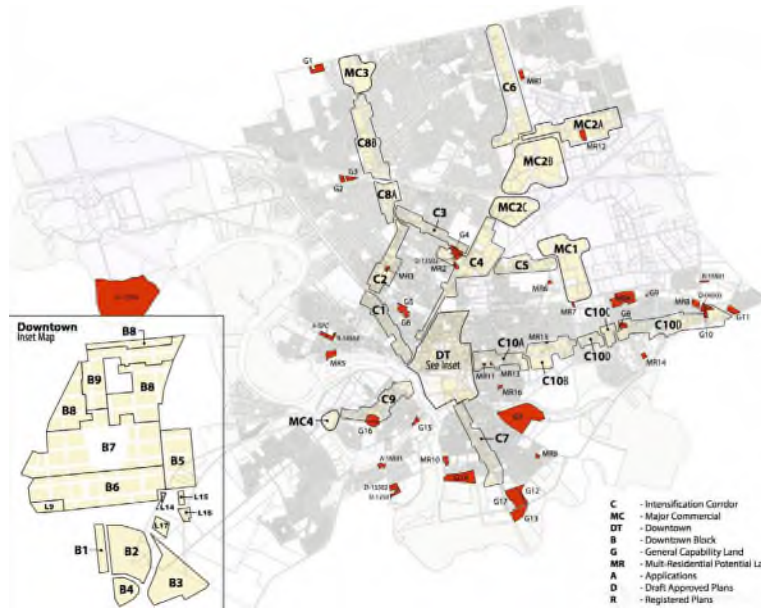
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Municipal Comprehensive Review Intensification



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Municipal Comprehensive Review Intensification

Intensification Opportunities and Capacity Assessment

- Downtown Urban Growth Centre
- Major Commercial Centres
- Intensification Corridors
- Existing Neighbourhoods
- Second Units

Dwellings by Type and Density

	Singles + Semis		Townhouses		Apartments		Second Units		Total Units	
	Low	High	Low	High	Low	High	Low	High	Low	High
Downtown	-	-	-	-	614	1,972	-	-	614	1,972
Major Commercial	-	-	-	-	1,723	6,451	-	-	1,723	6,451
Intensification Corridor	-	-	165	383	1,455	3,415	-	-	1,620	3,798
Existing Neighbourhood	651	651	329	329	-	737	1,294	2,588	2,274	4,305
TOTAL	651	651	494	712	3,793	12,561	1,294	2,601	6,232	16,525

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Municipal Comprehensive Review

Intensification

Residential Intensification Demand - Baseline

- Based on historical index but pushes index in recognition of changing boundary policy

	Singles & Semi	Townhouses	Apartments	Total Units
Units in BUA	651	712	5,482	6,845
Units in DGA	13,055	7,512	0	20,567
Total Units	13,706	8,224	5,482	27,412
% of Total Units	50%	30%	20%	100%

- Achieves only 25% intensification

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New Official Plan



Municipal Comprehensive Review

Intensification

Past Intensification Rates

- 2007 – 2016 = 44%

Singles & Semi	Townhouses	Apartments	Total Units
24%	26%	50%	100%

- Growth Plan requires intensification to meet 40% by 2015 and thereafter
- Based on building permits to date in 2017
 - 2015 – 2017 Intensification = 47%

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New Official Plan



Municipal Comprehensive Review Intensification

Previous Provincial Policy

- 40% intensification

New Provincial Policy

- 50% intensification before 2031
- 60% intensification 2031-2041

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Municipal Comprehensive Review Intensification

- Growth Plan allows Brantford to ask for alternative targets.
- Exploring alternative targets:

Alternative 1:

- 40% to 2021
- 45% 2021 – 2031
- 50% 2031 – 2041

Alternative 2:

- 45% to 2021
- 50% 2021 – 2031
- 55% 2031 – 2041

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New Official Plan



Municipal Comprehensive Review

Intensification

To determine appropriate target need to consider:

- How many apartments appropriate in Brantford?
 - Currently only 8,000 apartment units in the city
 - No higher order transit like inner GTA
- How many townhouses could be accommodated in Intensification Corridors?
- What is the appropriate housing mix for Brantford?

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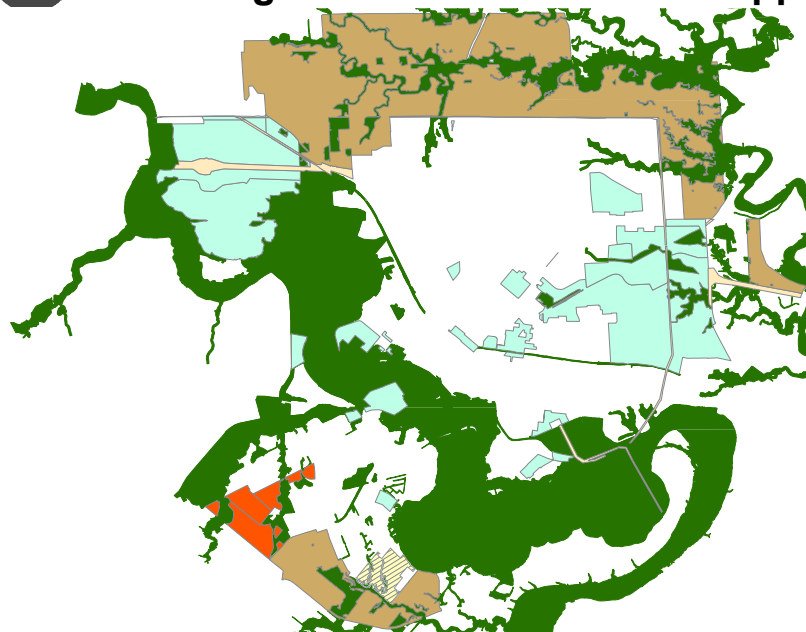
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Municipal Comprehensive Review

Designated Greenfield Area Supply

EGEND



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Municipal Comprehensive Review

Designated Greenfield Area Supply

Existing supply includes:

- Vacant lots in registered plans
- Draft plans of subdivision
- Applications
- Vacant land without application

Singles & Semi	Townhouses	Apartments	Total Units
4,005	2,690	644	7,339
54%	37%	9%	100%

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Municipal Comprehensive Review

Designated Greenfield Area Demand

Subtracting Supply from Residential Demand of 17,700 units

- Requires an Urban Boundary Expansion to accommodate:
 - **9,750 units**
 - **26,000 people**

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Municipal Comprehensive Review

Designated Greenfield Area Supply

Convert to land needs:

apply urban density by housing type ie. units per hectare



commercial land needs approximately **20 ha**



Population Related Employment needs approximately **34 ha**

- Requires an urban boundary expansion of **approximately 500 ha** for residential, commercial and institutional uses
- Results in density of **55 persons and jobs/hectare**

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Presentation



New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan

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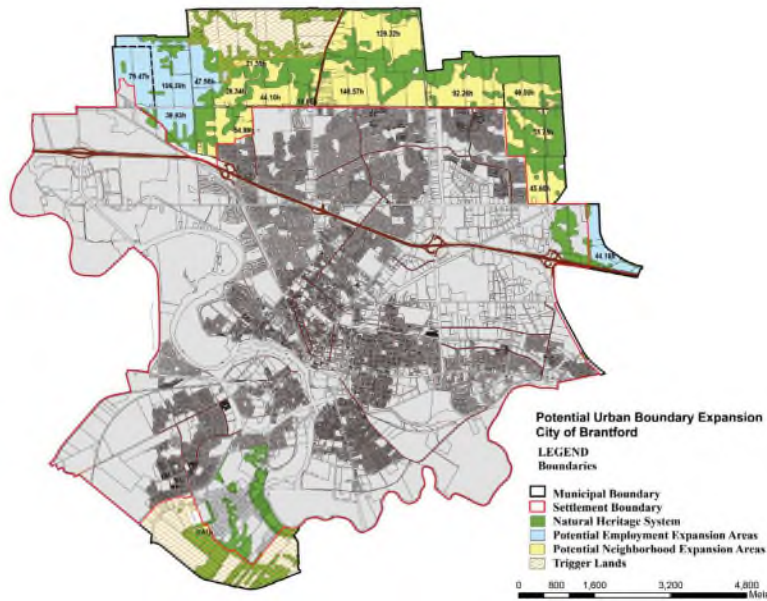


New Official Plan



Boundary Expansion Lands

Potential Expansion Options



New Official Plan



Boundary Expansion Lands

Boundary Expansion Land Area

Total = 2,700 ha

Natural Heritage System (NHS) = 980 ha

In 2017 Urban Boundary = 270 ha

Lands Available for Urban Expansion:

Trigger Lands = 360 ha

Developable Lands = 1,090 ha

Potential Urban Boundary Expansion:

Employment Land Needs = 300 ha

Neighbourhood Land Needs = 500 ha



New Official Plan



Boundary Expansion Lands

Growth options will be evaluated through high-level reviews of:

- Agriculture;
- Transportation;
- Water and wastewater servicing;
- Water resource system;
- Key hydrologic area and natural heritage system; and
- Archaeological resources

Based on the results of the evaluation, preferred locations for growth will be selected.

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New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands

Next Steps

- Finalize Growth Management Report once Provincial methodology is released
- Multi-disciplinary high-level evaluation of growth options
- Selection of preferred growth option
- Prepare report summarizing Options and Evaluation
- Presentation to Council
- PIC #3 (preferred growth option and master plan visioning)
- Prepare revised Official Plan based on the new Growth Plan, bring expansion lands into the urban boundary
- Update servicing and transportation policies and mapping based on updated Transportation and Master Servicing studies

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Presentation



New Official Plan



Municipal Comprehensive Review



Expansion Lands



Master Servicing Plan



Transportation Master Plan

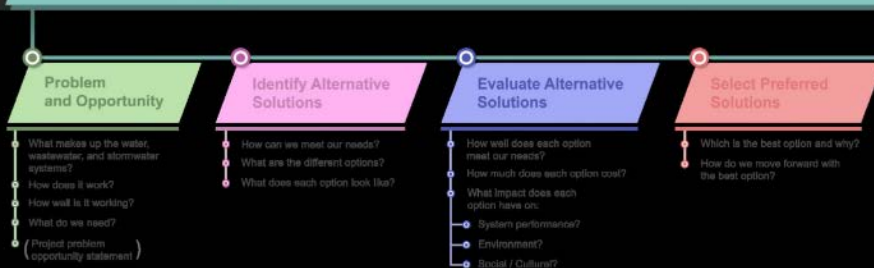


Master Servicing Plan

Municipal Class Environmental Assessment Process

The Water, Wastewater, and Stormwater Master Servicing Plan Update and Transportation Master Plan involve the completion of Phases 1 and 2 of the MEA Municipal Class EA process.

EA Planning Process



The study follows the Master Plan process as outlined in Section A.2.7 of the Municipal Engineers Association (MEA) Municipal Class Environmental Assessment (Oct 2000, as amended in 2007, 2011 and 2015).



Master Servicing Plan

Drivers of the Update

2014 Water, Wastewater, and Stormwater Master Plan (MSP) looks at planned growth to 2031 within the City's previous boundary.



The update is needed to integrate:

- City-wide servicing issues with review of the boundary adjustment lands
- Planning for growth to 2041 and new density and intensification targets

Will develop a long-term servicing strategy and capital forecast to:

- ensure the maintenance of services for existing residents and business
- support future growth of the community

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Master Servicing Plan

Vision Statement

Supporting a Strong and Growing Brantford

Establish a preferred servicing plan for the City's water, wastewater, and stormwater systems that:

- Meets **current needs**
- **Supports growth and expansion** of the City's urban boundary
- Maintains or improves **service levels**
- Considers **priority areas** of climate change, infrastructure optimization and renewal, and system resiliency

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Master Servicing Plan

Servicing of Boundary Expansion Lands

For settlement areas that receive their water from rivers or groundwater and discharge treated sewage to rivers, the completion of **Phases 1 and 2 of a Class Environmental Assessment (EA)** is required to determine:

- **capacity** requirements of the existing water and wastewater treatment facilities
- required **upgrades** to those facilities to accommodate forecast growth.

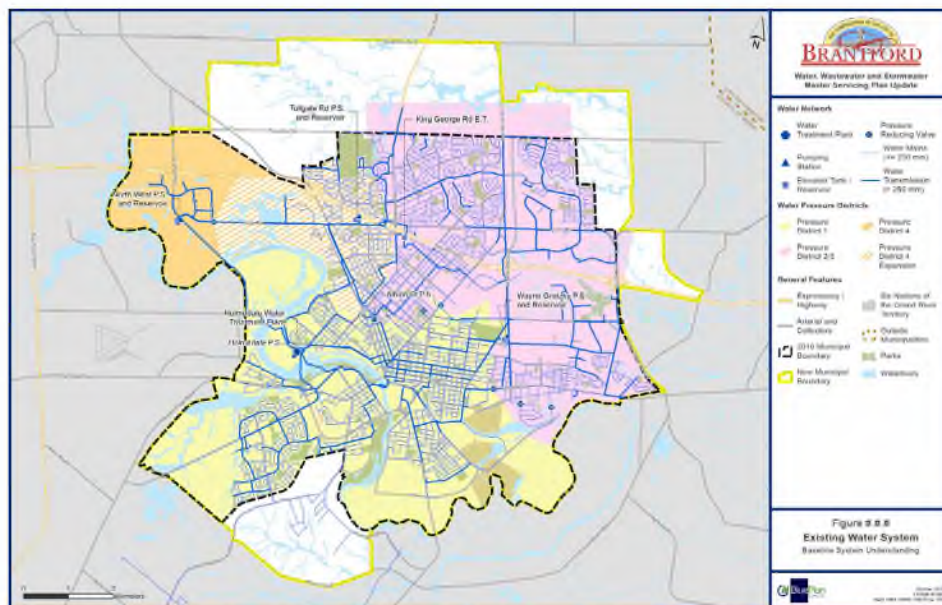
The Master Servicing Plan will review treatment needs for growth to 2041, including Boundary Expansion Lands, and will provide upgrade recommendations.

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Master Servicing Plan

Existing Water System

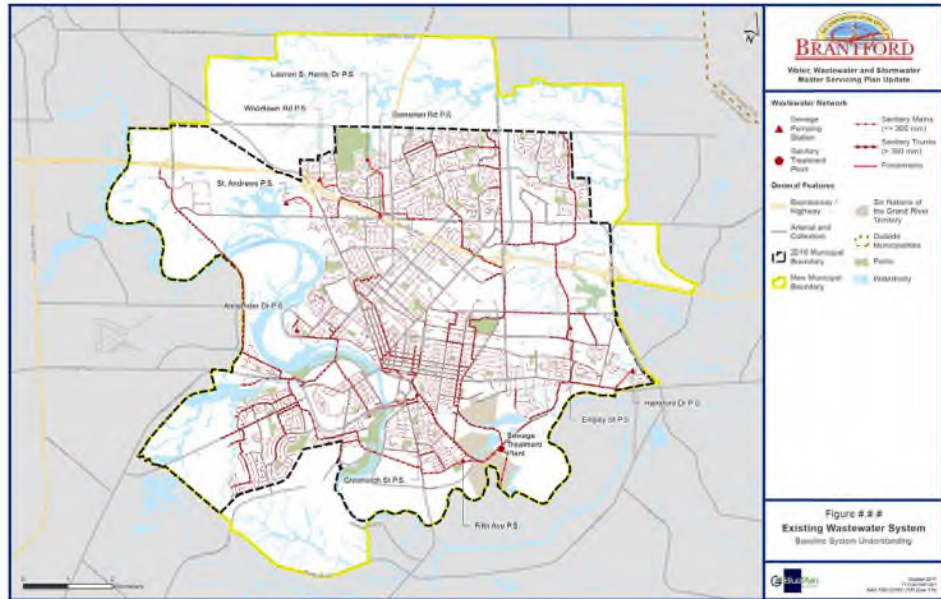


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Master Servicing Plan

Existing Wastewater System

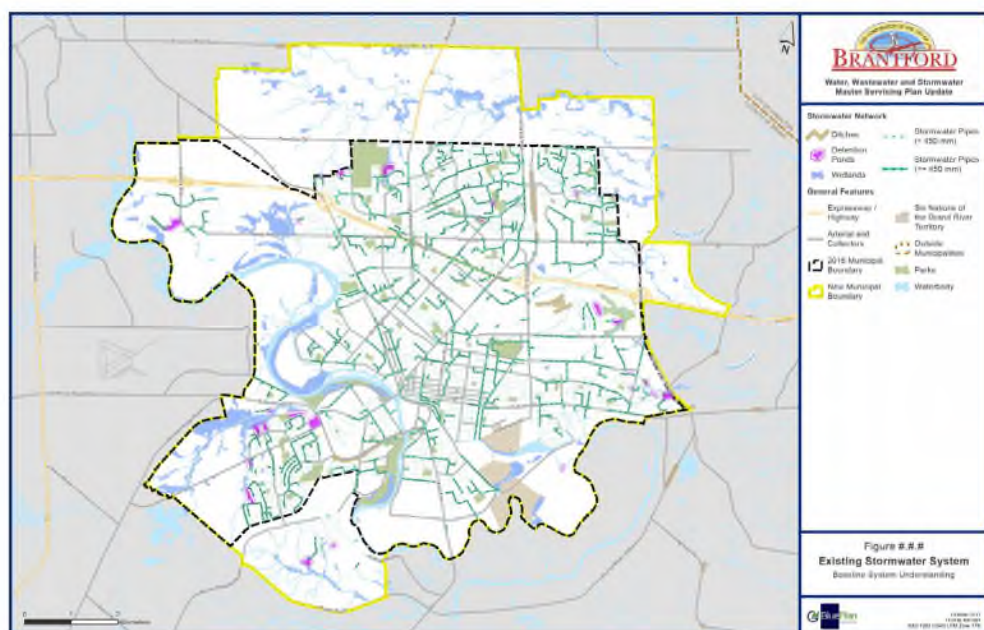


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Master Servicing Plan

Existing Stormwater System



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Master Servicing Plan

Key Servicing Issues and Considerations

Water System

- Treatment Plant Capacity
- New Water Storage
- Water Needs in Northwest
- Extending Service to North and Tutela Heights
- Facility Optimization
- Local Pressure and Flow Capacity Upgrades

Wastewater System

- Treatment Plant Capacity
- Conveying Flows from North and Tutela Heights
- Existing Pump Station Capacity
- Wet Weather Flow
- River Siphons
- Wastewater Quality

Stormwater System

- Level of Service – Pipe vs. Overland Flow
- Stormwater Management Options
- Stream and Creek Erosion
- Grand River Interaction
- Retrofits within Existing Build Areas

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Presentation



New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan

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Transportation Master Plan

Urban Boundary Expansion Lands

As part of determining where the urban boundary should be expanded, the Transportation Master Plan will determine:

- high level transportation principles
- transportation network options
- transportation demand

As a component of the Master for Urban Boundary Expansion Lands, the Transportation Master Plan will include:

- detailed transportation network options
- an Active Transportation Plan, Transit Plan, Road Classifications Plan
- infrastructure staging and a phasing plan

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Transportation Master Plan

Urban Boundary Expansion Lands

Guiding Principles for Transportation Assessment

Healthy Communities – *support a healthy and active lifestyle*

- Promote cycling and walking and support transit services in residential neighbourhoods and employment areas
- Provide a transportation system that addresses user safety and security
- Support a compact urban form with land use intensification and transit

Sustainability – *balance economic, social and environmental goals*

- Protect the environment by minimizing impacts on air, water, land and natural resources
- Provide a transportation system that gives access to sustainable transportation options
- Identify a monitoring system to measure and manage the successful implementation of a sustainable transportation system

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Transportation Master Plan

Urban Boundary Expansion Lands

Guiding Principles for Transportation Assessment

Balanced Needs – provide choice for the travel needs of residents

- Provide high-quality services for transit, cycling/walking, road users and goods movement
- Offer a safe, convenient, accessible, affordable and efficient system to meet the daily needs of all residents
- Offer a choice of integrated travel modes, emphasizing cycling, walking, public transit and carpooling

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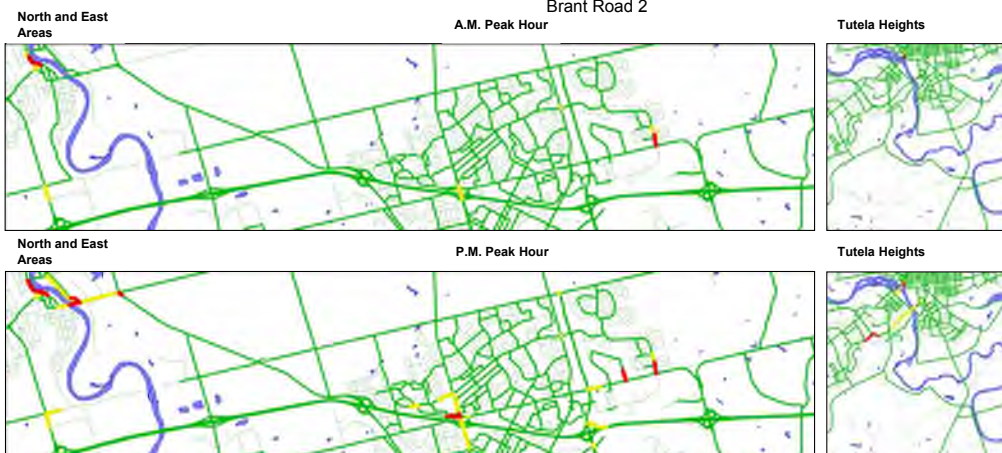
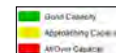
Transportation Master Plan

Existing Conditions

- Networks serving expansion areas providing acceptable levels of service

- Key corridors experiencing periods of congestion:

Downtown River Crossings
 King George Rd / St. Paul Ave
 Wayne Gretzky Parkway
 Brant Road 2



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Transportation Master Plan

Urban Boundary Expansion Lands

Problems, Opportunities, and Constraints

The current road system and scheduled improvements will not be able to accommodate growth planned beyond 2041

Without action, commuters will experience:

- Increased congestion
- Longer travel times and delays
- Safety concerns
- Impact on quality of life
- Deterioration of air quality

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Transportation Master Plan

Urban Boundary Expansion Lands

Problems, Opportunities, and Constraints

Opportunities

- Support land use planning objectives
- Provide transportation choice (transit, active modes, travel demand management)
- Provide improved inter and intra regional connections
- Increase travel reliability for commuters and goods movement
- Optimize existing transportation infrastructure

Constraints

- Minimize impacts to the natural, social, economic and cultural environments
- Understand funding options and alternatives to deliver a sustainable transportation system
- Define a sustainable transportation system that aligns with Provincial Policy and Metrolinx RTP

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Transportation Master Plan

City-wide Transportation Master Plan

- In 2014, the City of Brantford completed a Transportation Master Plan Update identifying transportation improvements for a long-range planning horizon (20 years)
- The TMP recommended new or expanded infrastructure and service to address increasing congestion levels within the City
- An update is required to assess impacts of new policy positions related to land use and transit, to assess a longer planning horizon and to assess the boundary expansion lands

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Transportation Master Plan

City-wide Transportation Master Plan

The Transportation Master Plan will follow the Municipal Class Environmental Assessment Process for Master Plans for Phases 1 and 2.





Transportation Master Plan

City-wide Transportation Master Plan Influences



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Transportation Master Plan

City-wide Transportation Master Plan Vision

- Safe
- Convenient
- Environmentally Sound
- Multi-modal
- Efficient
- Accessible
- Affordable
- Energy efficient

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Transportation Master Plan

City-wide Transportation Master Plan Next Steps



Tonight's discussion groups
please join a table of your interest and move
to other tables of interest to you

1. Official Plan
2. Housing, intensification and growth options
3. Employment
4. Transportation Master Plan Update
5. Master Servicing Plan Update

For more information

Master Servicing Plan

Consulting Team

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Consultant Project Manager, GM
BluePlan
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City of Brantford

Tara Gudgeon, HBSc
Project Manager, Manager of
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Official Plan Update

City of Brantford

Alan Waterfield, MCIP, RPP
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Transportation Master Plan

Consulting Team

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OFFICIAL PLAN REVIEW / TRANSPORTATION MASTER PLAN UPDATE / MASTER SERVICING PLAN UPDATE



PUBLIC INFORMATION CENTRE No. 2
 NORTH PARK COLLEGIATE & VOCATIONAL SCHOOL, BRANTFORD
 NOVEMBER 16, 2017; 6:00 p.m.



	NAME (first name, last name) PLEASE PRINT CLEARLY	Add me to the POST MAIL list Y/N	ADDRESS (#, Street Name, Postal Code) PLEASE PRINT CLEARLY	Add me to the EMAIL list Y/N *	EMAIL PLEASE PRINT CLEARLY
1	[REDACTED]		[REDACTED]	—	—
2	[REDACTED]	Y	[REDACTED]		
3	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
4	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
5	Bob Morick	N	MTC CONSULTANTS	Y	
6	[REDACTED]	N	lawyer	✓	
7	[REDACTED]		[REDACTED]		[REDACTED]
8	GLENN SCHEELS		[REDACTED]		gscheels@gspgroup.ca
9	Stephanie Mirtitsch		[REDACTED]	✓	smirtitsch@mhbcplan.com
10	[REDACTED]		[REDACTED]		

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OFFICIAL PLAN REVIEW / TRANSPORTATION MASTER PLAN UPDATE / MASTER SERVICING PLAN UPDATE



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1		Y		✓	
2	MATT NINOMIYA	Y		✓	MATT.NINOMIYA@STANTEC.COM.
3	Kathy DiSilvestro	Y		✓	kd@crystalhomes.com
4		Y		✓	
5		N			
6	KATIE MACDONALD	Y		Y	kmacdonald@brantford.ca
7		Y			
8	Rob Walton	Y	County of Brant	Yes	rob.walton@brant.ca
9	NATALIE SHURIGINA		SORBARA GROUP		
10					

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1					
2	Ward Wilson	Y			wwilson@mt85.com
3					
4					
5				Y	
6	Carol Wiebe	Y	MHBC Planning 540 Bingham Centre Drive Kitchener	Y	cwiebe@mhbcplan.com
7		Y		Y	
8	Kate Wills	Y	MHBC Planning 540 Bingham Rd. Kitchener		kwills@mhbcplan.com
9		Y		Y	
10					

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1		✓			
2		✓		✓	
3		✓		✓	
4	Vimal Lad	✓		Y	Vlad@empirecommunities.com
5		✓		✓	
6				✓	
7					
8				✓	
9		✓		✓	
10				✓	

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1	Eric Miles	N		Y	emiles@mhbcpplan.com
2	Lisa Grant	N		Y	lgrant@emcoltd.com
3	Jordan McCroft	N		Y	jmcroft@emc.hk.com
4		N		N	
5		N		Y	
6				✓	
7	Odete Gomes TBI Group	N		✓	odete.gomes@tbi-group.com
8		N		✓	
9		Y		Y	
10	Juli LANDADIO	Y		Yes	jlandadio@dsjgroup.ca

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OFFICIAL PLAN REVIEW / TRANSPORTATION MASTER PLAN UPDATE / MASTER SERVICING PLAN UPDATE



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1	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
2	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
3	Darren Neziol	N	[REDACTED]	Y	dneziol@roi-group.ca
4	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
5	DOUGLAS STEWART	Y	[REDACTED]		douglas.stewart@ibigroup.com
6	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
7	Steve Peterson	Y	[REDACTED]	Y	speterson@mte85.com
8	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
9	[REDACTED]		[REDACTED]		[REDACTED]
10					

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Public Information Centre No. 3 - May 2018

CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Public Information Centre

Official Plan Review

Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

Thursday May 17th, 2018

6:00 – 8:30 pm (presentation at 6:30 pm)

Brantford & District Civic Centre - Auditorium, 69 Market Street South

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow. As part of the integrated planning process, a series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input, and receive feedback from the public. The next meeting will be held on **Thursday May 17, 2018, 6:00 pm, at the Brantford & District Civic Centre – Auditorium.**

We will present the results of the Land Needs Assessment, which has determined the amount of land to be added to the City's urban settlement area, and the preferred location of those future urban lands in the Boundary Expansion Lands. We will also present proposed alternative targets for intensification in the City's Built-up Area and for density in the City's Designated Greenfield Area. Lastly, we will provide updates on the progress of Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the City's existing Water, Wastewater, Stormwater, and Transportation Systems.

Background

Official Plan Review



The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine where and how the City will grow and how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.



Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion and funding of the water, wastewater, and stormwater system for the entire City, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this Plan is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

For More Information

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments, or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

Julien Bell, P.Eng.

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Email: julien.bell@gmblueplan.ca

Tara Gudgeon, HBSc

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Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

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Official Plan Review

www.brantford.ca/officialplan

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ENVISIONING OUR CITY: 2041

WHAT WE HEARD

Public Information Centre #3

May 17, 2018

The Planning Partnership



ecological

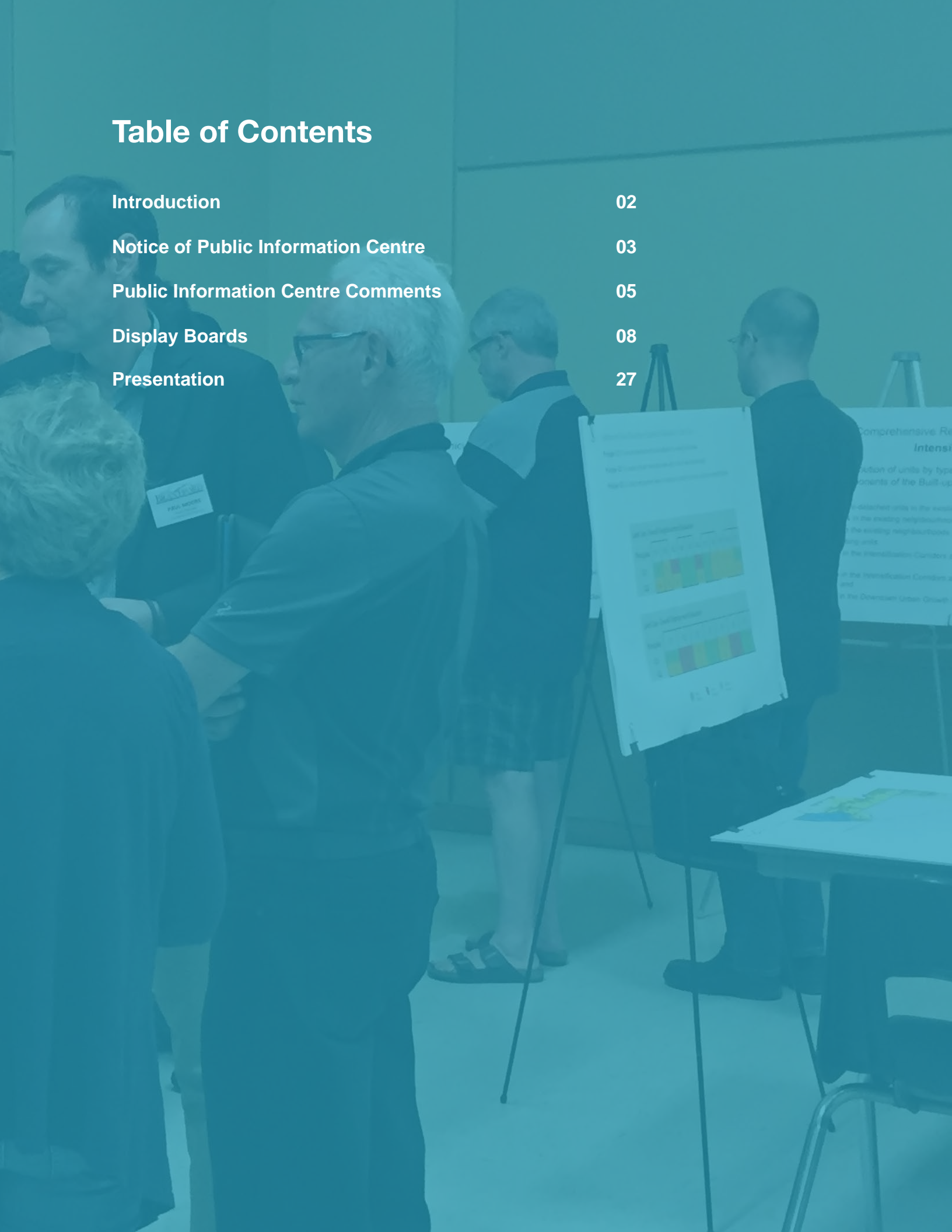
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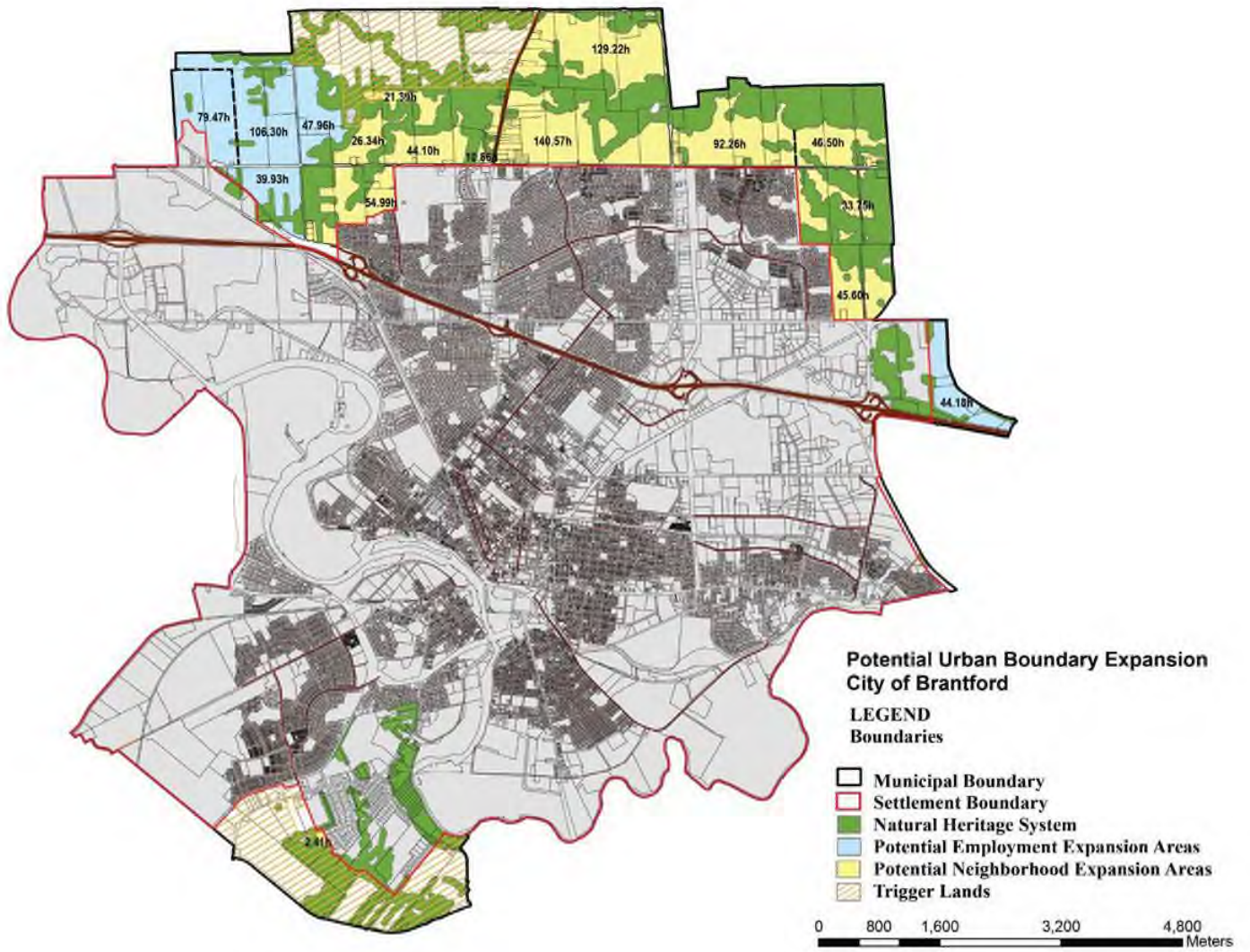
Expansion Lands
Boundary Exp
Evaluation Matrix Summary

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Public Information Centre Comments	05
Display Boards	08
Presentation	27



Study Area



Introduction

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

1. Official Plan Review
2. Master Servicing Plan Update
3. Transportation Master Plan Update

The third Public Information Centre took place on Thursday, May 17 from 6:00-8:30 p.m. at the Brantford & District Civic Centre.

Approximately 80 people attended.

The purpose of Public Information Centre #3 was to present:

- The results of the draft Land Needs Assessment which will determine the amount of land to be added to the City's urban settlement area;
- The potential location of the future urban lands in the Boundary Expansion Lands, also referred to as Boundary Adjustment Lands, based on the draft land needs;
- Proposed alternative targets for intensification in the City's Built-up Area;
- Proposed alternative density target in the City's Designated Greenfield Area; and,
- Updates on the Master Servicing Plan and the Transportation Master Plan.

After a presentation, attendees were invited to speak with a member of the consulting team in an open house format on the following topics:

1. Land Use Planning
2. Transportation Master Plan Update
3. Master Servicing Plan Update
4. Natural Features
5. Agriculture
6. Archaeology

Input was recorded and is summarized in this report.

Notice of Public Information Centre

CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Public Information Centre

Official Plan Review Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

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The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

For More Information

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<p>Master Servicing Plan Update www.brantford.ca/govt/projects/MasterServicingPlan</p> <p>Julien Bell, P.Eng. Consultant Project Manager – GM BluePlan 330 Trillium Drive, Unit D Kitchener, ON N2E 3J2 Phone: 416-703-0667 Email: julien.bell@gmblueplan.ca</p> <p>Tara Gudgeon, HBSc Project Manager, Manager of Continuous Improvement 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5640 Email: tgudgeon@brantford.ca</p>	<p>Transportation Master Plan Update www.brantford.ca/govt/projects/TransportationMasterPlan</p> <p>Paul Bumstead, B.E.S. Consultant Project Manager – Dillon Consulting Limited 235 Yorkland Boulevard, Suite 800 Toronto ON M2J 4Y8 Phone: 416.229.4646 x 2311 Email: pbumstead@dillon.ca</p> <p>Evie Przybyla, MCIP, RPP Senior Transportation Project Manager 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5379 Email: yprzybyla@brantford.ca</p>
<p>Official Plan Review www.brantford.ca/officialplan</p> <p>Alan Waterfield, MCIP, RPP Senior Policy Planner 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5163 Email: awaterfield@brantford.ca</p>	<p>JOIN THE CONVERSATION</p> <p> facebook.com/CityofBrantford</p> <p> @CityofBrantford</p>

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Public Information Centre Comments

May 17, 2018

The following is a summary of the comments made during the table group discussions as recorded by the team member representing the topic.

Questions raised will be addressed in finalizing the Part 2 MCR Report and other components of the Official Plan Review.

1 Land Use Planning

Why is Tutela Heights not on the options? Will it be serviced?

What do you mean when you say higher densities?

The Hopewell Development area should be included in the options

How can the current intensification targets be so high when historical trends are so low? Can we actually achieve the density targets?

Will we take the 'field of dreams' approach of 'build it and they will come' or develop when there is demand? It's best to have a mixture

2 Transportation Master Plan Update

Cycling

There are lots of north/south bike routes, need more east/west routes

Need an east/west bike route in the north end

Like North Park Street

The transportation hierarchy should be pedestrians, active transportation and then transit

Sharrows are not effective. Need to have separate bike lanes. Green corridors would be even better

Need to have secure bike parking (lockers, bike cage/room with secure entry)

What percentage of the capital budget will be designated to active modes of transportation?

Active transportation needs to be encouraged to help fight climate change

Transit

Need transit in Tutela Heights

Connect transit to Six Nations Reserve

Downtown Transit Station

Coordinate with VIA Rail

Connect inter-city transit and create a hub

Encourage transit connections (BIA shuttle between the VIA/GO hub and downtown)

Intensification

Like intensification projects

Implementation timelines need to be accelerated

Columbia Street in Waterloo is a good example for intensification

Other

Like that the Transportation Master Plan is building on land use

Make sure to coordinate with the Master Servicing Plan

There should be a connection between the Official Plan work and the Transportation Master Plan

Traffic signal at Mount Pleasant and Conklin Roads

Consider timing for improvements

Do not support the two way conversion. Need to meet with EMS regarding requirements. Keep one way, reduce to one lane and add bike lanes and wider sidewalks

Scatter the intersection

Country Road 18 should be seen as a ring road. Avoid a single point of failure (flooding).

Wayne Gretzky Parkway needs alignment north of Powerline Road

Support the extension of Conklin Road

3 Master Servicing Plan Update

Where is the sustainable development? Why not focus efforts on repairing infrastructure in the city?

Sustaining infrastructure and allowing growth is not possible simultaneously

What is the timing for the north-east wastewater capacity solutions?

Create wetlands as part of the storm water management plan and to recharge groundwater

A pipeline from the Great Lakes is unfavourable

Storm water management to control runoff (climate change)

Have questions regarding infrastructure capacity and upgrades needed for the expansion areas

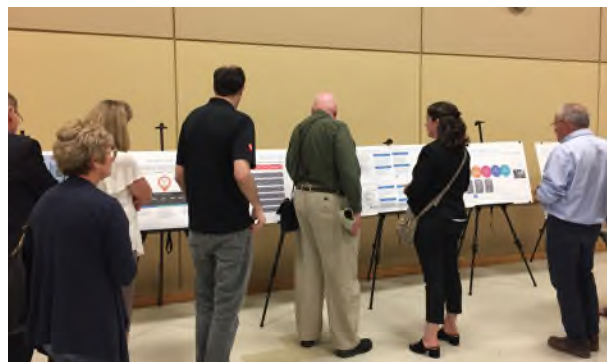
How is new infrastructure going to be paid for when it's already a struggle to update the infrastructure that is at capacity?

Employment land (E1-6) is located on top of an aquifer with high permeability. What is going to protect them? What if the government decides to designate them as a protected area? Where will the employment lands go? Where would residential lands go? Can we swap the residential for employment lands if it becomes a protected aquifer?

How and when will Tutela Heights be serviced (sanitary system)?



Participants at Public Information Centre #3



4 Natural Features

What is the forest cover now? What is the target and timeline?

Do you recognize the value of wetlands and the value of wetland creation and restoration?

What is the current wetland area and the target for the future?

What options are available for woodland/wetland creation?

How will climate change be addressed in policies?

How will the carbon footprint be addressed?

Consider the impact of urban growth on flooding. How will property and the environment be protected?

Do Source Water Protection Areas exist within the study area?

Natural Heritage Features are not accurately mapped in N9

What are the implications of creek blocks on developable land?

Natural heritage features have changed in N6 and N5

Access for farm equipment to cross Jones Creek

5 Agriculture

Detailed maps of the options are required

Leave out detailed minimum distance separation (MDS) until numbers are approved by the Province and the actual area slated for development is known

Barn information is already out of date (a barn and house are removed and other barn locations are imprecise)

Capability maps do not always match 'on the ground' experience

6 Archaeology

Is there an Archaeological Master Plan in place for the expansion lands, and if not, what is the City doing to protect the archaeological resources and artifacts in these lands?

Will the City require archaeological assessments on these lands prior to any development?

How did the consultant determine where the archaeological sites and areas of archaeological potential are in the mapping? Did this include any field studies?

Why would a landowner share information on archaeology if this might make their property less desirable from an expansion point of view?

Can you clarify the methodology for determining or evaluating the specific evaluation score for each area?

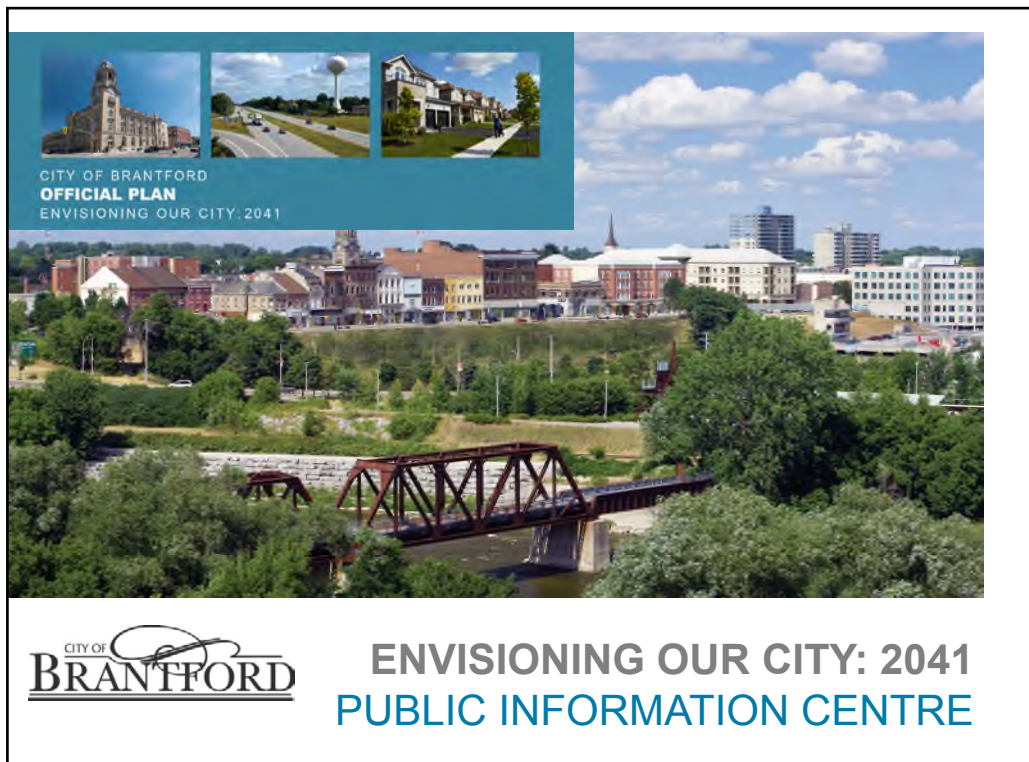
Why did certain areas receive such high scores while adjacent parcels did not?



Participants at Public Information Centre #3



Display Boards



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY. 2041

ENVISIONING OUR CITY: 2041
PUBLIC INFORMATION CENTRE

Study Process

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

Official Plan Review

Master Servicing Plan Update

Transportation Master Plan Update

Purpose of this PIC

- 1) Outline key outputs from Municipal Comprehensive Review:
 - Alternative Intensification Target
 - Alternative Greenfield Density Target
 - Amount of Employment Land Needs
 - Amount of Community Land Needs
 - Where new growth should be located
- 2) Municipal Servicing Plan Update
- 3) Transportation Master Plan update
- 4) Next steps

3



Municipal Comprehensive Review

Land Needs

Targets for employment and population growth

	Brantford 2016	2016 Expansion Lands	2041	Total 2016- 2041 Growth
Population	100,525	1,185	163,000	61,290
Employment	44,375	515	79,000	34,110



Municipal Comprehensive Review

Employment Land Needs

Employment density determined by reviewing current job density and nature of future employment

24 jobs/gross hectare Employment Lands Employment = **732 ha**

64 jobs/gross hectare Population Related Employment = **20 ha**

Subtract vacant land of *- 414 ha*

Urban Boundary Expansion for Employment Lands = 338 ha



Municipal Comprehensive Review

Intensification Strategy

- The Growth Plan has set an intensification target of 60%
- Requires 16,000 units over 25 years
- Substantial shift in the housing market required
Recommend to continue shift towards medium and higher density housing
- Slowly increase intensification target:

40% to 2021

45% 2021 to 2031 = 12,500 units

50% 2031 to 2041



Municipal Comprehensive Review

Intensification Strategy

- A reasonable distribution of units by type to the various geographical components of the Built-up Area would entail:
 - 650 single and semi-detached units in the existing neighbourhoods;
 - 1,250 second units in the existing neighbourhoods;
 - 800 townhouses in the existing neighbourhoods;
 - 1,000 student housing units;
 - 3,500 townhouse in the Intensification Corridors and major mixed use commercial sites;
 - 1,500 apartments in the Intensification Corridors and major mixed use commercial sites; and
 - 3,800 apartments in the Downtown Urban Growth Centre.



Municipal Comprehensive Review

DGA Targets

Growth Plan set a DGA density target of 80%

Recommended graduated DGA density targets:

- 2016 to 2021 – 50 persons and jobs/hectare
 - Based on existing registered and draft application plan
- 2021 to 2031 – 57 persons and jobs/hectare
- After 2031 – 60 persons and jobs/hectare
 - Achieve mix of 55% Singles/Semis / 40% Townhouse / 5% Apartment



Municipal Comprehensive Review

Community Area Land Needs

- Based on the 3 graduated densities:

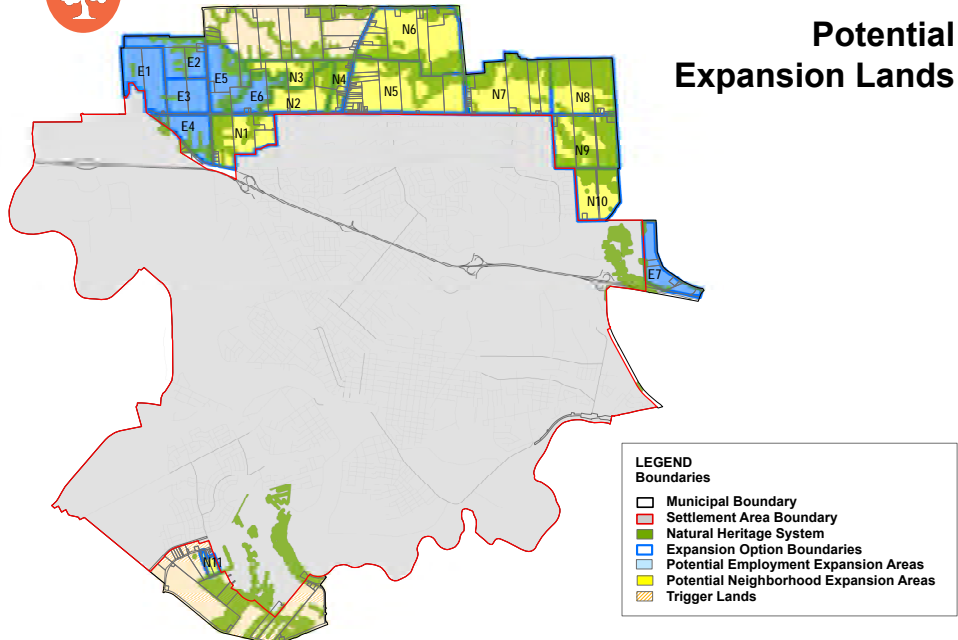
DGA LAND REQUIREMENTS BY PLANNING PERIOD					
Time period	% DGA Growth	Units	Pop & Jobs	Density	Area (ha)
2016-2021	8%	1,125	4,100	50	82
2021-2031	55%	7,930	28,186	57	495
2031-2041	37%	5,315	18,962	60	316
Total	100%	14,370	51,248	-	893

Subtract existing vacant land supply in DGA – 430 ha

Land deficit **= 462 ha**



Boundary Expansion Lands





Boundary Expansion Lands

Boundary Expansion Lands

Neighbourhood Evaluation Matrix Summary

Principles	Neighbourhood Options										
	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
Agriculture											
A1	10	3	6	2	9	6	11	6	3	3	1
A2	10	7	11	6	1	2	4	9	7	5	2
A3	1	1	1	1	1	1	11	1	1	1	1
Archaeology											
B1	1	2	7	8	5	2	2	6	8	10	11
Transportation											
C1	3	1	10	3	3	3	3	3	10	1	9
C2	1	1	10	10	1	7	1	1	9	1	7
C3	1	1	10	8	1	9	1	1	10	1	1
C4	1	1	10	1	1	9	1	1	10	1	1
Environment											
D1	1	4	7	4	4	4	7	7	1	1	1
D2	1	3	6	3	6	6	6	6	6	3	1
D3	6	3	6	6	3	6	6	6	6	3	1
D4	1	6	2	6	2	2	6	6	6	2	6
Water & Wastewater											
E1 W	1	1	9	1	1	7	1	6	11	9	7
E1 WW	2	4	10	4	4	9	1	4	10	2	4
E2 W	8	3	11	1	3	8	1	3	8	3	3
E2 WW	1	4	4	4	4	10	2	4	4	2	11
E3 W	3	3	11	7	3	9	1	7	9	3	1
E3 WW	6	7	11	9	7	10	1	1	1	1	1
E4 W	1	1	10	6	6	6	1	6	11	1	1
E4 WW	1	5	11	5	5	8	2	2	8	2	10
Stormwater											
F1	11	6	6	1	5	1	6	6	1	1	6
F2	3	3	10	7	11	7	3	3	7	2	1
F3	3	2	6	6	11	6	3	6	6	3	1
F4	1	1	10	1	1	10	1	1	7	7	7
F5	5	4	6	3	11	7	10	8	9	1	2
Land Use											
G1	1	6	11	1	1	10	1	8	8	6	1
G2	6	4	6	1	1	4	1	6	6	6	6



Boundary Expansion Lands

Boundary Expansion Lands

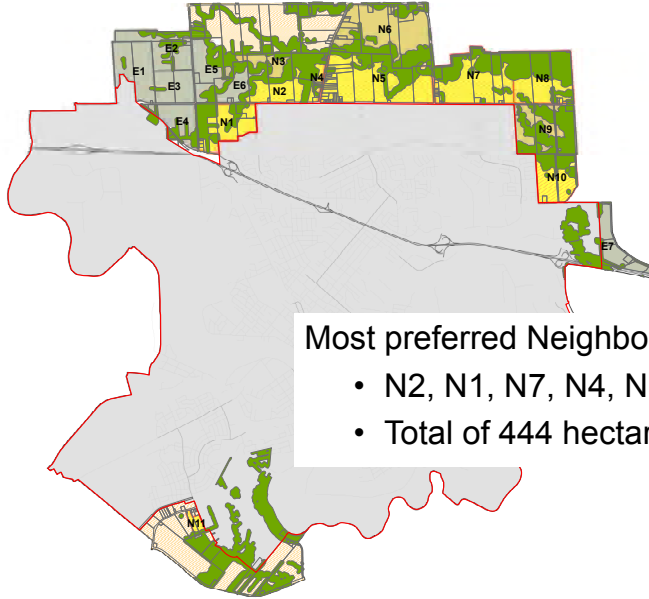
Employment Evaluation Matrix Summary

Principles	Employment Options						
	E1	E2	E3	E4	E5	E6	E7
Agriculture							
A1	6	4	6	3	2	1	4
A2	7	4	5	5	1	2	2
A3	1	1	1	1	1	1	1
Archaeology							
B1	2	4	3	1	5	6	7
Transportation							
C1	4	6	1	1	4	6	1
C2	7	1	1	1	1	1	6
C3	7	1	1	1	1	1	1
C4	6	7	1	1	1	1	1
Environment							
D1	1	7	1	3	5	5	3
D2	1	7	1	1	5	5	4
D3	1	7	1	5	5	1	1
D4	1	6	3	1	6	5	3
Water & Wastewater							
E1 W	2	5	5	5	2	2	1
E1 WW	1	1	1	1	6	6	1
E2 W	1	1	1	1	5	5	5
E2 WW	1	1	1	1	1	1	1
E3 W	2	4	3	4	7	4	1
E3 WW	2	4	4	2	4	4	1
E4 W	4	4	4	4	1	1	1
E4 WW	1	1	1	1	6	6	1
Stormwater							
F1	4	6	2	7	3	4	1
F2	1	6	1	1	7	1	5
F3	7	4	4	2	2	1	4
F4	7	5	6	4	2	1	3
F5	7	5	3	6	2	4	1
Land Use							
G1	1	6	4	1	4	6	1
G3	3	6	4	1	4	6	1



Boundary Expansion Lands

Most Preferred Neighbourhood Options



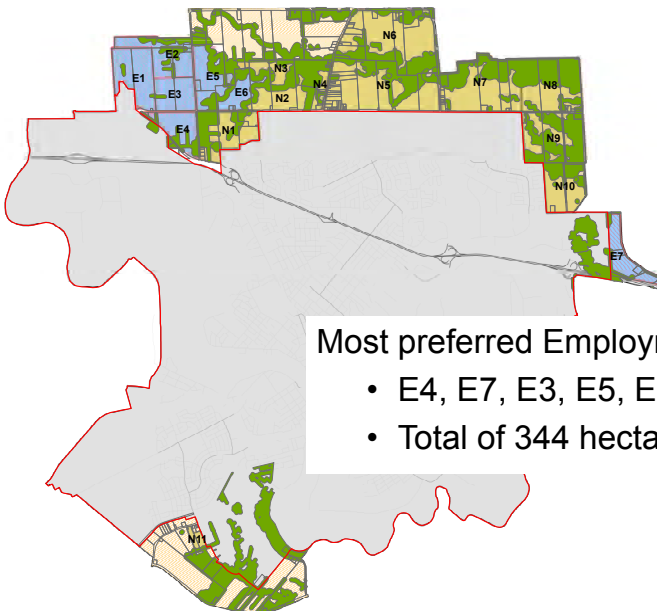
Most preferred Neighbourhood Options 

- N2, N1, N7, N4, N5, N10, N11 and N8
- Total of 444 hectares



Boundary Expansion Lands

Most Preferred Employment Options



Most preferred Employment Options 

- E4, E7, E3, E5, E6, E1, and E2
- Total of 344 hectares

Settlement Area Boundary Expansion Evaluation – Agriculture

Principle A1: To identify the better versus the poorer agricultural areas within each Option and to retain those better areas in agriculture as long as possible.

Principle A2: To identify the better versus the poorer agricultural areas adjacent or near to the Options and to minimize impacts of non-agricultural uses proposed in the expansion area on the better agricultural areas identified.

Principle A3: To avoid impacts on the agri-food network or if not possible, to minimize and mitigate impacts.

Agriculture - Neighbourhood Evaluation Summary											
Principle	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
A1	10	3	6	2	9	6	11	6	3	3	1
A2	10	7	11	6	1	2	4	9	7	5	2
A3	1	1	1	1	1	1	11	1	1	1	1

Agriculture - Employment Evaluation Summary							
Principle	E1	E2	E3	E4	E5	E6	E7
A1	6	4	6	3	2	1	4
A2	7	4	5	5	1	2	2
A3	1	1	1	1	1	1	1

● Most Preferred
 ● Least Preferred
 ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Archaeology

Principle B1: To protect and avoid archaeological resources and areas of potential for the presence of archaeological resources, and where avoidance is not possible, to assess and mitigate the archaeological resources.

Archaeology - Overall Neighbourhood Evaluation											
Principles	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
B1	1	2	7	8	5	2	2	6	8	10	11

Archaeology - Overall Employment Evaluation							
Principles	E1	E2	E3	E4	E5	E6	E7
B1	2	4	3	1	5	6	7

● Most Preferred
 ● Least Preferred
 ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Transportation

Principle C1: To ensure appropriate access and connectivity to new urban areas.

Principle C2: To ensure appropriate transportation capacity is maintained.

Principle C3: To balance transportation needs and provide choice for the travel needs of residents.

Principle C4: To ensure transportation network continuity between existing and new areas.

Transportation - Overall Neighbourhood Evaluation

Principle	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
C1	3	1	10	3	3	3	3	3	10	1	9
C2	1	1	10	10	1	7	1	1	9	1	7
C3	1	1	10	8	1	9	1	1	10	1	1
C4	1	1	10	1	1	9	1	1	10	1	1

Transportation - Overall Employment Evaluation

Principle	E1	E2	E3	E4	E5	E6	E7
C1	4	6	1	1	4	6	1
C2	7	1	1	1	1	1	6
C3	7	1	1	1	1	1	1
C4	6	7	1	1	1	1	1

● Most Preferred
 ● Least Preferred
 ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Environment

Principle D1: To protect, enhance and restore the Natural Heritage System (NHS) for the long-term along with existing linkage connections between the NHS and NHS features within the County of Brant and the existing urban area.

Principle D2: To protect and enhance surface water quality/quantity including fish habitat.

Principle D3: To protect and enhance the groundwater regime.

Principle D4: To protect significant wildlife habitat features and functions including the habitat of species-at-risk.

Principle D5: To protect stream channel and valleyland integrity, particularly in erosion prone systems.

Environment - Overall Neighbourhood Evaluation

Principle	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
D1	1	4	7	4	4	4	7	7	7	1	1
D2	1	3	6	3	6	6	6	6	6	3	1
D3	6	3	6	6	3	6	6	6	6	3	1
D4	1	6	2	6	2	2	6	6	6	2	6

Environment - Overall Employment Evaluation

Principle	E1	E2	E3	E4	E5	E6	E7
D1	1	7	1	3	5	5	3
D2	1	7	1	1	5	5	4
D3	1	7	1	5	5	1	1
D4	1	6	3	1	6	5	3

● Most Preferred
 ● Least Preferred
 ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Water System

Principle E1: To efficiently use existing and planned infrastructure and to minimize the complexity of extending the existing water and wastewater system to the expansion areas.

Principle E2: To align future infrastructure with the Master Servicing Plan.

Principle E3: To phase water and wastewater infrastructure logically and consecutively.

Principle E4: To ensure the infrastructure is financially viable over the full life-cycle and the preferred serving solution considers the best life-cycle Options when considering overall operational efficiency, operational resiliency to climate change and/or major component failure, operational and maintenance cost, existing renewal needs of the system, post period servicing, and greenhouse gas emissions.

Water Servicing - Overall Neighbourhood Evaluation											
Principles	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
E1 W	1	1	9	1	1	7	1	6	11	9	7
E2 W	8	3	11	1	3	8	1	3	8	3	3
E3 W	3	3	11	7	3	9	1	7	9	3	1
E4 W	1	1	10	6	6	6	1	6	11	1	1

Water Servicing - Overall Employment Evaluation							
Principles	E1	E2	E3	E4	E5	E6	E7
E1 W	2	5	5	5	2	2	1
E2 W	1	1	1	1	5	5	5
E3 W	2	4	3	4	7	4	1
E4 W	4	4	4	4	1	1	1

● Most Preferred ● Least Preferred ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Wastewater System

Principle E1: To efficiently use existing and planned infrastructure and to minimize the complexity of extending the existing water and wastewater system to the expansion areas.

Principle E2: To align future infrastructure with the Master Servicing Plan.

Principle E3: To phase water and wastewater infrastructure logically and consecutively.

Principle E4: To ensure the infrastructure is financially viable over the full life-cycle and the preferred serving solution considers the best life-cycle Options when considering overall operational efficiency, operational resiliency to climate change and/or major component failure, operational and maintenance cost, existing renewal needs of the system, post period servicing, and greenhouse gas emissions.

Wastewater Servicing - Overall Neighbourhood Evaluation											
Principles	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
E1 WW	2	4	10	4	4	9	1	4	10	2	4
E2 WW	1	4	4	4	4	10	2	4	4	2	11
E3 WW	6	7	11	9	7	10	1	1	1	1	1
E4 WW	1	5	11	5	5	8	2	2	8	2	10

Wastewater Servicing - Overall Employment Evaluation							
Principles	E1	E2	E3	E4	E5	E6	E7
E1 WW	1	1	1	1	6	6	1
E2 WW	1	1	1	1	1	1	1
E3 WW	2	4	4	2	4	4	1
E4 WW	1	1	1	1	6	6	1

● Most Preferred ● Least Preferred ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Stormwater

Principle F1: To avoid key hydrologic areas where possible when determining the most appropriate location for settlement area boundary expansion. Key hydrologic areas are defined as significant groundwater recharge areas (SGRAs), highly vulnerable aquifers (HVAs), and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

Principle F2: To minimize the impact on the water resource system by minimizing the relative complexity needed to complete local stormwater servicing.

Principle F3: To minimize the impact on the water resource system by evaluating the existing downstream system capacity.

Principle F4: To phase stormwater management infrastructure logically and consecutively.

Principle F5: To ensure that the stormwater infrastructure is financially viability by minimizing the total project life-cycle cost to service the expansion areas.

Stormwater - Overall Neighbourhood Evaluation

Principles	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
F1	11	6	6	1	5	1	6	6	1	1	6
F2	3	3	10	7	11	7	3	3	7	2	1
F3	3	2	6	6	11	6	3	6	6	3	1
F4	1	1	10	1	1	10	1	1	7	7	7
F5	5	4	6	3	11	7	10	8	9	1	2

Stormwater - Overall Employment Evaluation

Principles	E1	E2	E3	E4	E5	E6	E7
F1	4	6	2	7	3	4	1
F2	1	6	1	1	7	1	5
F3	7	4	4	2	2	1	4
F4	7	5	6	4	2	1	3
F5	7	5	3	6	2	4	1

● Most Preferred
 ● Least Preferred
 ● Medium Preferred

Settlement Area Boundary Expansion Evaluation – Land Use

Principle G1: To ensure development occurs adjacent to existing built areas.

Principle G2: To create compact new urban areas with a mix of uses and densities.

Principle G3: To direct employment areas to locations in proximity to major goods movement facilities.


Land Use - Overall Neighbourhood Evaluation

Principles	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
G1	1	6	11	1	1	10	1	8	8	6	1
G2	6	4	6	1	1	4	1	6	6	6	6

Land Use - Overall Employment Evaluation

Principles	E1	E2	E3	E4	E5	E6	E7
G1	1	6	4	1	4	6	1
G3	3	6	4	1	4	6	1


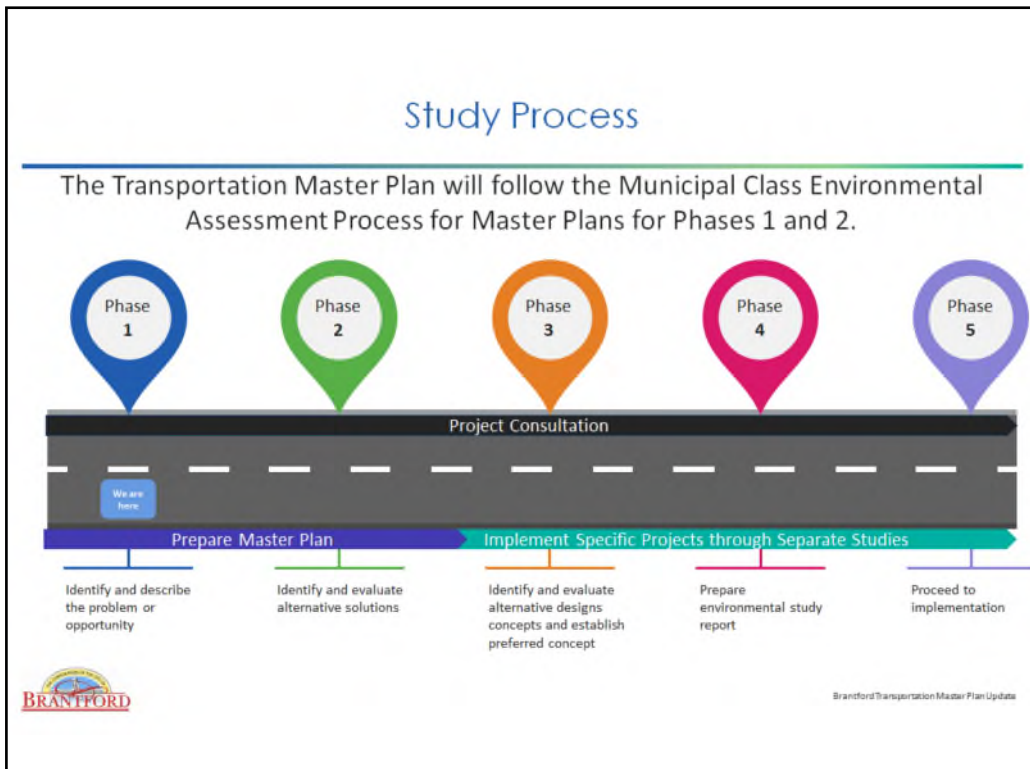
● Most Preferred
 ● Least Preferred
 ● Medium Preferred



**Brantford
Transportation
Master Plan
Update**

TMP Foundations and Strategies PIC #3

May 17, 2018

What We Heard at Study Initiation

Problems and Challenges

- Congestion
- Connections / Accessibility (Transit)
- Safe Environment
- Pedestrian Linkages
- Regional Integration
- Form of Development

Opportunities and Priorities

- Public Transit
- Active Transportation
- Street Design
- Complete Community
- Implementable Strategy
- Connect Infrastructure



Brantford Transportation Master Plan Update

Active Transportation Opportunities



Opportunity
Promote increased use of alternative modes by providing an integrated pedestrian and bicycle network that enhances user experience through increased safety and efficiency.

Objective
Realize increase in active modes for utilitarian purposes (work and school) which supports character of a complete community.



Brantford Transportation Master Plan Update

Regional and Local Transit Service Opportunities



Opportunity
Provide mobility choice for wider range of users and destinations through more access, better connections, increased frequency, and enhanced experience.

Objective
Increase transit service coverage to compete with single auto mode, to increase number of non-auto trips and encourage transit oriented development.



Brantford Transportation Master Plan Update

Inter and Intra Regional Corridor Opportunities



Opportunity
Provide a balanced road system that is accessible for local, intra-municipal and inter-regional travel while enhancing user travel experience.

Objective
Maximize efficiency of existing roadway infrastructure and identify new transportation corridors to address gaps in service.



Brantford Transportation Master Plan Update

Commercial Vehicle Traffic



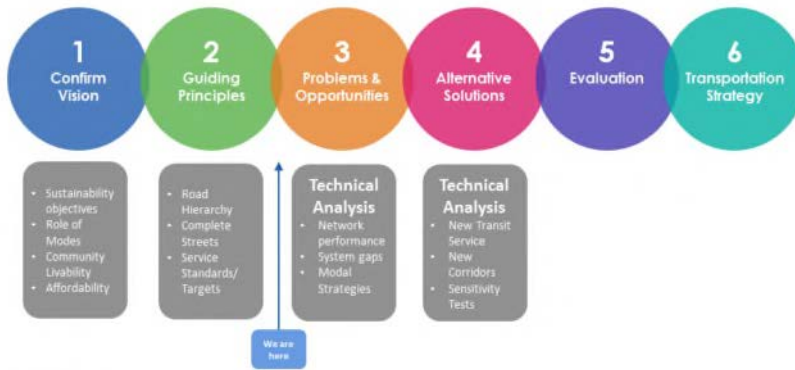
Opportunity
Identify network alternatives that encourage efficient movement of goods through and around the city that protect and enhance the community experience for other users.

Objective
Maintain access to industry and support economic prosperity of the City.



Brantford Transportation Master Plan Update

Next Steps in the Study



Brantford Transportation Master Plan Update

Municipal Class EA Process

The Water, Wastewater, and Stormwater Master Servicing Plan Update and Transportation Master Plan involve the completion of Phases 1 and 2 of the MEA Municipal Class EA process.

EA Planning Process



The study follows the Master Plan process as outlined in Section A.2.7 of the Municipal Engineers Association (MEA) Municipal Class Environmental Assessment (Oct 2000, as amended in 2007, 2011 and 2015).

Master Servicing Plan Vision Statement

Supporting a Strong and Growing Brantford

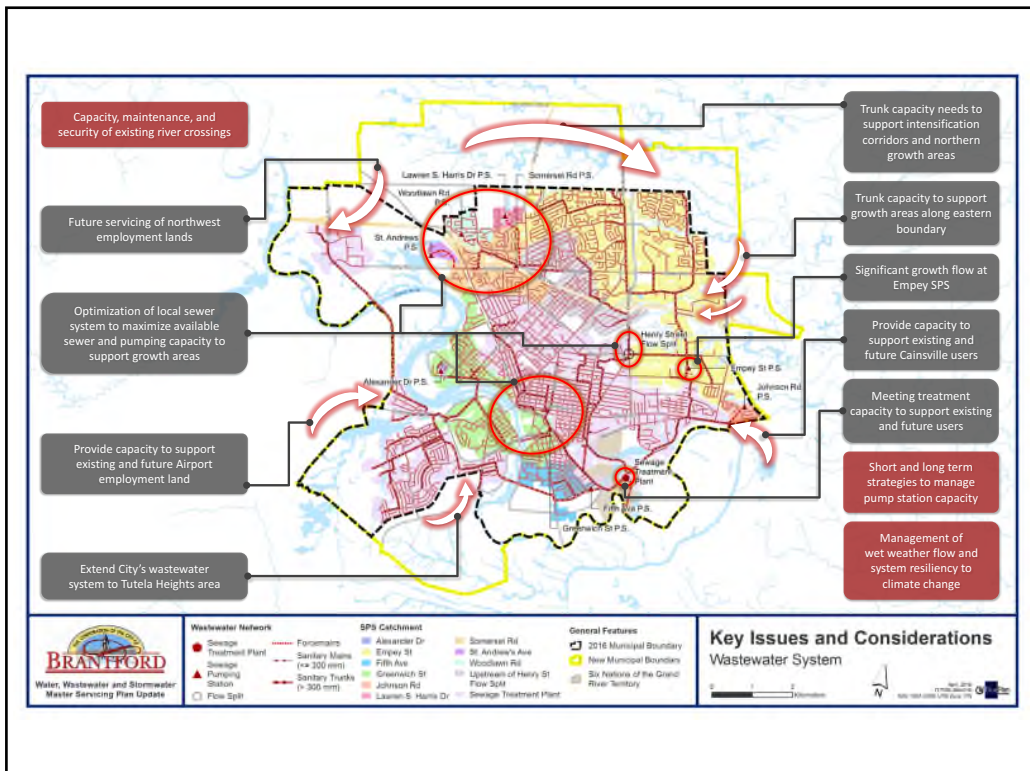
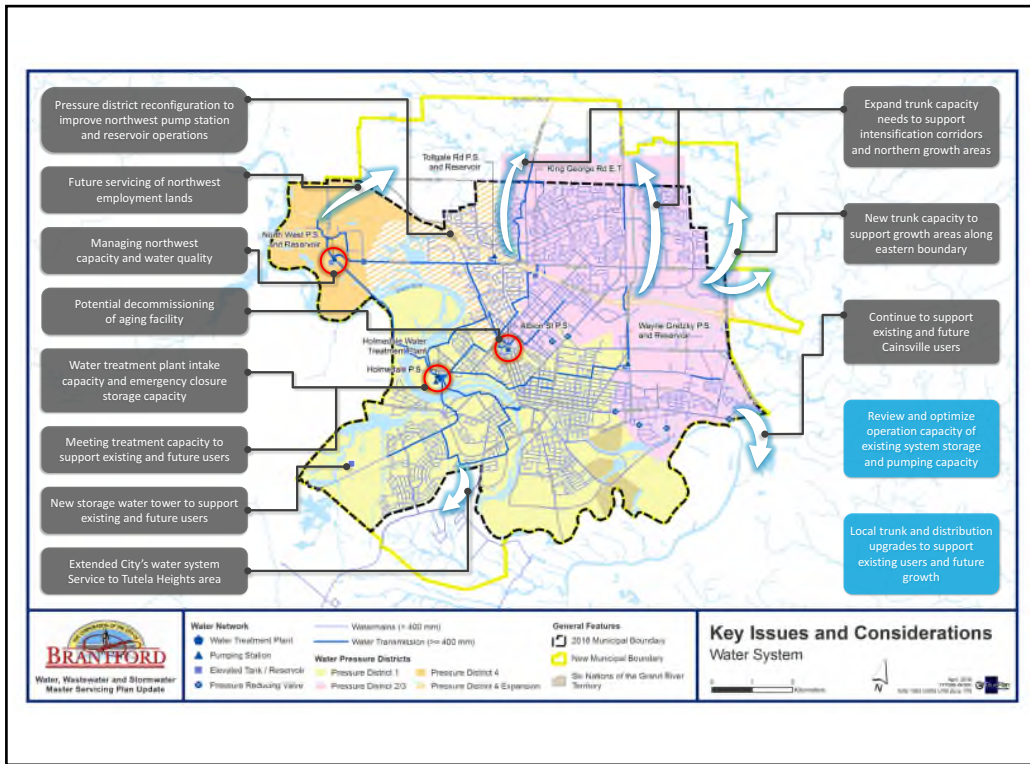
To establish a preferred servicing plan for the City's water, wastewater, and stormwater systems that:

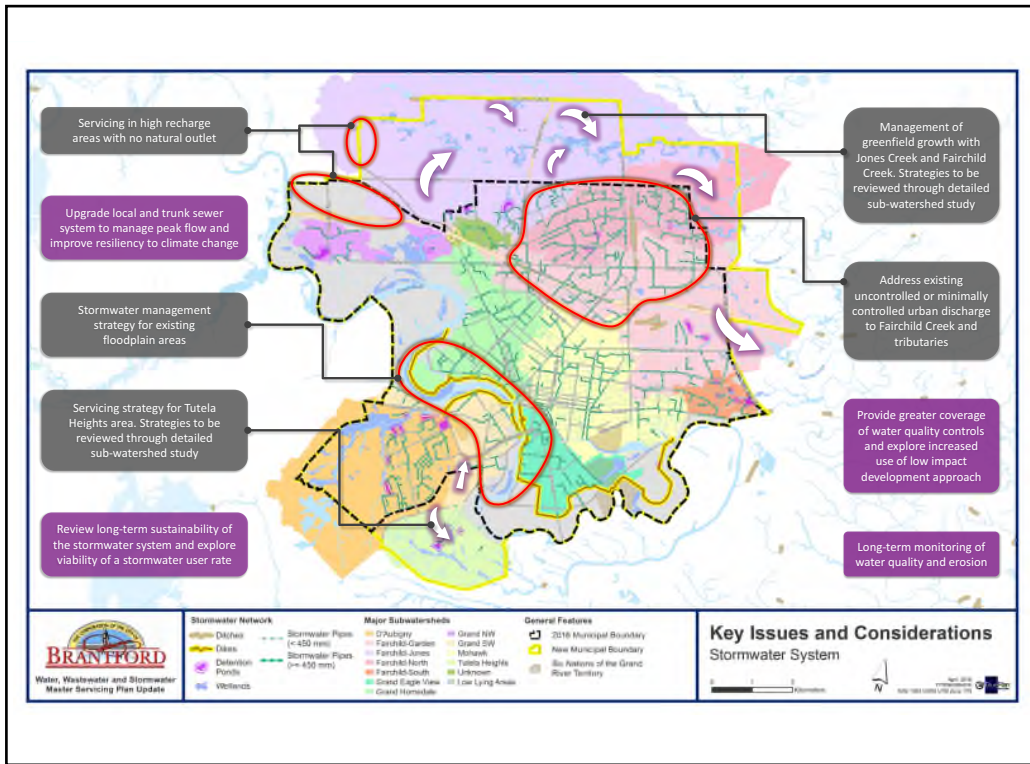
- Meets current needs
- Supports growth and expansion of the City's urban boundary
- Maintains or improves service levels
- Considers priority areas of climate change, infrastructure optimization and renewal, and system resiliency

What is Driving the Master Servicing Plan Update



- In 2014, the City completed the Water, wastewater, and stormwater master plan (MSP) that looked at planned growth to 2031, within the City's previous boundary.
- The MSP update is needed to integrate:
 - City-wide servicing issues with review of the boundary adjustment lands
 - Planning for growth to 2041 and new density and intensification targets
- The MSP will develop a long-term servicing strategy and capital forecast to ensure the maintenance of services for existing residents and business as well as support future growth of the community

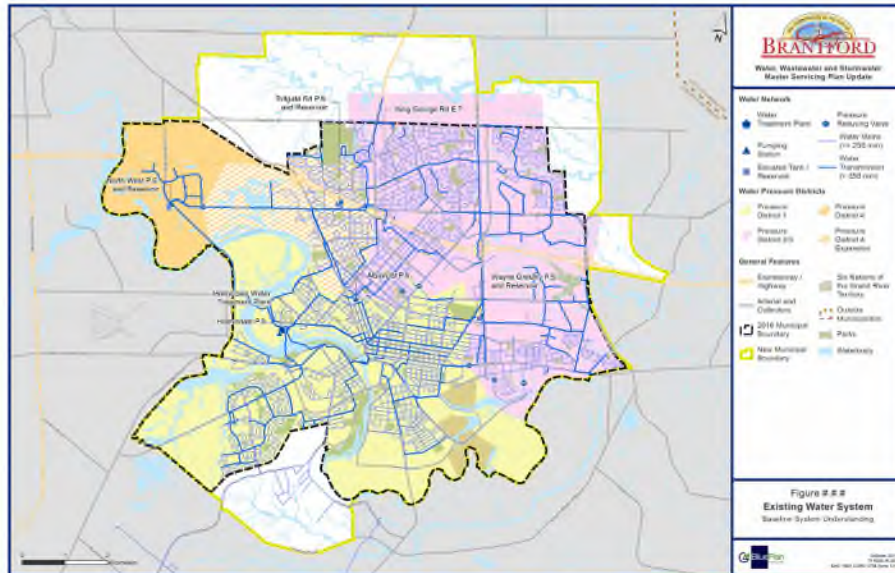




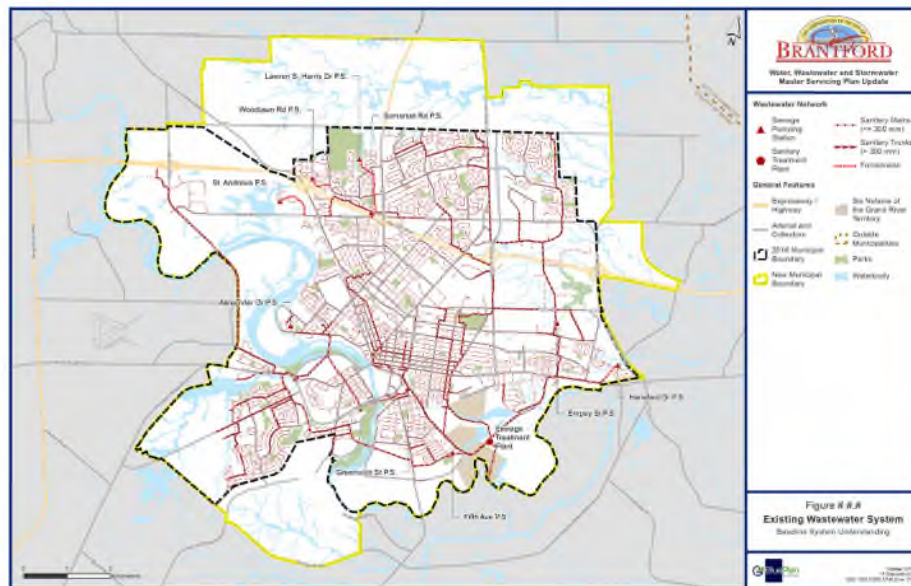
Key Servicing Issues and Considerations

Water System	Wastewater System	Stormwater System
<ul style="list-style-type: none"> • Treatment Plant Capacity • New Water Storage • Water Needs in Northwest • Extending Service to North and Tutela Heights • Facility Optimization • Local Pressure and Flow Capacity Upgrades 	<ul style="list-style-type: none"> • Treatment Plant Capacity • Conveying Flows from North and Tutela Heights • Existing Pump Station Capacity • Wet Weather Flow • River Siphons • Wastewater Quality 	<ul style="list-style-type: none"> • Level of Service – Pipe vs. Overland Flow • Stormwater Management Options • Stream and Creek Erosion • Grand River Interaction • Retrofits within Existing Build Areas

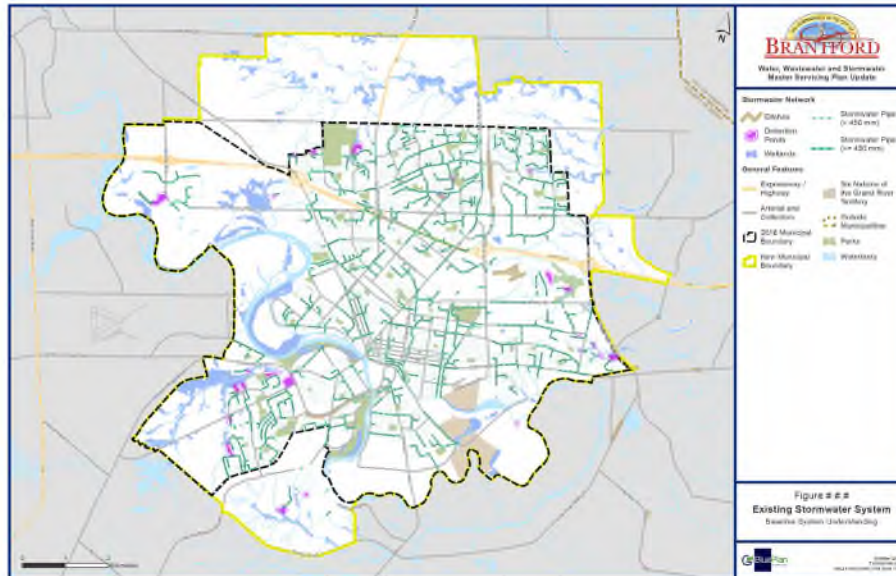
Existing Water System





Existing Wastewater System



Existing Stormwater System



Presentation



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041

CITY OF BRANTFORD
ENVISIONING OUR CITY: 2041
PUBLIC INFORMATION CENTRE #3
May 17, 2018

Study Process

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

Official Plan Review

Master Servicing Plan Update

Transportation Master Plan Update

Purpose of this PIC

- 1) Outline key outputs from Municipal Comprehensive Review:
 - Alternative Intensification Target
 - Alternative Greenfield Density Target
 - Amount of Employment Land Needs
 - Amount of Community Land Needs
 - Where new growth should be located
- 2) Municipal Servicing Plan Update
- 3) Transportation Master Plan update
- 4) Next steps

3

Consultants

SGL Planning & Design Inc.

Urban Boundary Expansion, Secondary Plan

The Planning Partnership

Official Plan, Consultation

Cushman & Wakefield

Real Estate

AgPlan

Agricultural Consultants

GM BluePlan Engineering Ltd.

Municipal Servicing

Plan B Natural Heritage

Landscape Ecology and Natural Heritage Planning

ASI

Heritage Culture, Archaeology, Indigenous Engagement

Ecosystem Recovery Inc.

Natural Resources Engineering, Stormwater Management

Dillon

Transportation

4

Opportunities to be Involved in the Process

2017	September 11	●	Public Information Centre #1 Update on project and process
	November 16	●	Public Information Centre #2 Municipal Comprehensive Review, Employment Conversions & Growth Options Kick off of Environmental Assessment for Boundary Expansion Lands
2018	May 17	●	Public Information Centre #3 Municipal Comprehensive Review, Land Needs Assessment, Preferred Urban Boundary
	June	●	Public Information Centre #4 Vision and Principles for Development in the Boundary Expansion Lands
	Fall	●	Public Information Centre #5 Options for Community Design in the Boundary Expansion Lands
2019	Winter	●	Public Information Centre #6 Preferred Land Use Plan for the Boundary Expansion Lands
	Spring	●	Statutory Public Open House Draft Official Plan
	Fall	●	Statutory Public Meeting and Council Presentation Official Plan

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Indigenous Consultation Strategy

- The history of Brantford is tied to the history of the First Nations people in Brant County
- Brantford is in the traditional and treaty territory of Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation

Meetings have occurred with:

- Six Nations of the Grand River First Nation
- Mississaugas of the New Credit First Nation

City staff will be attending First Nations community awareness events:

- Six Nations of the Grand River – May 18
- Mississaugas of the New Credit First Nation – June 15

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Presentation



Municipal Comprehensive Review

- Employment Land Needs to Accommodate 2041 forecast
- Urban Growth Centre
- Intensification Strategy + Alternative Target
- Designated Greenfield Area Supply + Alternative Target
- Community Land Needs to Accommodate 2041 forecast

7



Municipal Comprehensive Review

Land Needs

Targets for employment and population growth

	Brantford 2016	2016 Expansion Lands	2041	Total 2016- 2041 Growth
Population	100,525	1,185	163,000	61,290
Employment	44,375	515	79,000	34,110

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Municipal Comprehensive Review

Employment Land Needs

- Three categorizes of employment:
 1. Employment Lands Employment (ELE)
 - Focused on employment areas
 2. Population-Related Employment (PRE)
 - In existing and new neighbourhoods
 - Small portion to employment areas
 3. Major Office Employment (MOE)
 - Focused on the Downtown

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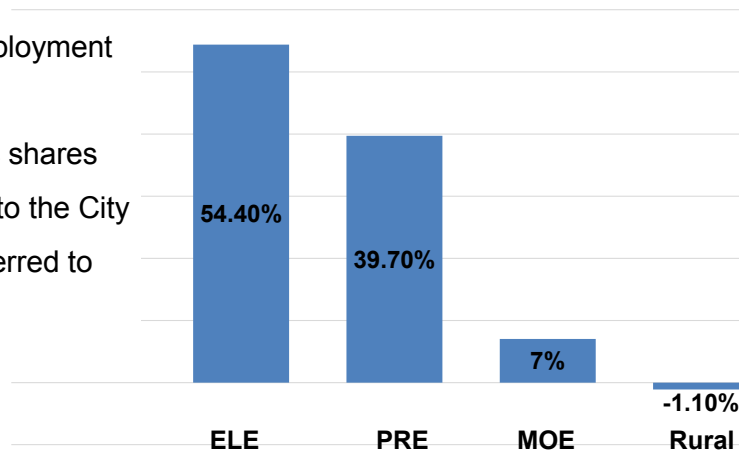


Municipal Comprehensive Review

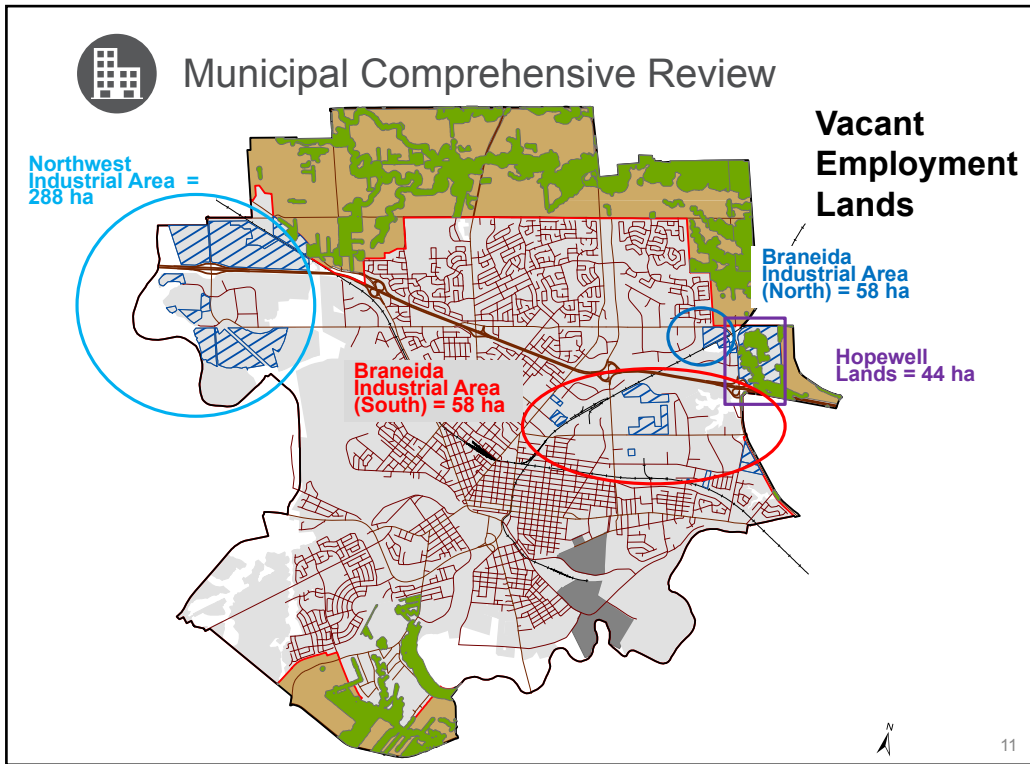
Employment


Employment Growth Forecast - % Share

- Home based employment not included
- Similar to historic shares
- But MOE is new to the City
- Rural jobs transferred to PRE



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 **Municipal Comprehensive Review**

Employment Land Needs

Employment density determined by reviewing current job density and nature of future employment

24 jobs/gross hectare Employment Lands Employment = **732 ha**

64 jobs/gross hectare Population Related Employment = **20 ha**

Subtract vacant land of **– 414 ha**

Urban Boundary Expansion for Employment Lands = 338 ha

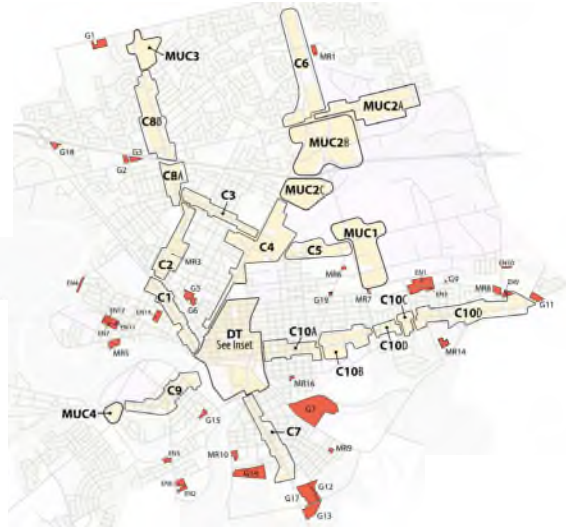
12



Municipal Comprehensive Review

Intensification Strategy

- Downtown Urban Growth Centre
- Major Commercial Centres
- Intensification Corridors
- Existing Neighbourhoods
- Second Units



Municipal Comprehensive Review

Intensification Strategy

- Considers three scenarios within the Built-up Area
- Range from:
 - low of 4,517 to high of 15,616



Municipal Comprehensive Review

Intensification Strategy

Built Up Area:

- Since 2007: 4,158 units built, of which 1,922 (46%) in the BUA
- Of 1,922 units in the BUA:
 - Single and semi detached dwellings (30%)
 - Townhouse dwellings (22%)
 - Apartment units (49%)
- Apartment construction has been limited
 - Only 2 new buildings constructed with more than 100 units
 - Most new buildings contain less than 50 units

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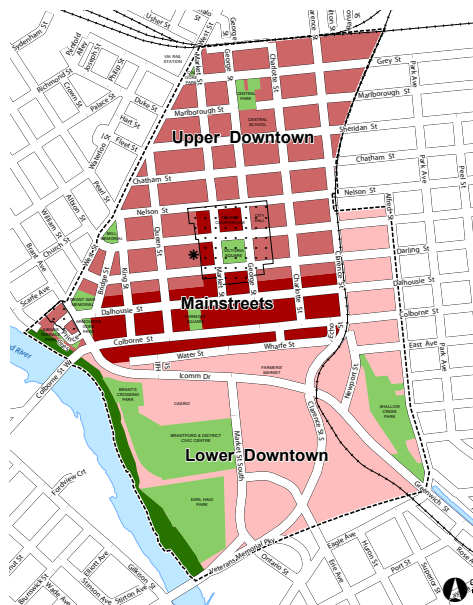
Municipal Comprehensive Review

Urban Growth Centre

Intensification Strategy

Size = 130 ha
Population = 2,644 people
Employment = 4,565 jobs
Density = 55 persons + jobs per hectare

- But only 232 units developed over the last 10 years
- Need an additional 12,291 persons and jobs/ha to achieve target by 2031

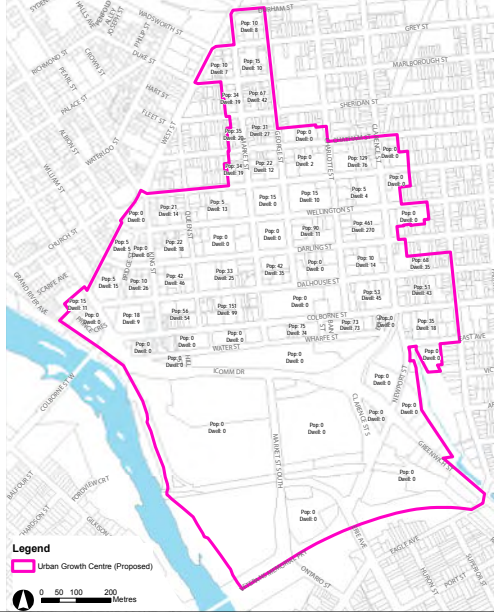


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Municipal Comprehensive Review Intensification Strategy

Revised Urban Growth Centre Boundary



Size = 104 ha
Population = 1,779 people
Employment = 4,300 jobs
Density = 58 persons + jobs per hectare

- Need additional 9,539 persons and jobs/ha to achieve target by 2031

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Municipal Comprehensive Review Intensification Strategy

- The Growth Plan has set an intensification target of 60%
- Requires 16,000 units over 25 years
- Substantial shift in the housing market required
- Recommend to continue shift towards medium and higher density housing
- Slowly increase intensification target:

40% to 2021

45% 2021 to 2031 = 12,500 units

50% 2031 to 2041

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Municipal Comprehensive Review

Intensification Strategy

- A reasonable distribution of units by type to the various geographical components of the Built-up Area would entail:
 - 650 single and semi-detached units in the existing neighbourhoods;
 - 1,250 second units in the existing neighbourhoods;
 - 800 townhouses in the existing neighbourhoods;
 - 1,000 student housing units;
 - 3,500 townhouse in the Intensification Corridors and major mixed use commercial sites;
 - 1,500 apartments in the Intensification Corridors and major mixed use commercial sites; and
 - 3,800 apartments in the Downtown Urban Growth Centre.

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Municipal Comprehensive Review

Designated Greenfield Area Targets

Figure 6 - DGA Mapping Analysis

City of Brantford

LEGEND

Boundaries

- ▭ Municipal Boundary
- ▭ Settlement Boundary
- ▭ Delineated Built-Up Area
- ▭ Six Nation Lands
- ▭ Rural Lands Outside of Urban Boundary

Designated Greenfield Area

- ▭ Residential Built
- ▭ Residential Registered Plan
- ▭ Residential Draft Plan Approved
- ▭ Residential Application
- ▭ Residential Vacant
- ▭ Commercial Vacant
- ▭ Commercial Built
- ▭ Commercial Vacant
- ▭ Tutela Heights Built
- ▭ Tutela Heights Vacant

Take Outs

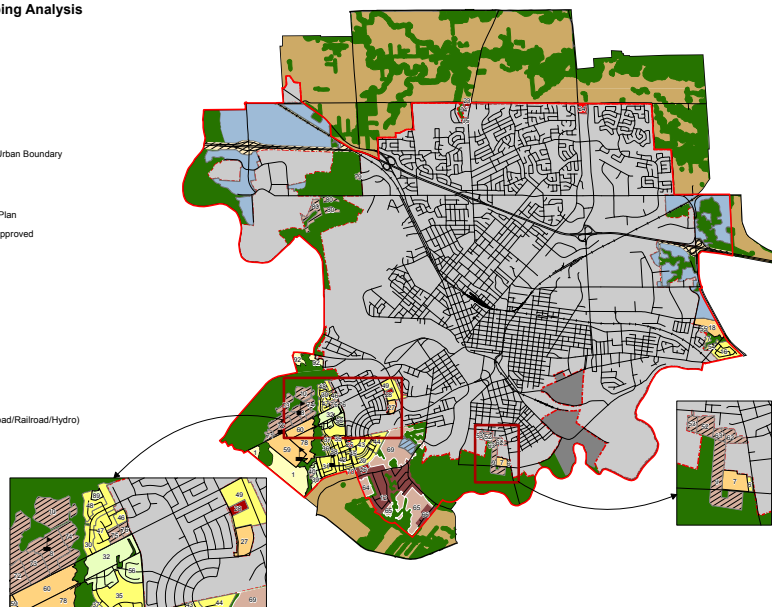
- ▭ Environmental
- ▭ Major Infrastructure (Road/Railroad/Hydro)
- ▭ Employment
- ▭ Cemetery

Roads & Railroads

- ▬ Road
- ▬ Provincial Highway
- ▬ Railroad

Schools

- ▭ School Site



0 850 1,700 3,400 5,100 Meters



Municipal Comprehensive Review

Intensification DGA Targets

- Existing DGA Density is only 40 persons and jobs per ha
- Current Approvals and Designations result in density of 45 persons and jobs/hectares
 - Based on mix of 73% Single/Semi / 25% Townhouse / 2% Apartment
- Increasing density on low density and requiring broader unit mix:
 - Increases density to 54 persons and jobs/hectare
 - Based on mix of 64% Single/Semi / 35% Townhouse / 1% Apartment
 - Increases supply by nearly 800 units
 - Total supply 7,815 units in current Settlement Boundary
 - BUT significant infrastructure constraints

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Municipal Comprehensive Review

DGA Targets

Growth Plan set a DGA density target of 80%

Recommended graduated DGA density targets:

- 2016 to 2021 – 50 persons and jobs/hectare
 - Based on existing registered and draft application plan
- 2021 to 2031 – 57 persons and jobs/hectare
- After 2031 – 60 persons and jobs/hectare
 - Achieve mix of 55% Singles/Semis / 40% Townhouse / 5% Apartment

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Municipal Comprehensive Review

Community Area Land Needs

- Based on the 3 graduated densities:

DGA LAND REQUIREMENTS BY PLANNING PERIOD					
Time period	% DGA Growth	Units	Pop & Jobs	Density	Area (ha)
2016-2021	8%	1,125	4,100	50	82
2021-2031	55%	7,930	28,186	57	495
2031-2041	37%	5,315	18,962	60	316
Total	100%	14,370	51,248	-	893

Subtract existing vacant land supply in DGA – 430 ha

Land deficit = 462 ha

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Presentation



Municipal Comprehensive Review
– Boundary Expansion Lands

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Boundary Expansion Lands

Boundary Expansion

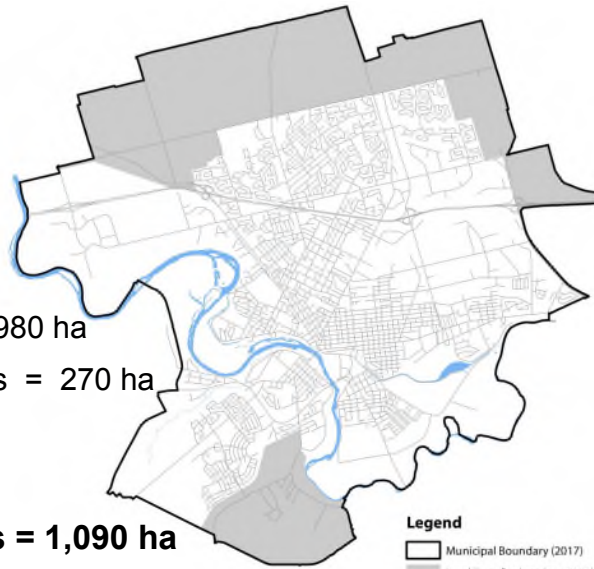
Total Area = 2,700 ha

Natural Heritage System = 980 ha

2017 Urban Boundary Lands = 270 ha

Trigger Lands = 360 ha

Total Developable Lands = 1,090 ha



Legend
Municipal Boundary (2017)
Land Transfer Area (Jan 2017)

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Boundary Expansion Lands

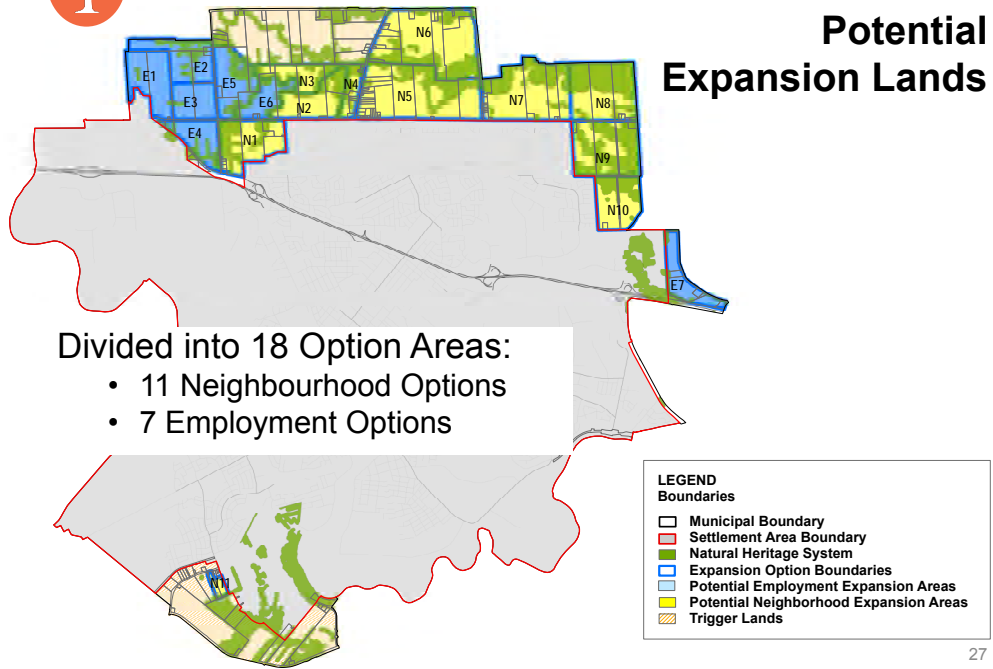
Boundary Expansion

- To accommodate 2041 population and employment forecasts, need:
 - 338 hectares Employment lands
 - 462 hectares Community/Neighbourhood lands

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Boundary Expansion Lands



Boundary Expansion Lands

Boundary Expansion Lands

- Study team developed a series of Principles and criteria to evaluate the 18 Options
- Each Option was analyzed and ranked from Most Preferred to Least Preferred for each principle.

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Boundary Expansion Lands

Boundary Expansion Lands

Agriculture

- Principle 1: To identify the better versus the poorer agricultural areas within each Option and to retain those better areas in agriculture as long as possible.
- Principle 2: To identify the better versus the poorer agricultural areas adjacent or near to the Options and to minimize impacts of non-agricultural uses proposed in the expansion area on the better agricultural areas identified.
- Principle 3: To avoid impacts on the agri-food network or if not possible, to minimize and mitigate impacts.

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Boundary Expansion Lands

Boundary Expansion Lands

Archaeology

- Principle 1: To protect and avoid archaeological resources and areas of potential for the presence of archaeological resources, and where avoidance is not possible, to assess and mitigate the archaeological resources.

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Boundary Expansion Lands

Boundary Expansion Lands

Transportation

- Principle 1: To ensure appropriate access and connectivity to new urban areas.
- Principle 2: To ensure appropriate transportation capacity is maintained.
- Principle 3: To balance transportation needs and provide choice for the travel needs of residents.
- Principle 4: To ensure transportation network continuity between existing and new areas.

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Boundary Expansion Lands

Boundary Expansion Lands

Environment

- Principle 1: To protect, enhance and restore the Natural Heritage System (NHS) for the long-term along with existing linkage connections between the NHS and NHS features within the County of Brant and the existing urban area.
- Principle 2: To protect and enhance surface water quality/quantity including fish habitat.
- Principle 3: To protect and enhance the groundwater regime.
- Principle 4: To protect significant wildlife habitat features and functions including the habitat of species-at-risk.
- Principle 5: To protect stream channel and valleyland integrity, particularly in erosion prone systems.

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Boundary Expansion Lands

Boundary Expansion Lands

Water/Wastewater Servicing

- Principle 1: To efficiently use existing and planned infrastructure and to minimize the complexity of extending the existing water and wastewater system to the expansion areas.
- Principle 2: To align future infrastructure with the Master Servicing Plan.
- Principle 3: To phase water and wastewater infrastructure logically and consecutively.
- Principle 4: To ensure the infrastructure is financially viable over the full life-cycle and the preferred serving solution considers the best life-cycle Options

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Boundary Expansion Lands

Boundary Expansion Lands

Stormwater

- Principle 1: To avoid key hydrologic areas where possible when determining the most appropriate location for settlement area boundary expansion.
- Principle 2: To minimize the impact on the water resource system by minimizing the relative complexity needed to complete local stormwater servicing.
- Principle 3: To minimize the impact on the water resource system by evaluating the existing downstream system capacity.
- Principle 4: To phase stormwater management infrastructure logically and consecutively.
- Principle 5: To ensure that the stormwater infrastructure is financially viability by minimizing the total project life-cycle cost to service the expansion areas.

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Boundary Expansion Lands

Boundary Expansion Lands

Land Use

- Principle 1: To ensure development occurs adjacent to existing built areas.
- Principle 2: To create compact new urban areas with a mix of uses and densities.
- Principle 3: To direct employment areas to locations in proximity to major goods movement facilities.

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Boundary Expansion Lands

Boundary Expansion Lands

Neighbourhood Evaluation Matrix Summary

Principles	Neighbourhood Options										
	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11
Agriculture											
A1	10	3	6	2	9	6	11	6	3	3	1
A2	10	7	11	6	1	2	4	9	7	5	2
A3	1	1	1	1	1	1	11	1	1	1	1
Archaeology											
B1	1	2	7	8	5	2	2	6	8	10	11
Transportation											
C1	3	1	10	3	3	3	3	3	10	1	9
C2	1	1	10	10	1	7	1	1	9	1	7
C3	1	1	10	8	1	9	1	1	10	1	1
C4	1	1	10	1	1	9	1	1	10	1	1
Environment											
D1	1	4	7	4	4	4	7	7	7	1	1
D2	1	3	6	3	6	6	6	6	6	3	1
D3	6	3	6	6	3	6	6	6	6	3	1
D4	1	6	2	6	2	2	6	6	6	2	6
Water & Wastewater											
E1 W	1	1	9	1	1	7	1	6	11	9	7
E1 WW	2	4	10	4	4	9	1	4	10	2	4
E2 W	8	3	11	1	3	9	1	3	8	3	3
E2 WW	1	4	4	4	4	10	2	4	4	2	11
E3 W	3	3	11	7	3	9	1	7	9	3	1
E3 WW	6	7	11	9	7	10	1	1	1	1	1
E4 W	1	1	10	6	6	6	1	6	11	1	1
E4 WW	1	5	11	5	5	8	2	2	8	2	10
Stormwater											
F1	11	6	6	1	5	1	6	6	1	1	6
F2	3	3	10	7	11	7	3	3	7	2	1
F3	3	2	6	11	6	3	6	3	6	3	1
F4	1	1	10	1	1	10	1	1	7	7	7
F5	5	4	6	3	11	7	10	8	9	1	2
Land Use											
G1	1	6	11	1	1	10	1	8	8	6	1
G2	6	4	6	1	1	4	1	6	6	6	6

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Boundary Expansion Lands

Boundary Expansion Lands

Employment Evaluation Matrix Summary

Principles	Employment Options						
	E1	E2	E3	E4	E5	E6	E7
Agriculture							
A1	6	4	6	3	2	1	4
A2	7	4	5	5	1	2	2
A3	1	1	1	1	1	1	1
Archaeology							
B1	2	4	3	1	5	6	7
Transportation							
C1	4	6	1	1	4	6	1
C2	7	1	1	1	1	1	6
C3	7	1	1	1	1	1	1
C4	6	7	1	1	1	1	1
Environment							
D1	1	7	1	3	5	5	3
D2	1	7	1	1	5	5	4
D3	1	7	1	5	5	1	1
D4	1	6	3	1	6	5	3
Water & Wastewater							
E1 W	2	5	5	5	2	2	1
E1 WW	1	1	1	1	6	6	1
E2 W	1	1	1	1	5	5	5
E2 WW	1	1	1	1	1	1	1
E3 W	2	4	3	4	7	4	1
E3 WW	2	4	4	2	4	4	1
E4 W	4	4	4	4	1	1	1
E4 WW	1	1	1	1	6	6	1
Stormwater							
F1	4	6	2	7	3	4	1
F2	1	6	1	7	1	1	5
F3	7	4	4	2	2	1	4
F4	7	5	6	4	2	1	3
F5	7	5	3	6	2	4	1
Land Use							
G1	1	6	4	1	4	6	1
G3	3	6	4	1	4	6	1

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Boundary Expansion Lands

Boundary Expansion Lands

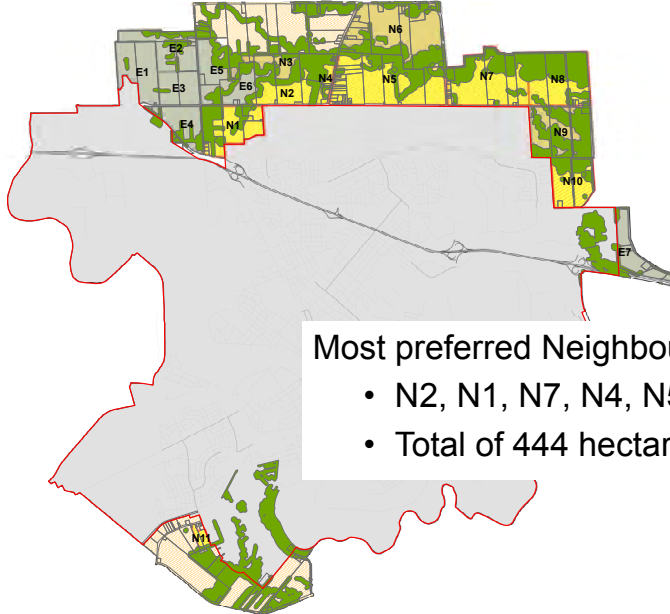
- Identified specific constraints and trade-offs for each Option
- Identified potential for mitigation, management or phasing measures to address constraints for each Option

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Boundary Expansion Lands

Most Preferred Neighbourhood Options



Most preferred Neighbourhood Options 

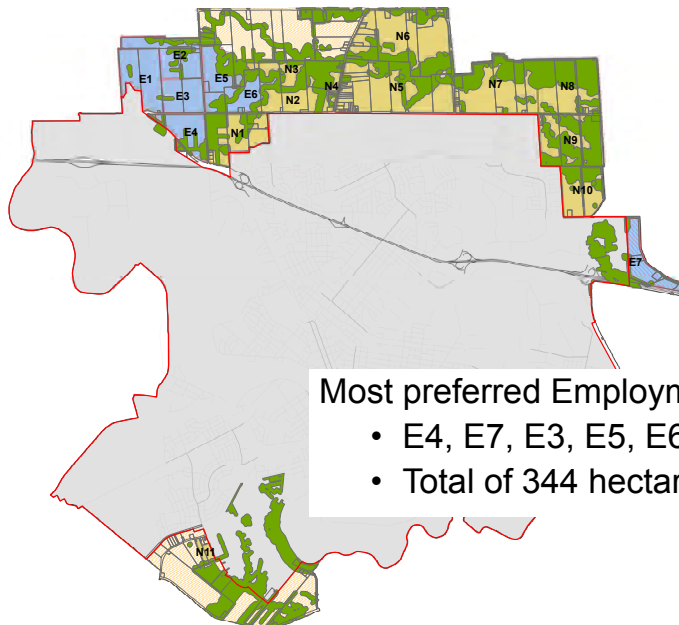
- N2, N1, N7, N4, N5, N10, N11 and N8
- Total of 444 hectares


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Boundary Expansion Lands

Most Preferred Employment Options



Most preferred Employment Options 

- E4, E7, E3, E5, E6, E1, and E2
- Total of 344 hectares

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Boundary Expansion Lands

Next Steps

- Committee Meeting – June 5th
- Preparation of the preferred plan and master plan study for the settlement area boundary expansion lands
 - More detailed evaluation of constraints and developable potential
 - Detailed Land Uses
 - Detailed Transportation Network
 - Servicing Solutions
- PIC 4: Visioning Workshop – June 21st
- PIC 5: Land Use Options – September 2018

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Presentation



Municipal Comprehensive Review
– Land Needs



Municipal Comprehensive Review
– Boundary Expansion Lands



Master Servicing Plan - Update



Transportation Master Plan

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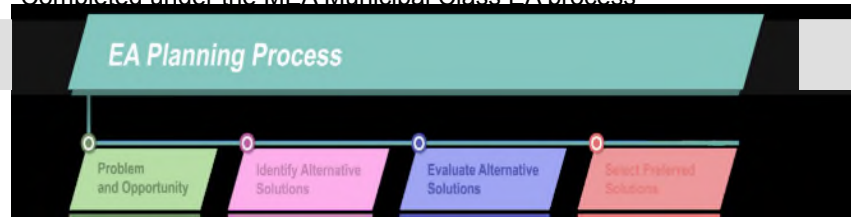


Master Servicing Plan

Master Servicing Plan Introduction

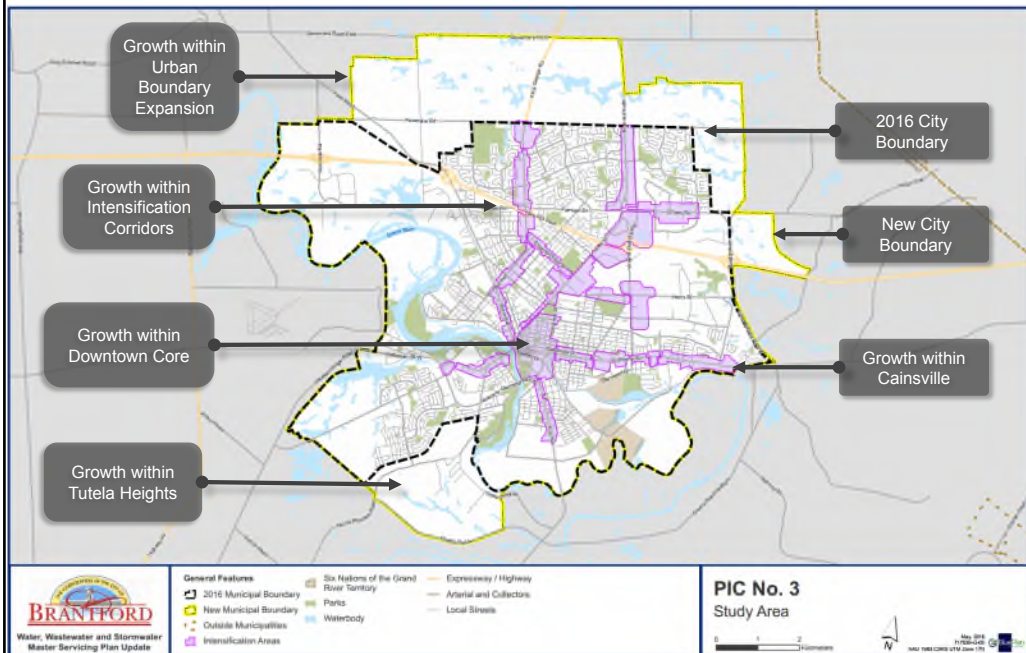
Water, Wastewater, and Stormwater Master Servicing Plan to Support a Strong and Growing Brantford

- In 2014, the City completed the Water, Wastewater, and Stormwater master servicing plan (MSP) that looked at planned growth to 2031, within the approved 2031 City boundary at that time.
- This MSP update is needed to integrate:
 - City-wide servicing issues with review of the boundary adjustment lands
 - Planning for growth to 2041 and new density and intensification targets
- This MSP will develop a long-term servicing strategy and capital forecast that will support future growth of the community as well as ensure level of service for existing residents and businesses
- Completed under the MFA Municipal Class EA process



Master Servicing Plan

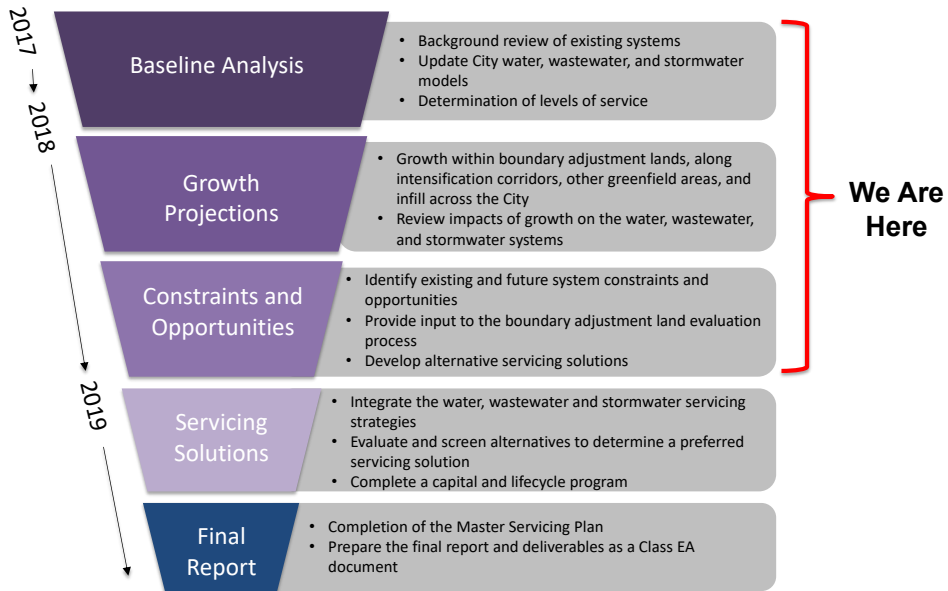
Growth within Brantford





Master Servicing Plan

Key Tasks and Timelines



Presentation



New Official Plan



Municipal Comprehensive Review



Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan - Update

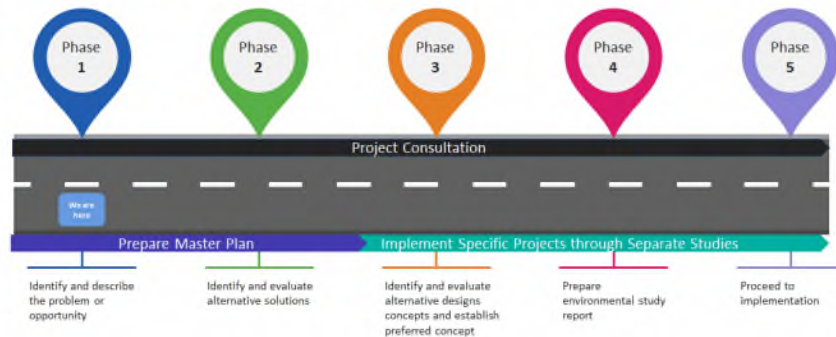


Transportation Master Plan

Transportation Master Plan and Future Development Planning

Study Process

The Transportation Master Plan will follow the Municipal Class Environmental Assessment Process for Master Plans for Phases 1 and 2.

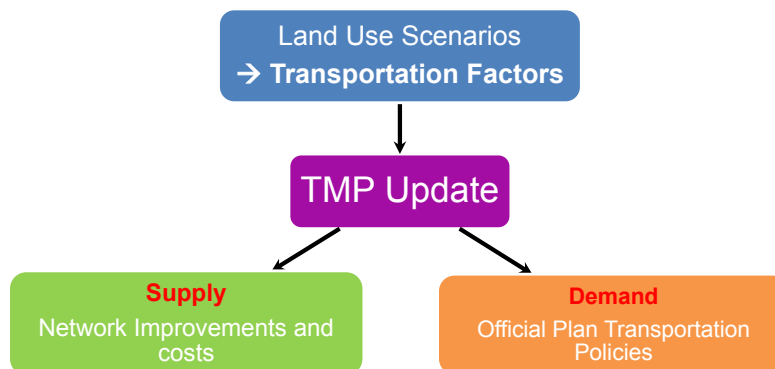


Brantford Transportation Master Plan Update



Transportation Master Plan

Transportation Master Plan and Future Development Planning





Transportation Master Plan

Next Steps in the Study



Brantford Transportation Master Plan Update

For more information

Master Servicing Plan

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City of Brantford

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Official Plan Update

City of Brantford

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Transportation Master Plan

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Public Information Centre No. 4 - June 2018



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2014

Notice of Public Information Centre and Workshop

Official Plan Review
Visioning Workshop for the Boundary Expansion Lands

Thursday June 21st, 2018

6:00 – 8:00 pm

North Park Collegiate & Vocational School (Cafeteria)
280 North Park Street, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Expansion Lands that were transferred from Brant County to the City in 2017, and conform to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process will determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will then establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements in co-ordination with updates to the City's Transportation Master Plan and Master Servicing Plan.

How will Brantford grow in a denser, more compact form?

We Want to Hear from You!

As part of the Official Plan Review process, a series of meetings will be held to provide information, gather input, and receive feedback from the public. This workshop will assist in the preparation of an overarching vision and guiding principles for future growth areas in the City's Boundary Expansion Lands. The vision and guiding principles will help the City and consulting team prepare community design options to be presented to the public in the Fall. Discussions will focus on guiding principles for land use, urban design, parks and open space, transportation, and servicing, among other topics. Following a brief presentation, you will be invited to join a table for a small group discussion to provide input on the vision and guiding principles.



FOR MORE INFORMATION PLEASE CONTACT

LEARN MORE AT

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www.Brantford.ca/OfficialPlan

ENVISIONING OUR CITY: 2041

WHAT WE HEARD

Public Information Centre #4

June 21, 2018

The Planning Partnership



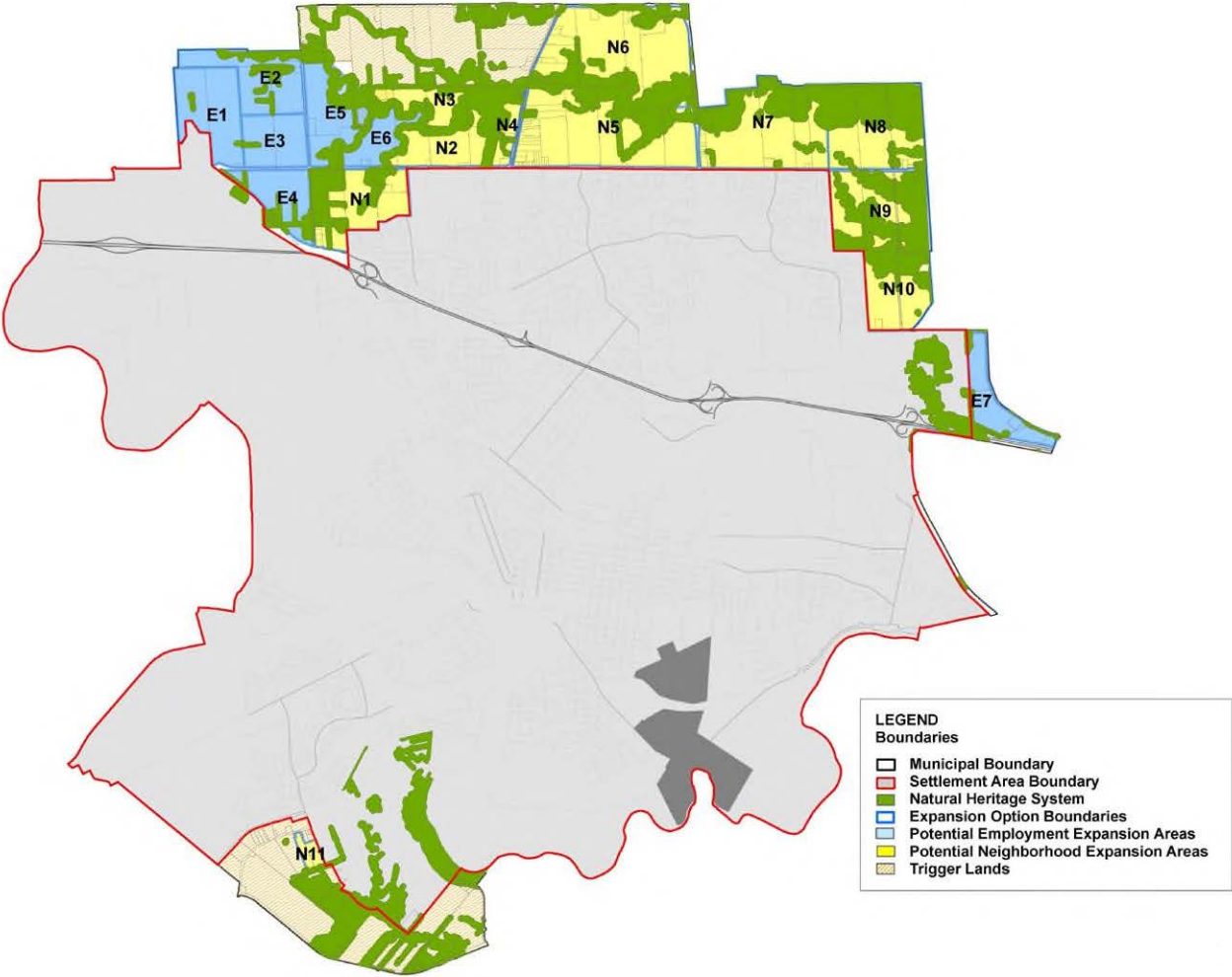


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Study Area



Introduction

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

1. Official Plan Review
2. Master Servicing Plan Update
3. Transportation Master Plan Update

The fourth Public Information Centre took place on Thursday, June 21 from 6:00-8:30 p.m. at the North Park Collegiate & Vocational School.

Approximately 50 people attended.

The purpose of the Public Information Centre #4 Visioning Workshop was to present and review draft planning principles for the future growth areas within the City's Boundary Expansion Lands. The principles will help the City and the consulting team prepare community design options.

The workshop included a presentation and two table group discussion activities. The first activity encouraged participants to review and add comments to the draft planning principles, using a note-taking template as a guide.

During the second table group activity, participants selected photos of various components of a community (including housing, green space, roads and mobility) that they felt represented good precedents for new development in the Boundary Expansion Lands and taped them onto a map of the study area. Participants also placed sticky notes with comments onto the maps and recorded comments onto the maps directly.

[Input from the workshop was recorded and is summarized in this report.](#)

Notice of Public Information Centre



CITY OF BRANTFORD OFFICIAL PLAN ENVISIONING OUR CITY: 2041

Notice of Public Information Centre and Workshop Official Plan Review Visioning Workshop for the Boundary Expansion Lands

Thursday June 21st, 2018
6:00 – 8:00 pm
North Park Collegiate & Vocational School (Cafeteria)
280 North Park Street, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Expansion Lands that were transferred from Brant County to the City in 2017, and conform to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process will determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will then establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements in co-ordination with updates to the City's Transportation Master Plan and Master Servicing Plan.

How will Brantford grow in a denser, more compact form?

We Want to Hear from You!

As part of the Official Plan Review process, a series of meetings will be held to provide information, gather input, and receive feedback from the public. This workshop will assist in the preparation of an overarching vision and guiding principles for future growth areas in the City's Boundary Expansion Lands. The vision and guiding principles will help the City and consulting team prepare community design options to be presented to the public in the Fall. Discussions will focus on guiding principles for land use, urban design, parks and open space, transportation, and servicing, among other topics. Following a brief presentation, you will be invited to join a table for a small group discussion to provide input on the vision and guiding principles.



FOR MORE INFORMATION, PLEASE CONTACT

LEARN MORE AT

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Brantford.ca/OfficialPlan

Activity 1: Comments

The following is a compilation of comments recorded during table group discussions. Workshop participants discussed the draft planning principles and recorded comments onto flip-chart paper (using a note-taking template as a guide).

Draft Planning Principles

The draft planning principles and comments are organized under the topic headings listed below:



Natural Heritage Preservation



Cultural Heritage Protection and Integration



Housing Choice



Full Range of Community Amenities



Mobility Choice



Walkability



Sustainability



Sense of Place



Natural Heritage Preservation

Maintain some working agricultural areas to continue food production and feed into the local economy

Integrate natural areas with new development

Maintain a relationship between natural areas and new development

Maintain wetland areas

Integrate trails and components of the area's history into the spaces linking neighbourhoods together

Increase the connectivity of bike trails through natural heritage areas to create a draw for tourism

Public ownership of significant, core natural features should be a priority

Public ownership of natural features is a community benefit

Ensure high priority environmental areas are protected and in public ownership

Clearly define what is considered a natural heritage feature

Create a defined and implementable stewardship program

Define appropriate public use (trails)

Promote education opportunities

Value natural services and natural heritage preservation

Balance environmental features with transportation networks



Cultural Heritage Protection and Integration

Recognize pre-contact history and partner with Six Nations

Recognize and honour indigenous rights and people

Encourage cultural heritage tourism

Recognize heritage agricultural homes and the history of the land (with more than just a plaque)

Define what a culturally significant building is, what should be protected and why it should be protected

Define how cultural heritage features are to be protected and incorporated within the new community

Develop opportunities to incorporate heritage features into new development

Maintain a balance of heritage protection with property rights



Housing Choice

Explore a full range of housing types (co-housing, tiny homes, laneway housing, courtyard, multi-plex, condos, townhouses etc.)

Include a wide range of housing options within mixed-use residential areas

Include a variety of housing types that are centralized and higher density

Maintain a style of architecture that is relative to the area. Also include modern housing choices

Coordinate housing and development with main traffic arteries

Create 'child friendly' housing

Expand the number of bedrooms required in each unit

Second units to be permitted as-of-right

How do you evaluate/identify mix of housing?

How do you balance supply/choice with market demands?

Encourage the integration of senior and long term care housing into the community



Full Range of Community Amenities

Include a community garden for every 25 homes within the new community

Promote community gardens

Incorporate a dog park

Incorporate a library and community centre

Consider the inclusion of a hospital/hospice/paramedicine

Is there a need for a new hospital?

Plan for emergency services (police, fire, ambulance)

Create a community hub with a broad range of services including schools and a library

Define if new schools are required

Include a hierarchy of different park sizes including recreational facilities, open space and quiet passive parks

Consider where the largest parcels of land are and provide a complete community with schools, community level retail, churches etc.

Create 'social centres' with a full range of community amenities

Locate the largest tracts of land that can provide a complete community/village with schools, community level retail, residential, churches etc.

Create affordable, complete communities

Allow for mixed-use nodes with retail and office space at Governors Road, King George Road and Powerline Road



Mobility Choice

Increase connectivity to outside destinations

Integrate public transit with connections to the existing surrounding communities

Support gateways into Brantford (Highway 403, Park Road North, Wayne Gretzky Parkway, Brantford Southern Access Road)

Prioritize walking, cycling, and transit and then automobiles

Design communities for people, not cars

Create public transit routes, bike lanes, and support walkability

With 10,000 new residents moving into St. George, how will Wayne Gretzky Parkway and Park Road handle the traffic?

Build a new ring road for more choice and flexibility within the transportation network

Connect Brantford Southern Access Road (BSAR) to Wayne Gretzky Parkway

Connect Wayne Gretzky Parkway to Park Road

Make improvements to allow for a continuous traffic flow



Walkability

Promote accessible and walkable communities

Increase connectivity by building onto/extending and improving the existing trail network



Sustainability

Prioritize green infrastructure

Establish higher building standards for energy efficiency, design and net zero construction

Incorporate sustainable building practices (rooftop gardens, solar panels, and grey water collection)

Phase the development and ensure intensification

Consider the incremental costs to future property taxes as a result of additional infrastructure, maintenance, replacement costs and delivery of services over larger area

Build compactly to efficiently build and implement municipal infrastructure, transit, etc.



Sense of Place

Create a complete community with village charm (for example Paris or St. Jacobs)

Move away from big box retailers and support small/local businesses

Integrate the modal split with an animated streetscape

Incorporate the highest standard of architecture and high-quality buildings

Promote innovative urban design

Create communities where 'everything is at your doorstep'



Participants at Public Information Centre #4

The following comments were also recorded onto flip-chart paper and are listed under additional topic areas for draft planning principles.



Employment

Make sure infrastructure is in place for the development of employment lands and then residential

Include employment areas within the boundary expansion lands

Integrate university and employment uses

Employment lands should connect directly to Highway 403 and to Brantford and Paris

Each area within the new community should be self-sufficient, with easy access to necessary shops and services

Community Structure, Nodes and Corridors

Promote mixed-use development along corridors and at nodes

Development should occur on corridor areas to facilitate future growth towards nodes

Development should grow out from major arteries and corridors

Include a 'sub-node' at the centre of each new neighbourhood

Integrate and extend existing neighbourhoods and urban areas

Activity 1: Note-taking Template

The note-taking template was given to each table group to guide discussion on the draft planning principles.

City of Brantford - Draft Planning Principles

to Consider for the Future Settlement Area within the Boundary Expansion Lands

Natural Heritage Preservation

- a. Protect and enhance the Natural Heritage System.
- b. Integrate natural features into the design of the new community.

Cultural Heritage Protection and Integration

- a. Conserve and protect cultural heritage resources that contribute to the history, identity and character of the City.
- b. Incorporate cultural heritage resources into the design of the new community.

Housing Choice










- a. Provide a full range and mix of housing types, styles and affordability.

Full Range of Community Amenities

- a. Provide a variety of recreational amenities for residents.
- b. Provide parks within walking distance of residents.
- c. Include a range of park sizes from parkettes to neighbourhood parks to large recreation parks.
- d. Provide community services to meet the needs of residents.

Mobility Choice

- a. Provide a range of transportation options from driving and cycling to walking and public transit.
- b. Create an efficient and direct road network that provides a convenient system for all users to get to their destination.
- c. Provide for increased housing density in the vicinity of transit to support transit services.



ENVISIONING OUR CITY: 2041
Visioning Workshop

June 21, 2018

City of Brantford - Draft Planning Principles

to Consider for the Future Settlement Area within the Boundary Expansion Lands



Walkability

- Ensure that new neighbourhoods are well connected for ease of pedestrian travel.
- Create safe streets and trails for walking and cycling.
- Create an attractive and animated streetscape and public realm.
- Create compact, walkable communities that have a mix of land uses.



Sustainability

- Promote low-impact development to reduce stormwater flows such as permeable paving, bioswales, and rain gardens.
- Seek opportunities to maintain or enhance existing natural drainage features.
- Provide for a mix of land uses to reduce commuting.
- Create a block pattern and building design that reduces energy use.
- Consider full life cycle management and cost of municipal infrastructure.
- Consider infrastructure resiliency to climate change and/or change in use patterns.
- Maximize use of the existing infrastructure system and seek opportunities to align growth needs with existing system improvements.



Sense of Place

- Create new communities with a unique sense of identity.



Are there any **principles** that should be added?

Activity 2: Precedent Images

During the second table group activity, participants selected photos of various components of a community (including housing, green space, roads and mobility) that they felt represented good precedents for new development in the Boundary Expansion Lands and taped them onto a map of the study area.



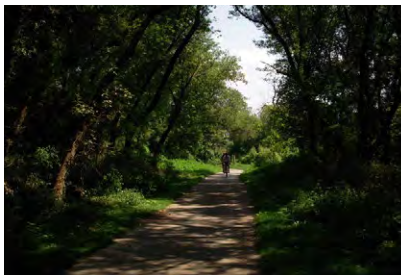
Participants selecting precedent images

The following precedent images were selected and posted onto the maps of the Boundary Expansion Lands the most often and have been categorized here under Roads & Mobility, Green Space or Housing.

Roads & Mobility



Trail through natural area



Trail through natural area



Trail around stormwater management pond in residential area

Participants selected multiple images of trails in natural areas. The selection of these images correlates to a number of comments recorded during the table group discussions suggesting trail systems be extended and combined with open space networks to link existing and proposed neighbourhoods together. This initiative could promote natural heritage preservation, mobility choice and walkability within the new community.



Bidirectional bike lane



Unidirectional bike lane

Participants selected multiple images of bike lanes (both unidirectional and bidirectional), reinforcing the comments recorded during the table group discussions which state the importance of including bike lanes within the new community.

Green Space



Urban plaza with green space



Large green space with pavilion structure

Participants often selected the image of the urban plaza and the image of the large, green space with a pavilion structure, suggesting a desire for community gathering spaces and also a hierarchy of different types and scales of open space to be located throughout the community.



Community gardens

The community garden image was selected often, supporting the comments that express interest in including community gardens with new residential development and within community nodes alongside libraries, community centres and schools.



Sports complex



Soccer field

The images of soccer fields were included on many of the table groups' maps.

Housing



Mixed-use building



Higher-density building with courtyard space

The images of the mixed-use and higher density buildings were selected by multiple table groups. This is consistent with comments from participants suggesting the new community include a variety of housing types, including higher density and mixed use buildings that are centralized at major nodes and along corridors.



Townhouses



Rear lane, single detached houses

The images of the townhouses and rear lane, single detached houses were selected often, supporting comments from participants suggesting that the new community include a wide range of housing options and the need for transitions from higher density buildings to lower density.



Single detached home

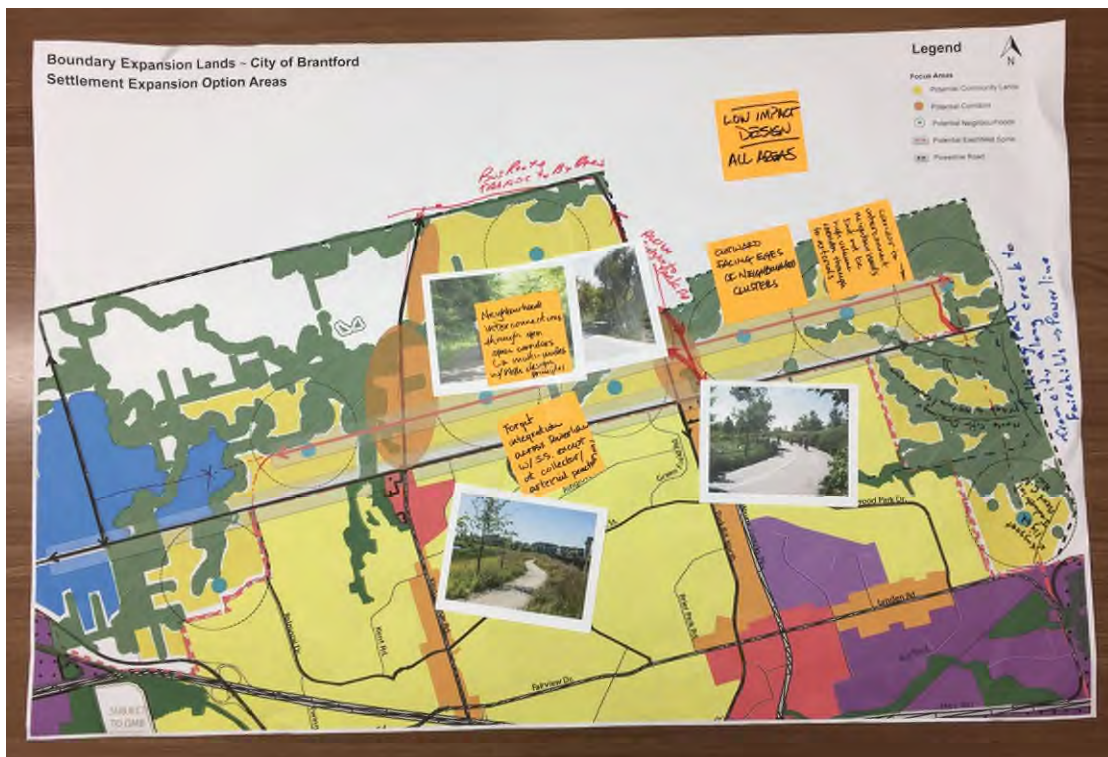


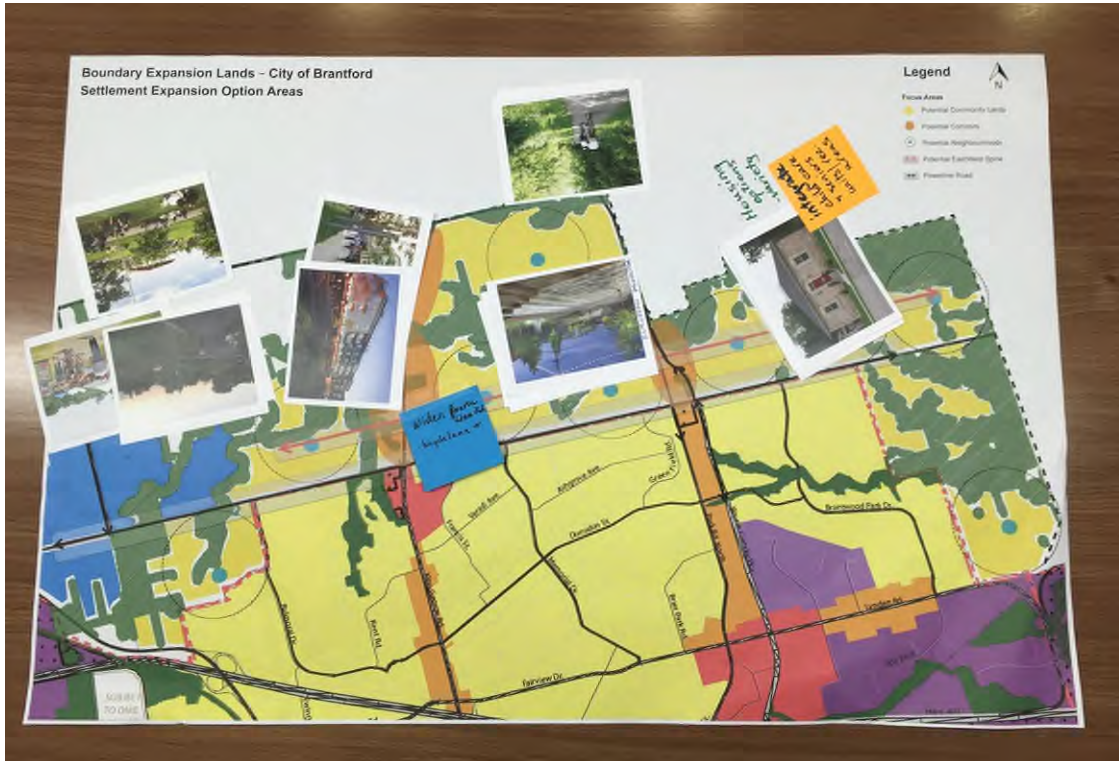
Heritage, single detached home

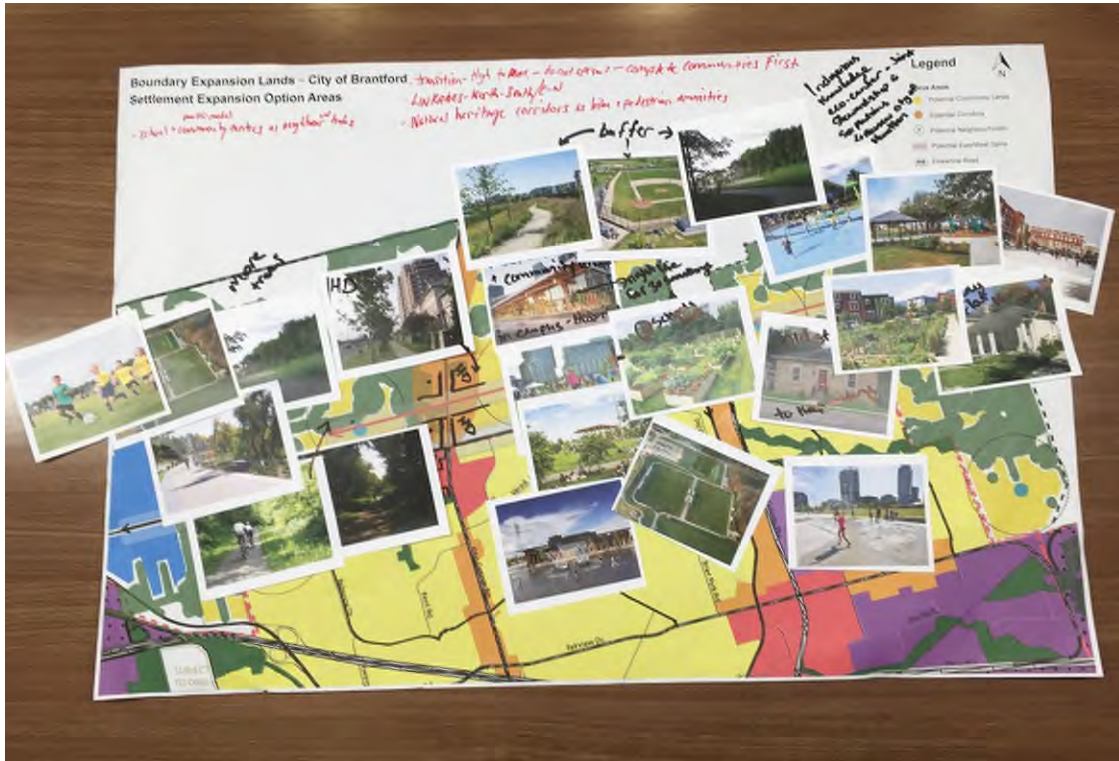
The images of the single detached home and heritage home were selected by participants at multiple table groups.

Study Area Maps with Precedent Photos and Comments

Participants added precedent photos and comments to the maps of the study area during table group discussions.







Comments Recorded onto Maps

The following comments were recorded during table group discussions. Workshop participants placed sticky notes and wrote comments directly onto the maps of the study area.



Mobility

Align Wayne Gretzky Parkway

Provide proper north, south and east, west linkages

Golf Road and Paris Road area is congested and requires an intervention

Widen Powerline Road to include bike lanes

Implement a bus route along Wayne Gretzky Parkway and along potential corridors

Incorporate dedicated pedestrian crossings

Trails

Create a walking path from the downtown along Fairchild Creek to Powerline Road

Create neighbourhood connections using open space corridors and trails

Incorporate urban trails into new communities

Open Space and Natural Features

Include sports fields that are open to the public in between new neighbourhoods

Create open space, trails and sports fields in between development

Utilize natural heritage corridors as bike and pedestrian amenities

Plant more trees

Nodes

Focus on creating complete communities

Create nodes at key intersections with mixed-use and higher density

Governors and Park Road could be a potential node

Hospital, seniors housing and higher density residential could form a neighbourhood node/core

Combine schools, community centres and hospital campuses to create a hub. Include parks and community gardens

High density at major intersection along King George Road

Neighbourhood clusters should have outward facing edges

Corridors

Add corridor on Park Road North along the west side

Corridors should interconnect neighbourhoods but should not be high volume corridors through to arterials

Comments Recorded onto Maps

Heritage

Incorporate heritage in unique ways

Maintain heritage homes to preserve the history of the area

Residential

Do not sprawl residential development. Transition it from high to medium density

Agree with high density residential when built in combination with a park network or large open space

Implement higher density along main corridors

Allow granny-flat home options

Include a variety of housing options

Employment

There wasn't one picture of employment land uses. Are we not going to be having new employment in the area?

Consider including light industrial next to CN Rail

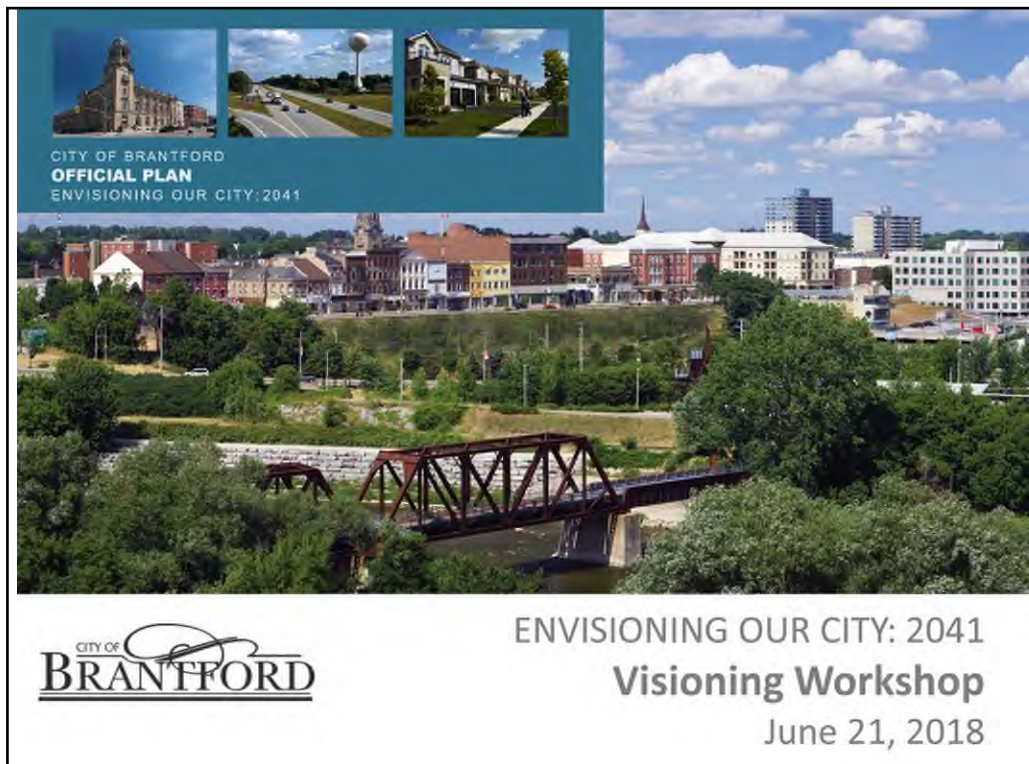
Community Amenities

Include an indigenous knowledge/eco-centre with joint stewardship with Six Nations

Integrate child care, seniors units and recreational amenities

Have a healthy mixture of modern architecture, green space, public space, and active transportation

Presentation



The banner features a large background photograph of a cityscape with a river and a bridge. In the top left corner, there is a smaller inset image showing three different urban development scenarios. Below this inset, the text reads: 'CITY OF BRANTFORD OFFICIAL PLAN ENVISIONING OUR CITY: 2041'. At the bottom left is the City of Brantford logo, and at the bottom right, the text reads: 'ENVISIONING OUR CITY: 2041 Visioning Workshop June 21, 2018'.

AGENDA

- | | |
|---------|--|
| 6:00 pm | Registration |
| 6:10 pm | Presentation on project status and draft planning principles |
| 6:30 pm | Table Group Discussion #1 <ul style="list-style-type: none">- Review and add comments to the draft planning principles |
| 7:00 pm | Report out on input to draft planning principles |
| 7:15 pm | Brief presentation on urban structure and focus areas within Boundary Expansion Lands |
| 7:25 pm | Table Group Discussion #2 <ul style="list-style-type: none">- Review the photographs on the table that are examples of various components of a community- Choose the photos that you feel are most appropriate for each of the focus areas- Tape the photos on the maps on your table- Add comment stickies to the maps |
| 7:55 pm | Review maps/photo collages prepared by each Table Group |
| 8:00 pm | Wrap up and close |

City of Brantford Draft Planning Principles

To Consider for the Future Settlement Expansion Areas within the Boundary Expansion Lands

-  Natural Heritage Preservation
-  Cultural Heritage Protection and Integration
-  Housing Choice
-  Full Range of Community Amenities
-  Mobility Choice
-  Walkability
-  Sustainability
-  Sense of Place

Natural Heritage Preservation

- Protect and enhance the Natural Heritage System.
- Integrate natural features into the design of the new community.





Cultural Heritage Protection & Integration

- a) Conserve and protect cultural heritage resources that contribute to the history, identity and character of the City.
- b) Incorporate cultural heritage resources into the design of the new community.



Housing Choice

- a) Provide a full range and mix of housing types, styles and affordability.





Full Range of Community Amenities

- a) Provide a variety of recreational amenities for residents.
- b) Provide parks within walking distance of residents.
- c) Include a range of park sizes from parkettes to neighbourhood parks to large recreation parks.
- d) Provide community services to meet the needs of residents.



Mobility Choice

- a) Provide a range of transportation options from driving and cycling to walking and public transit.
- b) Create an efficient and direct road network that provides a convenient system for all users to get to their destination.
- c) Provide for increased housing density in the vicinity of transit to support transit services.





Walkability

- a) Ensure that new neighbourhoods are well connected for ease of pedestrian travel.
- b) Create safe streets and trails for walking and cycling.
- c) Create an attractive and animated streetscape and public realm.
- d) Create compact, walkable communities that have a mix of land uses.



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Sustainability

- a) Promote low-impact development to reduce stormwater flows such as permeable paving, bioswales, and rain gardens.
- b) Seek opportunities to maintain or enhance existing natural drainage features.
- c) Provide for a mix of land uses to reduce commuting.
- d) Create a block pattern and building design that reduces energy use.
- e) Consider full life cycle management and cost of municipal infrastructure.
- f) Consider infrastructure resiliency to climate change and/or change in use patterns.
- g) Maximize use of the existing infrastructure system and seek opportunities to align growth needs with existing system improvements.





Sense of Place

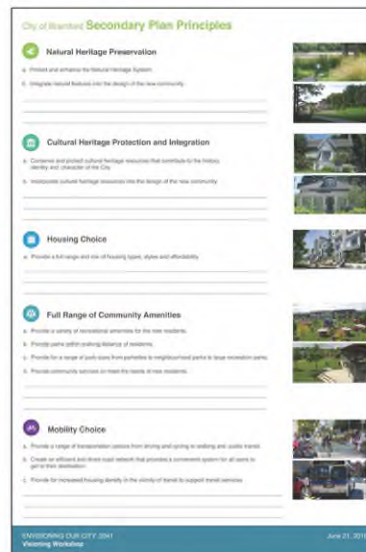
a) Create new communities with a unique sense of identity.



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Table Group Discussion #1

- Introduce everyone at the table
- Review each one of the planning principles
- Make note of revisions you would make to any of the principles
- Write new principles that are not addressed
- Use the note taking template that's on the table



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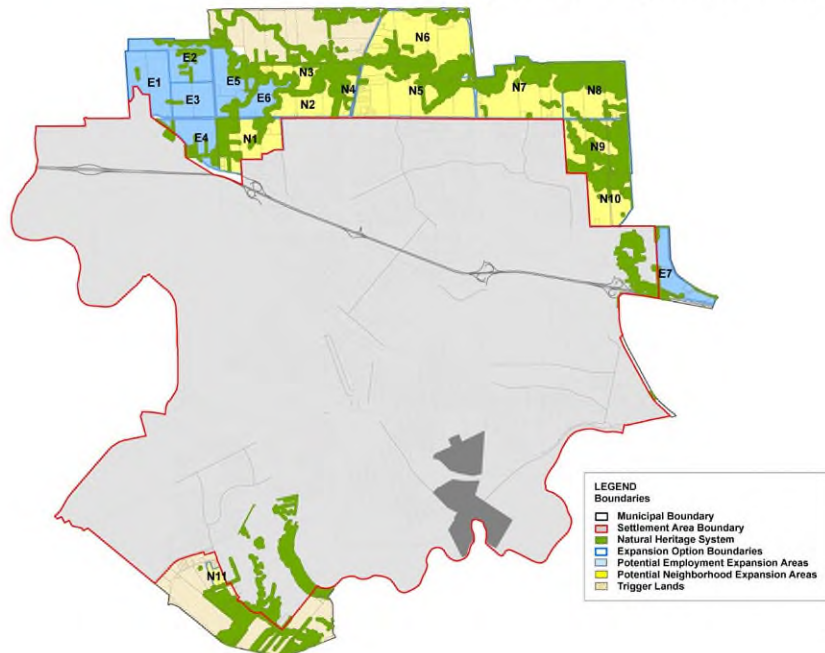
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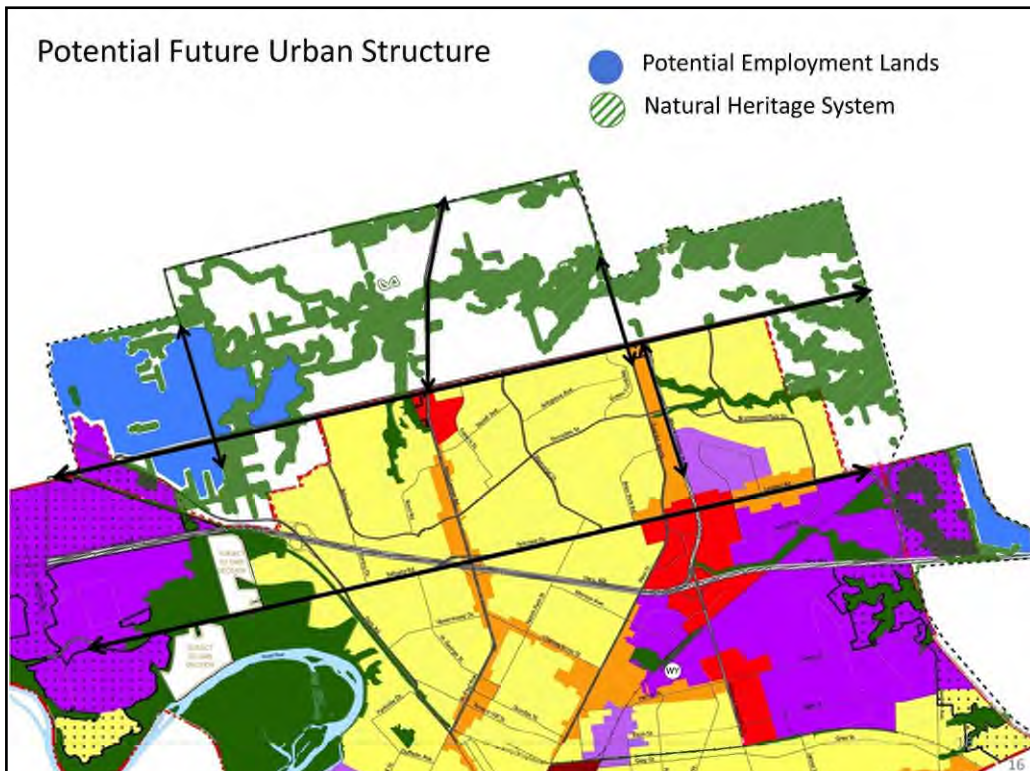
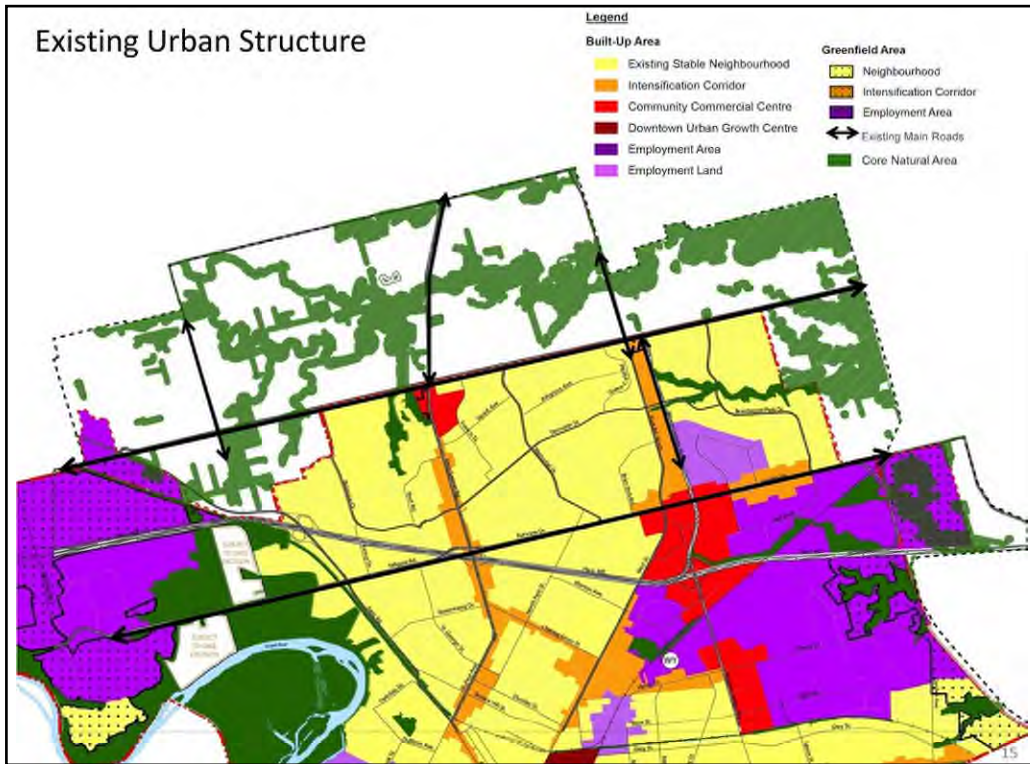
13

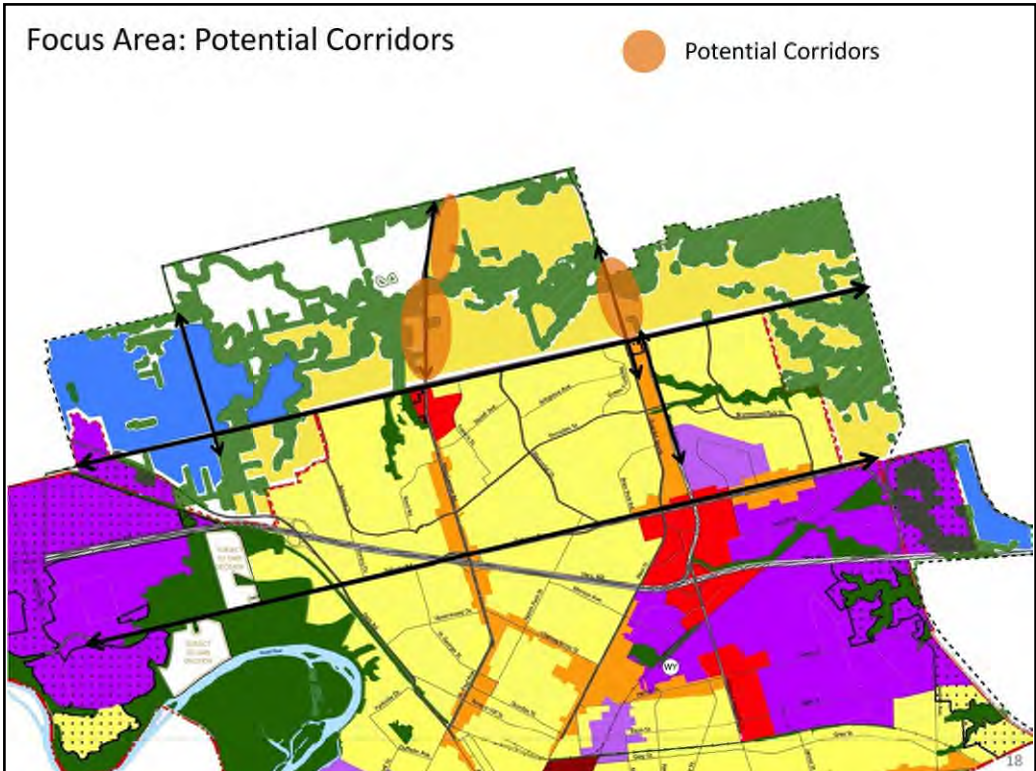
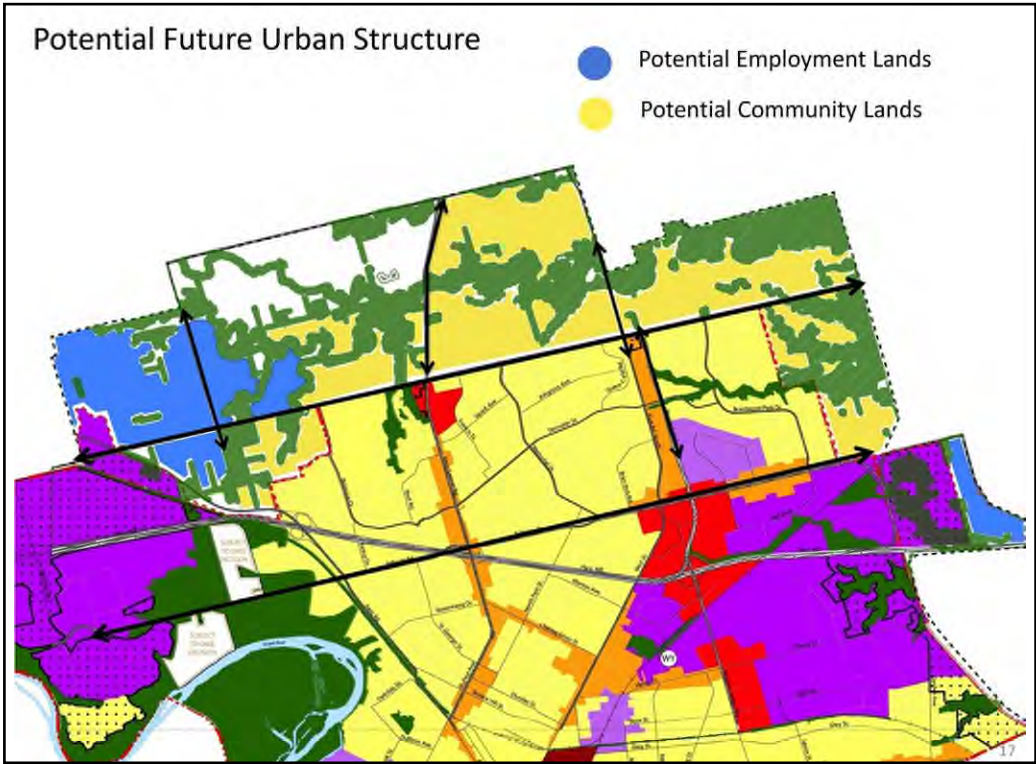
Boundary Expansion Lands

Settlement Expansion Option Areas



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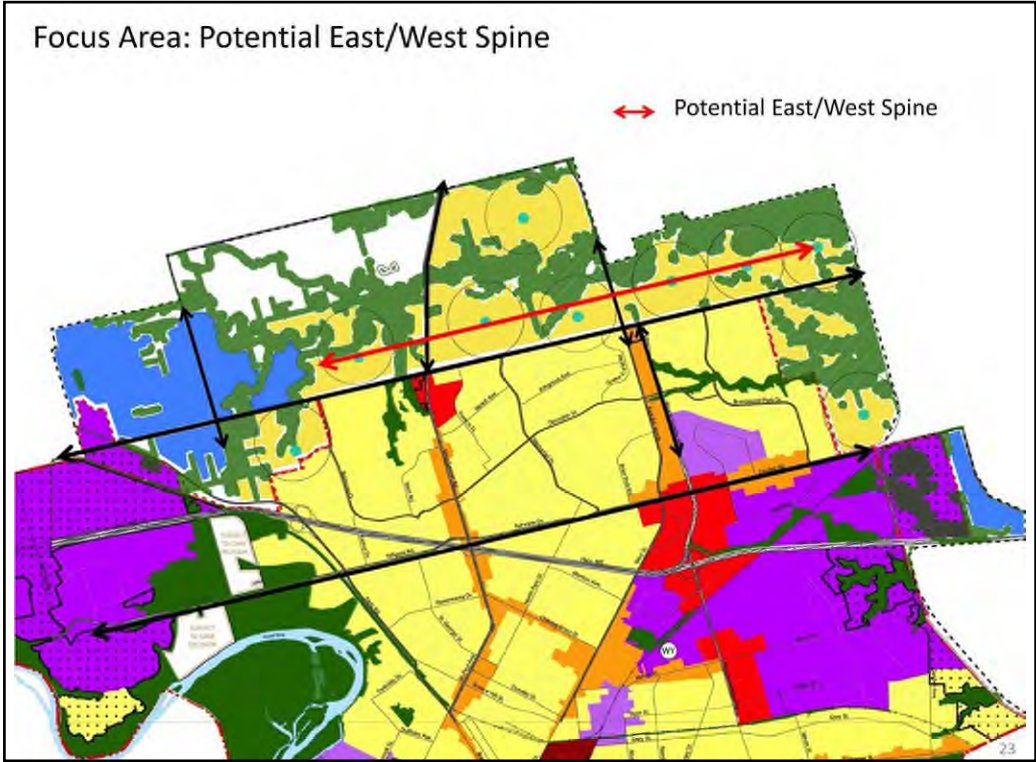


Focus Area: Neighbourhoods – Potential Housing



Focus Areas: Neighbourhoods - Potential Community Facilities





Focus Area: Powerline Road



Table Group Discussion #2

- Review the drawing that's on the table
- Mark on any additions to the drawing that will enhance the urban structure
- Review the photos on the table – examples of potential land use components for the focus areas
- Choose the photos you think are most relevant to the focus areas and tape them onto the drawing
- Add additional comments on the drawing and/or paste comments on stickie notes

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**Public Information Centre No. 5 - January 2019
(W&WW MSP Update 2)**



CITY OF BRANTFORD OFFICIAL PLAN ENVISIONING OUR CITY: 2041

Notice of Public Information Centre **Official Plan Review** **Settlement Area Expansion and Land Use Options** **for the Boundary Adjustment Lands**

Thursday January 17th, 2019

6:00 pm

Brantford and District Civic Centre Auditorium
69 Market Street South, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Adjustment Lands that were transferred from the County of Brant to the City in 2017, and conform to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process will determine how much of the Boundary Adjustment Lands are to be included within the City's urban Settlement Area. A Master Plan will then establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements in coordination with updates to the City's Transportation Master Plan and Master Servicing Plan.

How will the City's Expansion Lands Grow and Develop?

We Want to Hear from You!

At this meeting two Settlement Area expansion options will be on display along with land use concepts for the North Expansion Area and Tutela Heights. A presentation about the options and concepts for each area will be provided. Following the presentation, you will be invited to share your thoughts on the options working in small table groups. Community input is an important contribution to the ongoing evaluation of the options and identification of a preferred direction for the North Expansion Area and Tutela Heights.



FOR MORE INFORMATION, PLEASE CONTACT

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AWaterfield@brantford.ca

Joshua Schram, Policy Planner
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JSchram@brantford.ca

LEARN MORE AT

Brantford.ca/OfficialPlan

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Sunday, September 22, 2019 9:49 AM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: City of Brantford Official Plan Review - Public Information Centre #6
Attachments: Notice of Brantford OPR PIC 6.pdf

FYI

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Alan Waterfield <AWaterfield@brantford.ca>
Sent: Friday, September 20, 2019 3:37 PM
To: OurCity 2041 <ourcity2041@brantford.ca>
Subject: City of Brantford Official Plan Review - Public Information Centre #6

Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

Everyone is welcome to attend the next **Public Information Centre** for an update on the City of Brantford's Official Plan Review program.

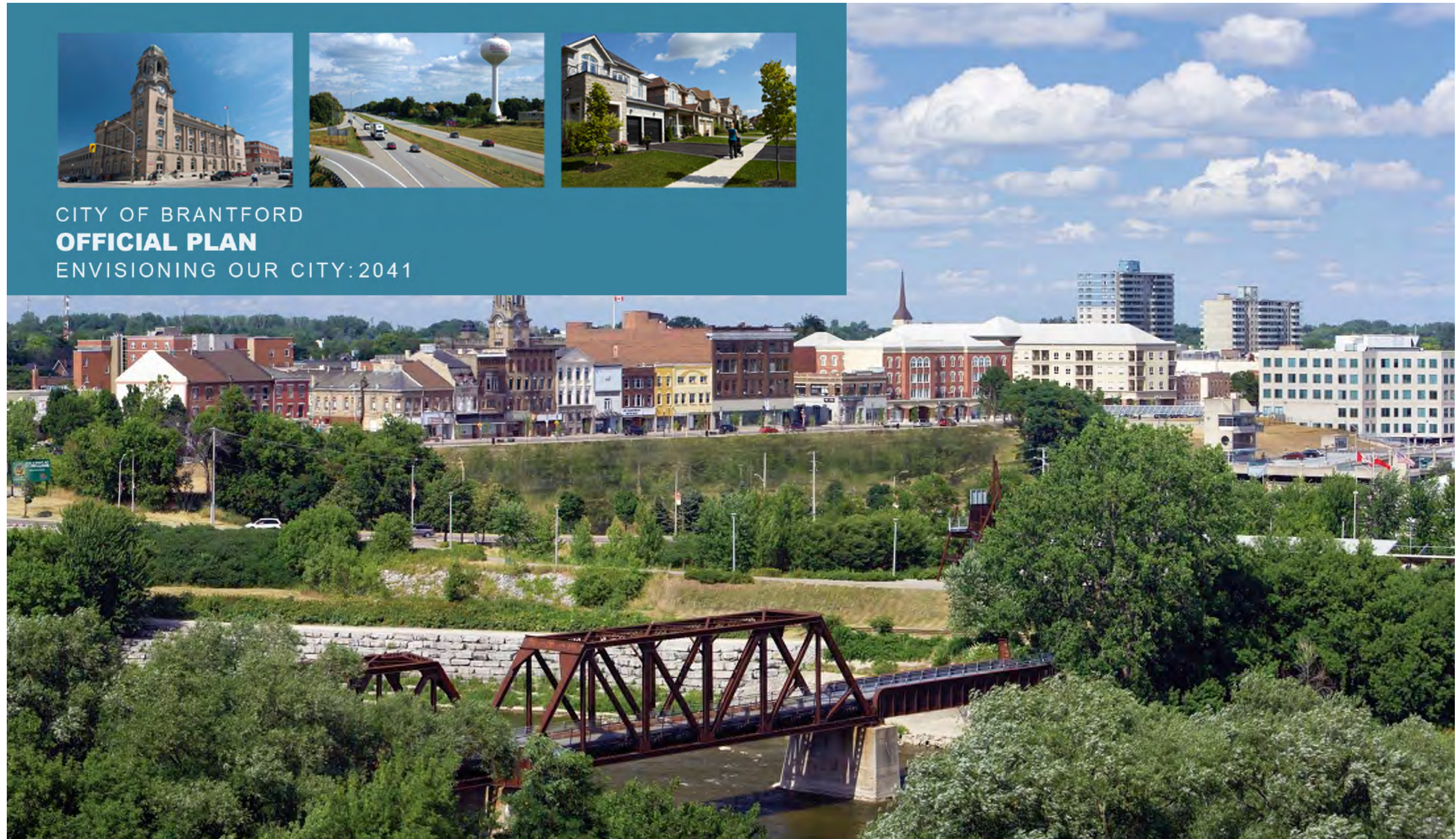
A presentation will be provided, along with some examples to illustrate city building and urban design principles proposed to guide the future development and redevelopment of Brantford.

Monday, October 7, 6:30 – 8:00 p.m.
Brantford and District Civic Centre, Auditorium
69 Market Street South, Brantford

The notice displayed below can also be viewed by opening the pdf **attachment**.



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



ENVISIONING OUR CITY: 2041

PUBLIC INFORMATION CENTRE #5

January 17, 2019

Purpose of this PIC

1) Outline key outputs from Municipal Comprehensive Review:

- Alternative Intensification Target
- Alternative Designated Greenfield Density Target
- Amount of Employment Land Needs
- Amount of Community Land Needs

2) Options on where new Growth Should be Located

3) Land Use Options

4) Workshop on Growth and Land Use Options

Opportunities to be Involved in the Process

2017

September 11

● **Public Information Centre #1**
Update on project and process

November 16

● **Public Information Centre #2**
Municipal Comprehensive Review, Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands

2018

May 17

● **Public Information Centre #3**
Municipal Comprehensive Review, Land Needs Assessment, Urban Boundary Expansion

June 21

● **Public Information Centre #4**
Vision and Principles for Development in the Boundary Expansion Lands

2019

January 17

● **Public Information Centre #5**
Options for Community Design in the Boundary Expansion Lands

June

● **Public Information Centre #6**
Preferred Land Use Plan for the Boundary Expansion Lands

Fall

● **Statutory Public Open House**
Draft Official Plan

Winter

● **Statutory Public Meeting and Council Presentation**
Official Plan



Municipal Comprehensive Review

Employment Land Needs

Employment density determined by reviewing current job density and nature of future employment.

EMPLOYMENT AREA LAND NEEDS – ADDITIONAL LAND AREA	
Job Type	
Total Jobs forecast in Employment Areas at 2041	44,423
Less Total Jobs in Existing Employment Areas at 2041	36,026
Remaining Unallocated Employment	8,397
Density in Newly Developing Employment Areas (jobs/ha.)	25
Additional Employment Area Land Needs (ha.)	336



Municipal Comprehensive Review

Alternative Intensification Target

- Substantial shift in the housing market required.
- Recommend to continue shift towards medium and higher density housing.
- Slowly increase intensification target:

40% to 2021

45% 2021 to 2031 = 12,400 units

50% 2031 to 2041



Municipal Comprehensive Review

Figure 9 - DGA Mapping Analysis

City of Brantford

Designated Greenfield Area Targets

LEGEND

Boundaries

- Municipal Boundary
- Settlement Boundary
- Delineated Built-Up Area
- Six Nation Lands
- Rural Lands Outside of Urban Boundary

Designated Greenfield Area

- Residential Built
- Residential Registered Plan
- Residential Draft Plan Approved
- Residential Application
- Residential Vacant
- Commercial Built
- Commercial Vacant
- Tutela Heights Built
- Tutela Heights Vacant
- Place of Worship, Built
- Place of Worship, Vacant
- Community Institutional, Vacant

Take Outs

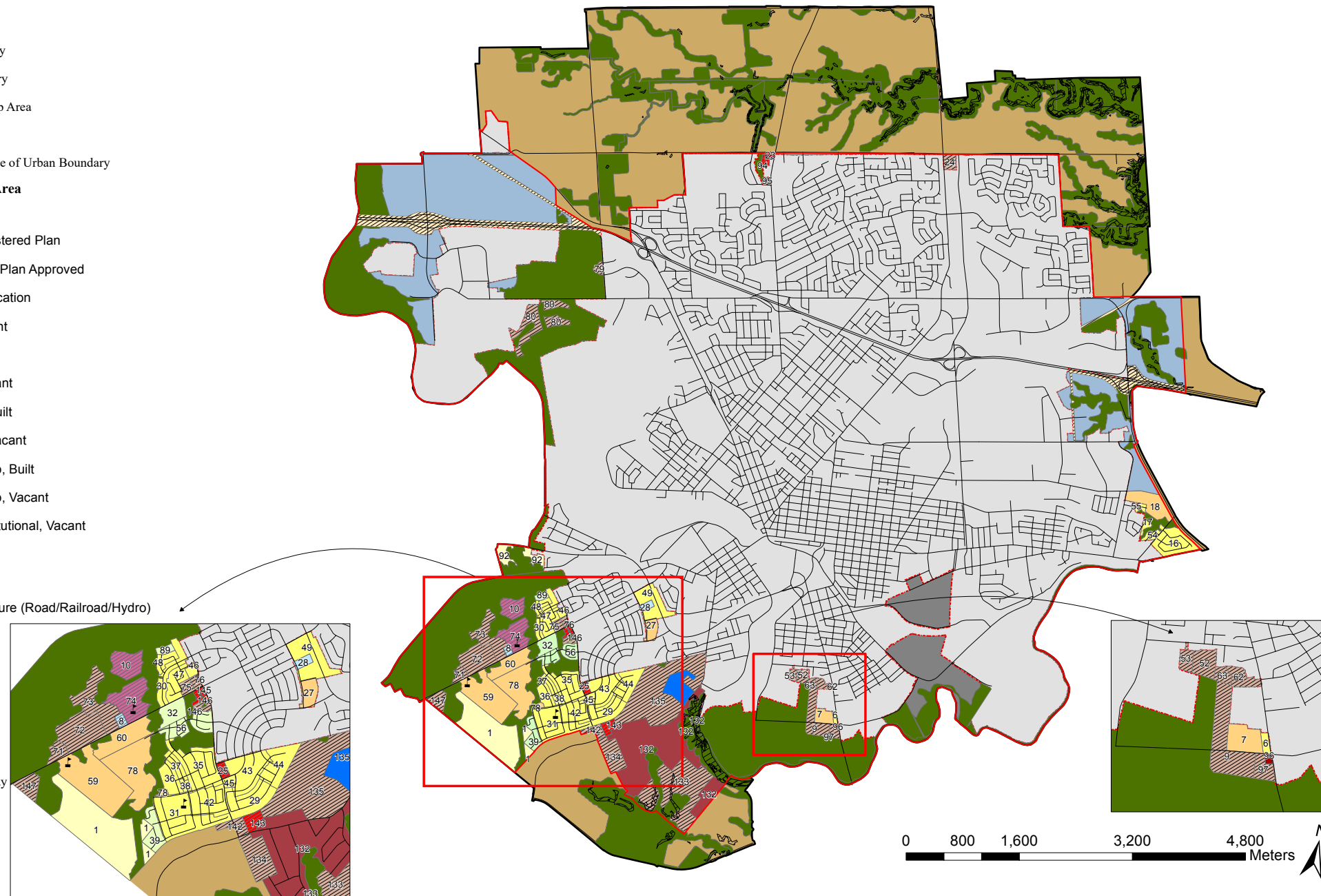
- Environmental
- Major Infrastructure (Road/Railroad/Hydro)
- Employment
- Cemetery
- Hazardous Lands

Roads & Railroads

- Road
- Provincial Highway
- Railroad

Schools

- School Site





Municipal Comprehensive Review

Alternative DGA Density Target

- Alternative DGA Density target is 52 residents and jobs combined per hectare.
- This will be achieved by:
 - Existing DGA – 47 residents and jobs combined per hectare;
 - Vacant lands in existing DGA – 55 residents and jobs combined per hectare;
 - New DGA – 60 residents and jobs combined per hectare.
- New DGA to be planned to achieve mix of 55% Singles and Semis / 40% Townhouses / 5% Apartments.



Municipal Comprehensive Review

Community Area Land Needs

2041 DGA RESIDENTS AND JOBS

Population	52,465
Employment	6,451
Total Residents and Jobs in DGA	58,916
Less Minimum Residents and Jobs to be accommodated in Existing DGA	31,344
Total Residents and Jobs in New DGA	27,572

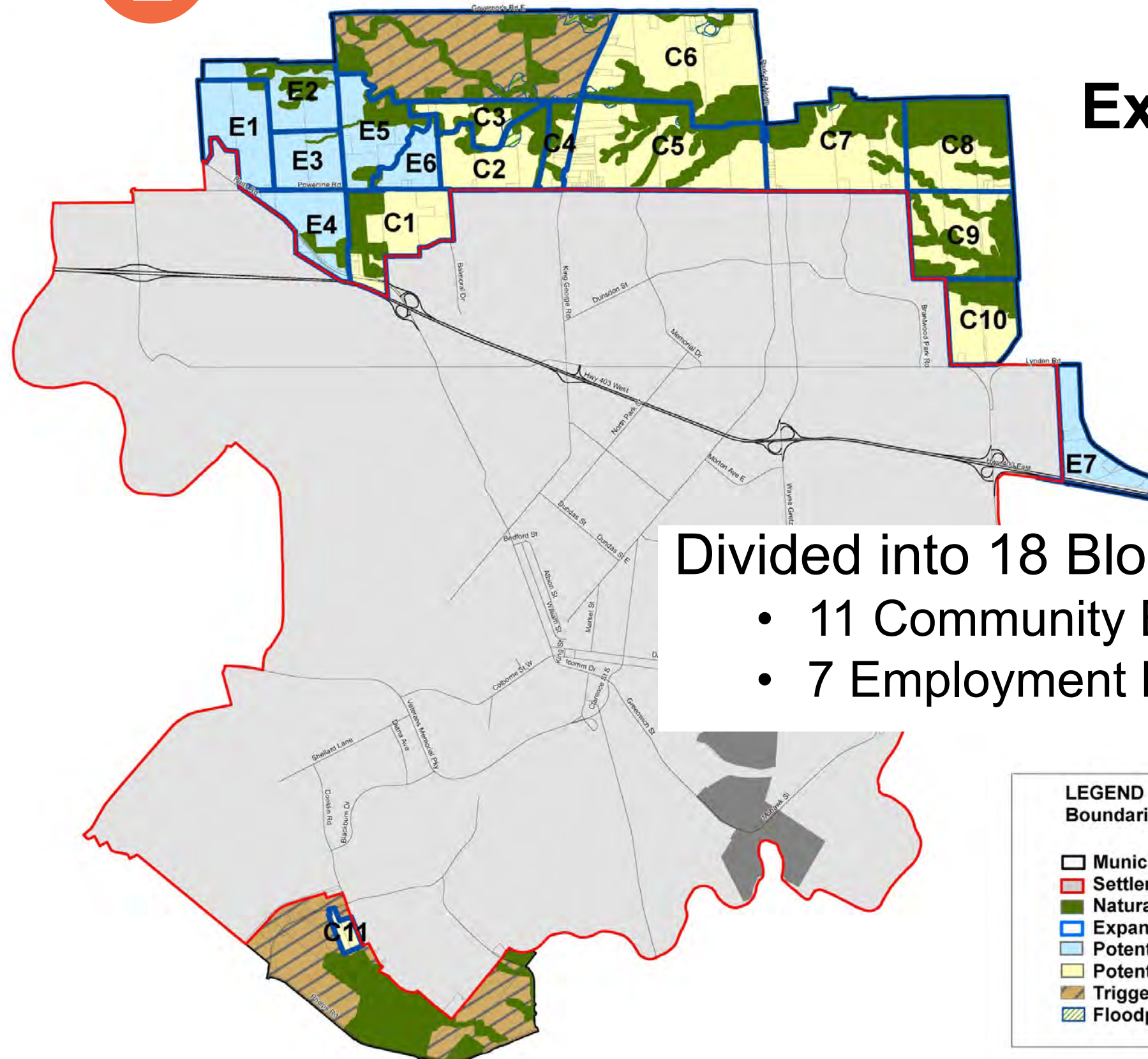
NEW DESIGNATED GREENFIELD AREA TOTAL

Total Residents and Jobs in New DGA	27,572
Divided by Minimum DGA Density Target in New Community Area DGA	60
New Community Area land need (ha)	460



Boundary Expansion Lands

Potential Expansion Lands



Divided into 18 Block Areas:

- 11 Community Blocks
- 7 Employment Blocks

LEGEND

Boundaries

- Municipal Boundary
- ▭ Settlement Area Boundary
- Natural Heritage System
- ▭ Expansion Option Boundaries
- ▭ Potential Employment Expansion Areas
- ▭ Potential Community Expansion Areas
- ▨ Trigger Lands
- ▨ Floodplain

Table 4.1 - Community Area Expansion Blocks Evaluation Matrix

Each sub-region was ranked from Most Preferred (1) to Least Preferred (11). In order to analyze the overall evaluation, ranks have been categorized into three groups. Ranks are considered: **most preferred (1-3)**, **medium preferred (4-8)** and **least preferred (9-11)**.

Principles	Community Area Expansion Blocks										
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
Agriculture											
A1	10	3	6	2	9	6	11	6	3	3	1
A2	10	7	11	6	1	2	4	9	7	5	2
A3	1	1	1	1	1	1	11	1	1	1	1
Archaeology											
B1	1	2	7	8	5	2	2	6	10	9	11
Transportation											
C1	3	1	10	3	3	3	3	3	10	1	9
C2	1	1	10	10	1	7	1	1	9	1	7
C3	1	1	10	6	1	9	1	6	10	6	1
C4	1	1	10	1	1	8	1	1	10	8	1
Environment											
D1	1	4	7	4	4	4	7	7	7	1	1
D2	1	3	6	3	6	6	6	6	6	3	1
D3	6	3	6	6	3	6	6	6	3	1	1
D4	1	6	2	6	2	2	6	6	6	2	6
Water & Wastewater											
E1 W	1	1	9	1	1	7	1	6	11	9	7
E1 WW	2	4	10	4	4	9	1	4	10	2	4
E2 W	6	3	11	1	3	6	1	6	6	6	3
E2 WW	1	4	4	4	4	10	2	4	4	2	11
E3 W	3	3	11	7	3	9	1	7	9	3	1
E3 WW	6	7	11	9	7	10	1	1	1	1	1
E4 W	1	1	10	6	6	6	1	6	11	1	1
E4 WW	1	5	11	5	5	8	2	2	8	2	10
Stormwater											
F1	11	6	6	1	5	1	6	6	1	1	6
F2	3	3	10	7	11	7	3	3	7	2	1
F3	3	2	6	6	11	6	3	6	6	3	1
F4	1	1	10	1	1	10	1	1	7	7	7
F5	5	4	6	3	11	7	10	8	9	1	2
Land Use											
G1	1	6	11	1	1	9	1	7	9	7	1
G2	6	4	6	1	1	4	1	6	6	6	6

Table 4.2 - Employment Area Expansion Blocks Evaluation Matrix

Each sub-region was ranked from Most Preferred (1) to Least Preferred (7). In order to analyze the overall evaluation, ranks have been categorized into three groups. Ranks are considered: **most preferred (1-2)**, **medium preferred (3-5)** and **least preferred (6-7)**.

Principles	Employment Area Expansion Blocks						
	E1	E2	E3	E4	E5	E6	E7
Agriculture							
A1	6	4	6	3	2	1	4
A2	7	4	5	5	1	2	2
A3	1	1	1	1	1	1	1
Archaeology							
B1	2	4	3	1	5	6	7
Transportation							
C1	4	6	1	1	4	6	1
C2	7	1	1	1	1	1	6
C3	7	1	1	1	1	1	1
C4	6	7	1	1	1	1	1
Environment							
D1	1	7	1	3	5	5	3
D2	1	7	1	1	5	5	4
D3	1	7	1	5	5	1	1
D4	1	6	3	1	6	5	3
Water & Wastewater							
E1 W	2	5	5	5	2	2	1
E1 WW	1	1	1	1	6	6	1
E2 W	1	1	1	1	5	5	5
E2 WW	1	1	1	1	1	1	1
E3 W	2	4	3	4	7	4	1
E3 WW	2	4	4	2	4	4	1
E4 W	4	4	4	4	1	1	1
E4 WW	1	1	1	1	6	6	1
Stormwater							
F1	4	6	2	7	3	4	1
F2	1	6	1	1	7	1	5
F3	7	4	4	2	2	1	4
F4	7	5	6	4	2	1	3
F5	7	5	3	6	2	4	1
Land Use							
G1	1	6	4	1	4	6	1
G3	3	6	4	1	4	6	1



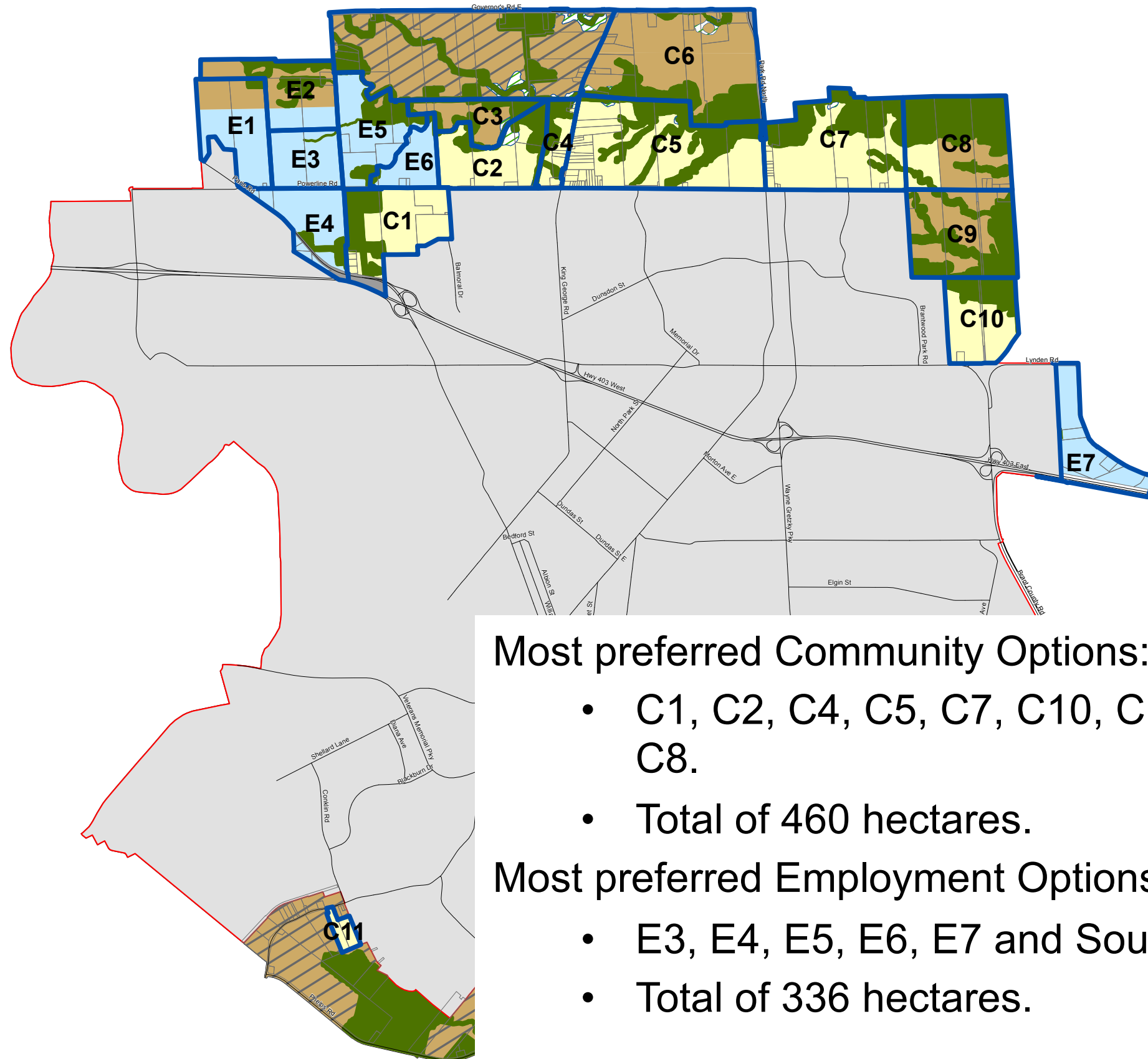
Boundary Expansion Lands

Preferred Expansion Lands

- **Community Area Options:**
 - Blocks C1, C2, C4, C5, C7 and C11 are preferred.
 - Blocks C10, C8 and C6 each have constraints due to isolation and servicing.
 - Two Community Area Options carried forward.
- **Employment Area Options:**
 - Blocks E3, E4, E5, E6, E7 and south portion of E1 and E2 are preferred.



Boundary Expansion Lands **Option 1**



Most preferred Community Options:

- C1, C2, C4, C5, C7, C10, C11 and west portion of C8.
- Total of 460 hectares.

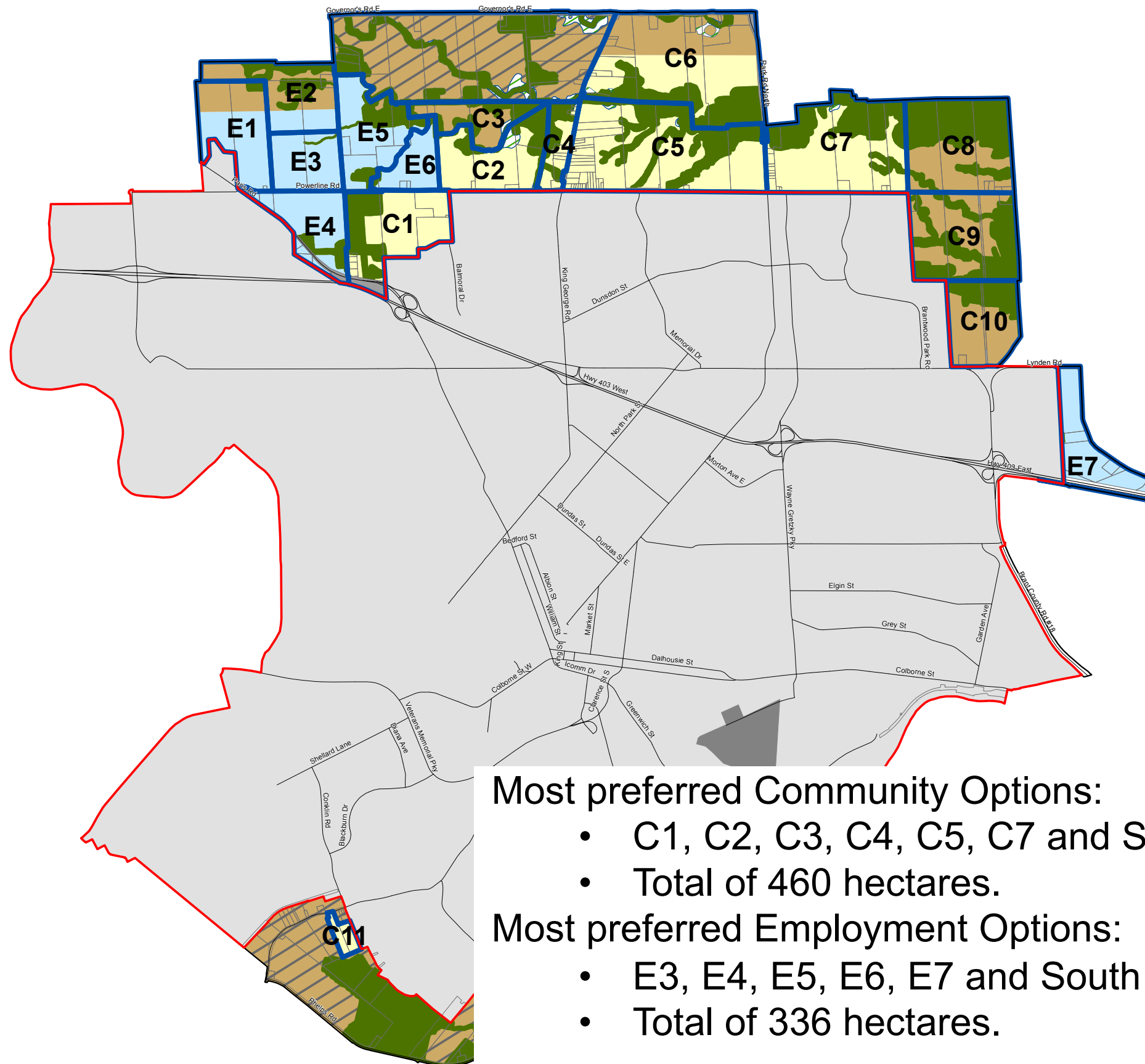
Most preferred Employment Options:

- E3, E4, E5, E6, E7 and South portion of E1 and E2
- Total of 336 hectares.



Boundary Expansion Lands

Option 2



Most preferred Community Options:

- C1, C2, C3, C4, C5, C7 and South portion of C6.
- Total of 460 hectares.

Most preferred Employment Options:

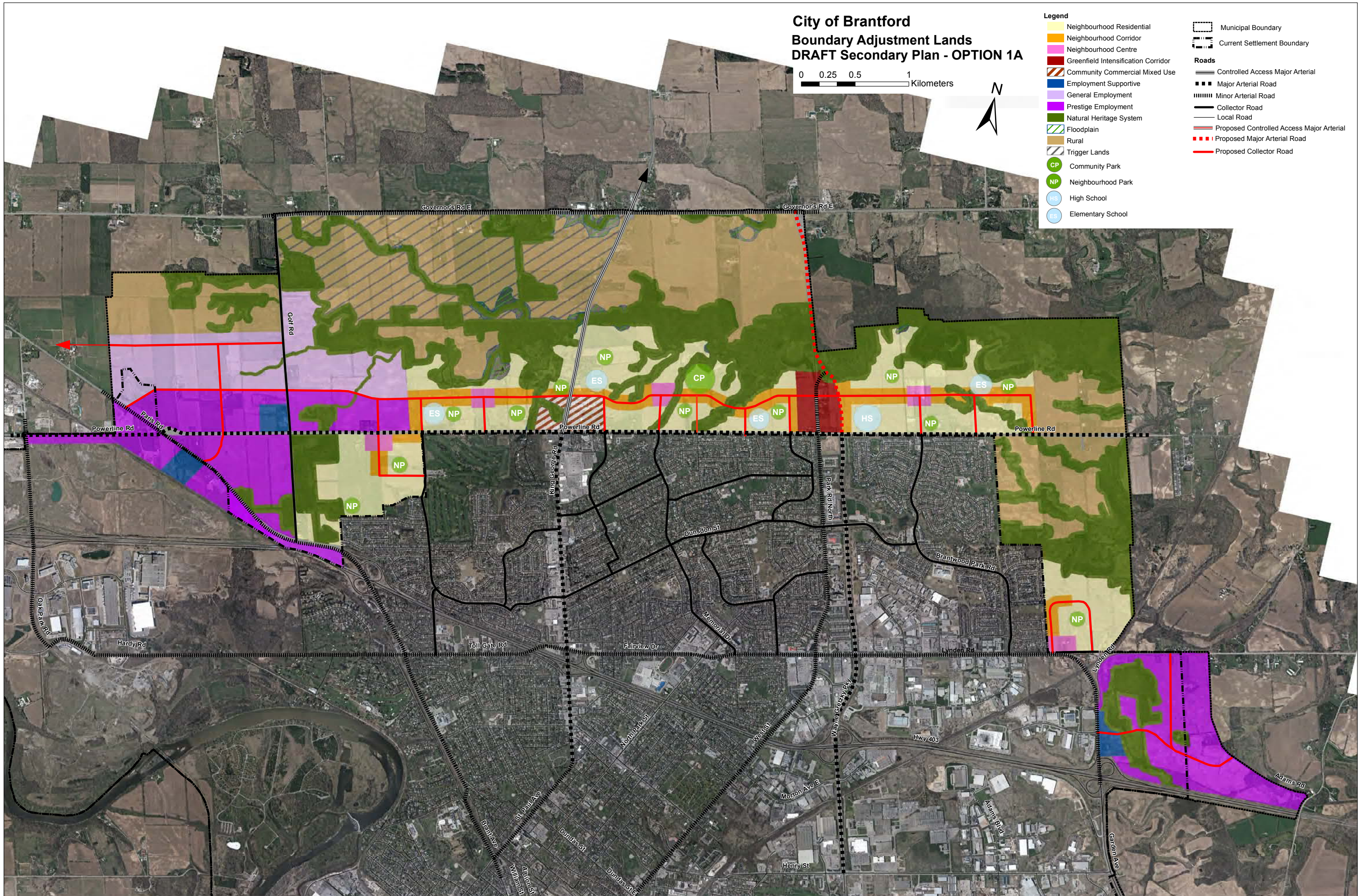
- E3, E4, E5, E6, E7 and South portion of E1 and E2.
- Total of 336 hectares.

City of Brantford Boundary Adjustment Lands DRAFT Secondary Plan - OPTION 1A

0 0.25 0.5 1 Kilometers



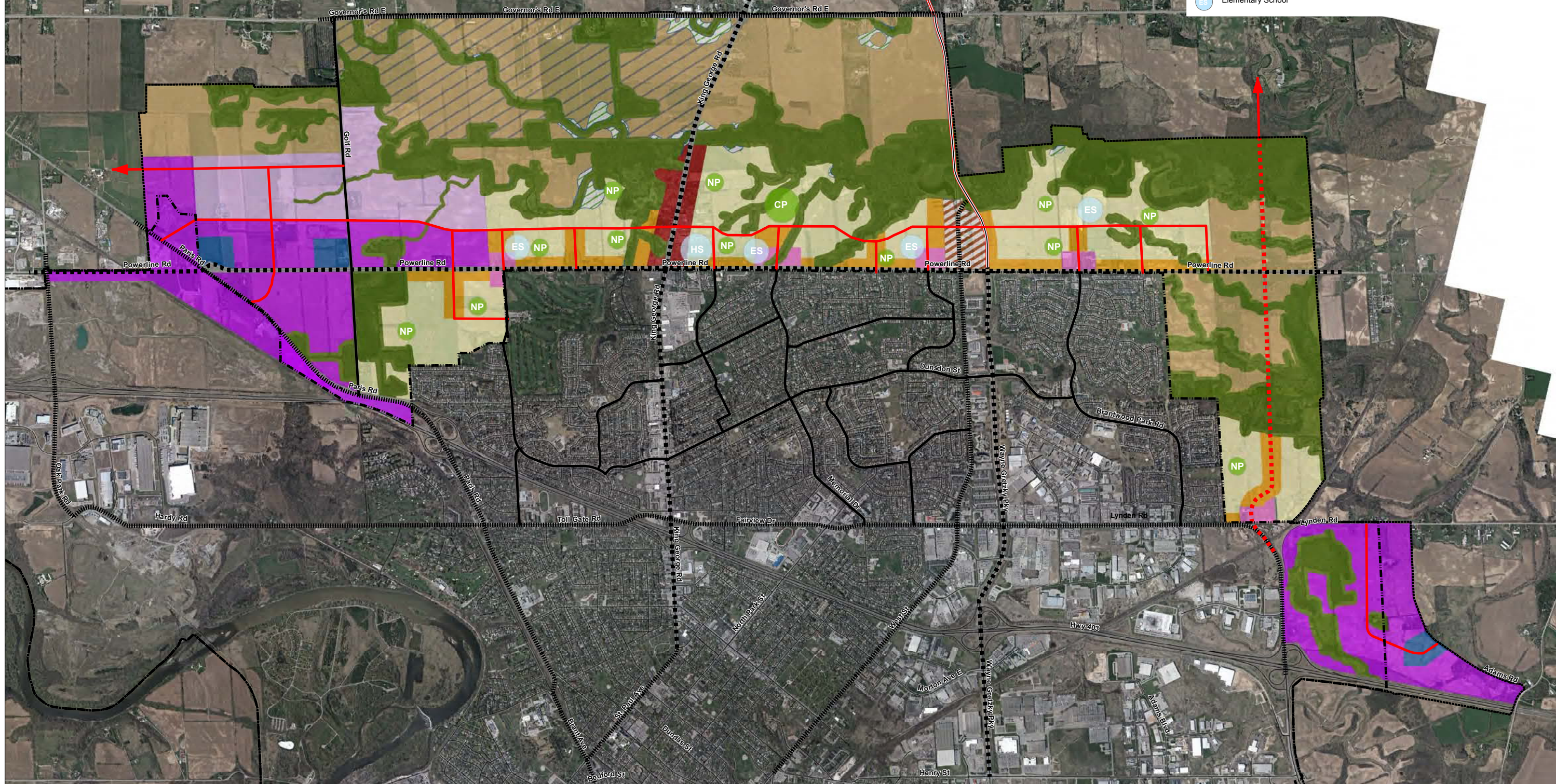
- Legend**
- Neighbourhood Residential
 - Neighbourhood Corridor
 - Neighbourhood Centre
 - Greenfield Intensification Corridor
 - Community Commercial Mixed Use
 - Employment Supportive
 - General Employment
 - Prestige Employment
 - Natural Heritage System
 - Floodplain
 - Rural
 - Trigger Lands
 - CP Community Park
 - NP Neighbourhood Park
 - HS High School
 - ES Elementary School
- Roads**
- Municipal Boundary
 - Current Settlement Boundary
 - Controlled Access Major Arterial
 - Major Arterial Road
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Proposed Controlled Access Major Arterial
 - Proposed Major Arterial Road
 - Proposed Collector Road



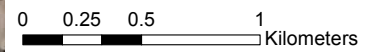
City of Brantford Boundary Adjustment Lands DRAFT Secondary Plan - OPTION 1B



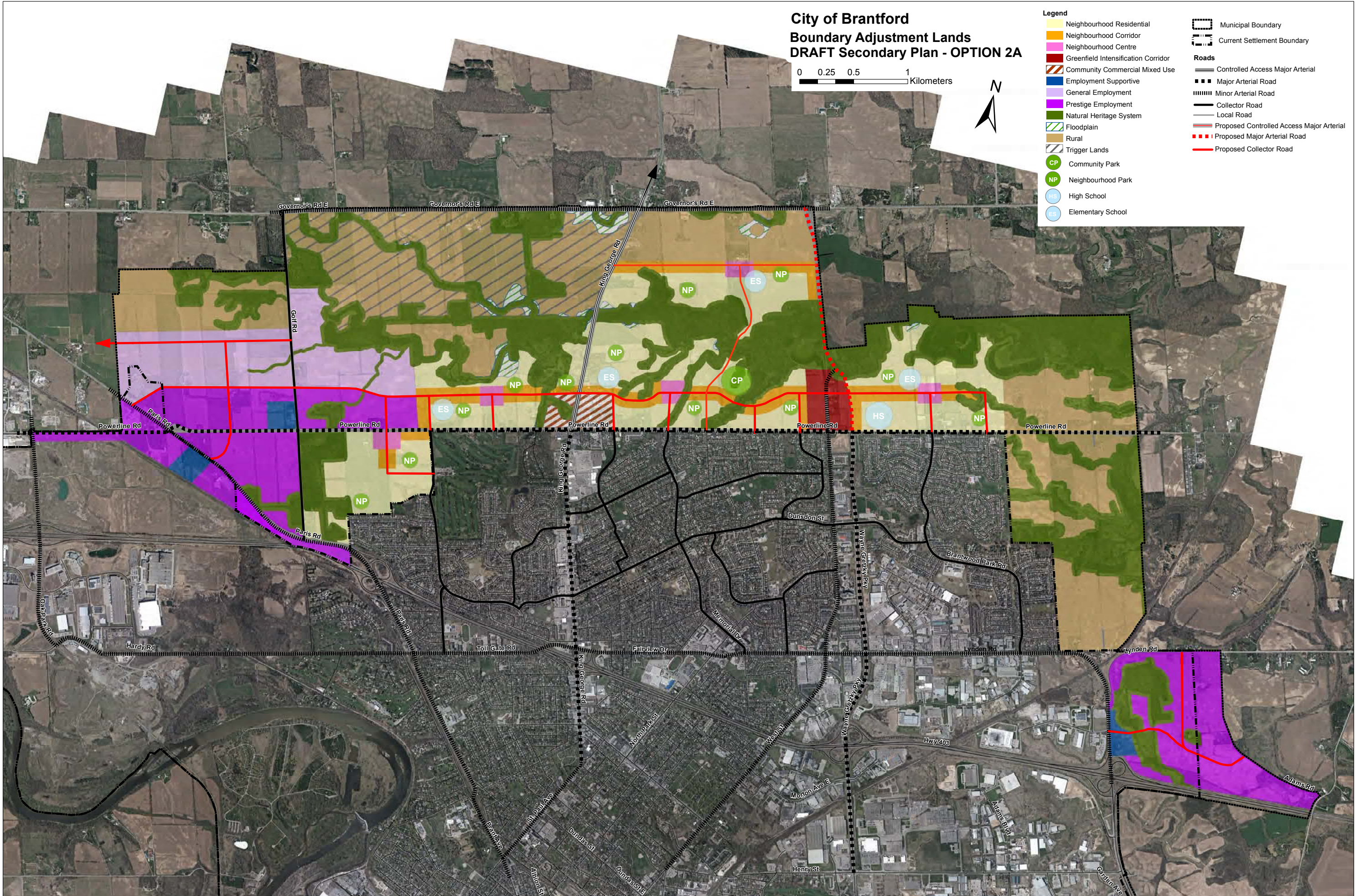
- Legend**
- Neighbourhood Residential
 - Neighbourhood Corridor
 - Neighbourhood Centre
 - Greenfield Intensification Corridor
 - Community Commercial Mixed Use
 - Employment Supportive
 - General Employment
 - Prestige Employment
 - Natural Heritage System
 - Floodplain
 - Rural
 - Trigger Lands
 - CP Community Park
 - NP Neighbourhood Park
 - HS High School
 - ES Elementary School
- Roads**
- Controlled Access Major Arterial
 - Major Arterial Road
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Proposed Controlled Access Major Arterial
 - Proposed Major Arterial Road
 - Proposed Collector Road
- Boundaries**
- Municipal Boundary
 - Current Settlement Boundary



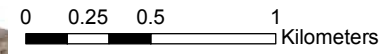
City of Brantford Boundary Adjustment Lands DRAFT Secondary Plan - OPTION 2A



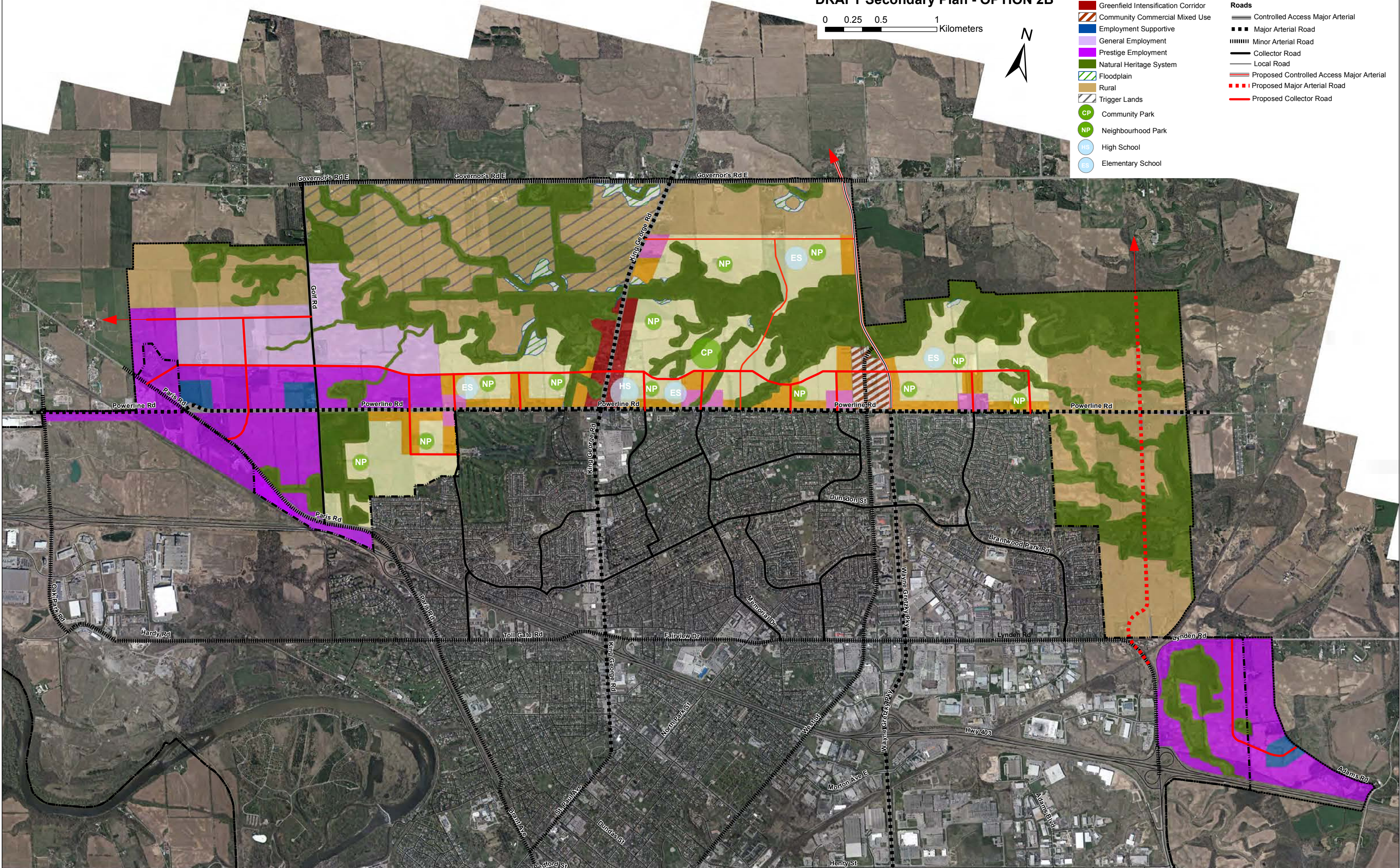
- Legend**
- Neighbourhood Residential
 - Neighbourhood Corridor
 - Neighbourhood Centre
 - Greenfield Intensification Corridor
 - Community Commercial Mixed Use
 - Employment Supportive
 - General Employment
 - Prestige Employment
 - Natural Heritage System
 - Floodplain
 - Rural
 - Trigger Lands
 - Community Park (CP)
 - Neighbourhood Park (NP)
 - High School (HS)
 - Elementary School (ES)
- Roads**
- Municipal Boundary
 - Current Settlement Boundary
 - Controlled Access Major Arterial
 - Major Arterial Road
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Proposed Controlled Access Major Arterial
 - Proposed Major Arterial Road
 - Proposed Collector Road

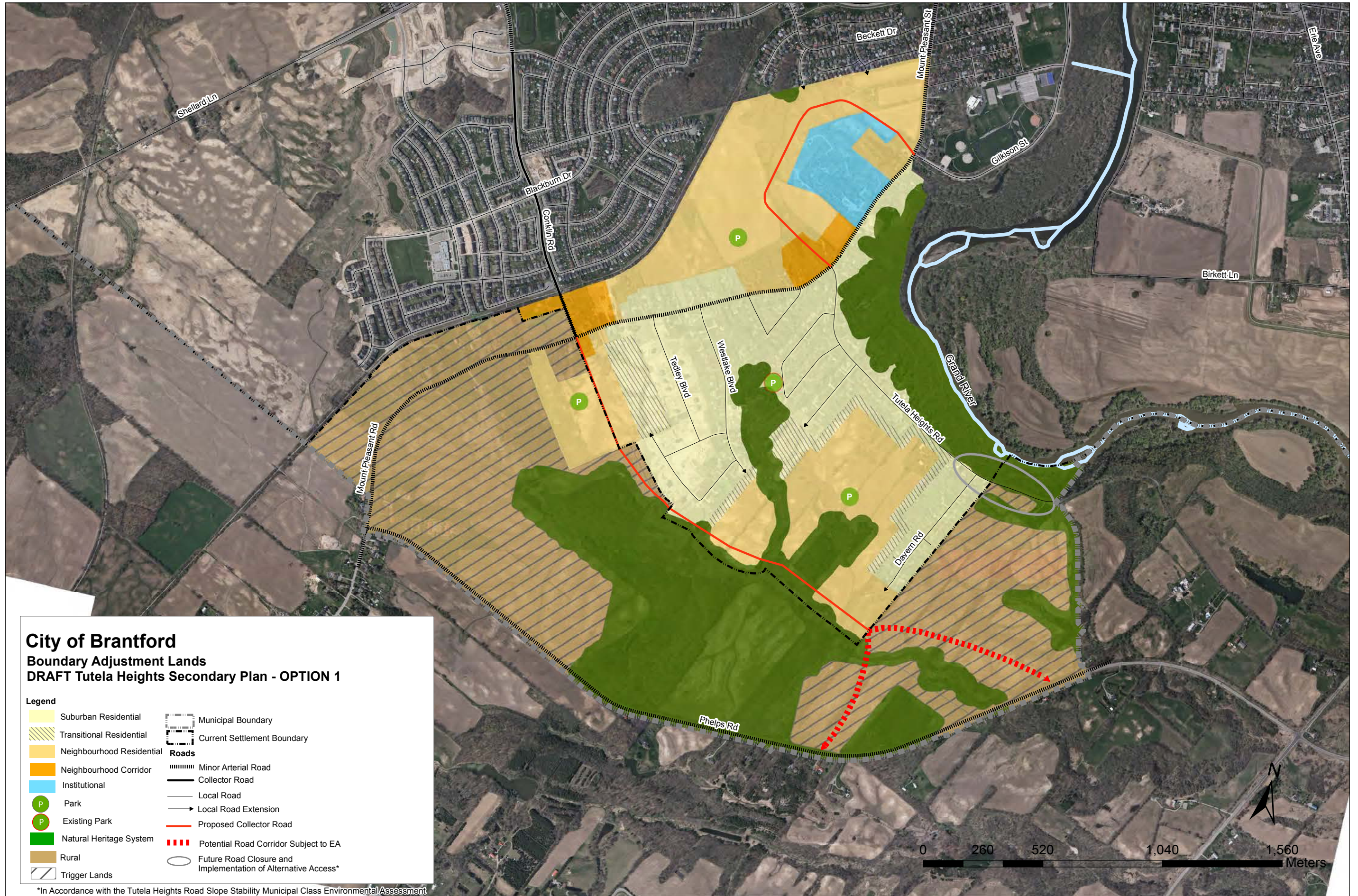


City of Brantford
Boundary Adjustment Lands
DRAFT Secondary Plan - OPTION 2B



- Legend**
- Neighbourhood Residential
 - Neighbourhood Corridor
 - Neighbourhood Centre
 - Greenfield Intensification Corridor
 - Community Commercial Mixed Use
 - Employment Supportive
 - General Employment
 - Prestige Employment
 - Natural Heritage System
 - Floodplain
 - Rural
 - Trigger Lands
 - CP Community Park
 - NP Neighbourhood Park
 - HS High School
 - ES Elementary School
 - Municipal Boundary
 - Current Settlement Boundary
- Roads**
- Controlled Access Major Arterial
 - Major Arterial Road
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Proposed Controlled Access Major Arterial
 - Proposed Major Arterial Road
 - Proposed Collector Road



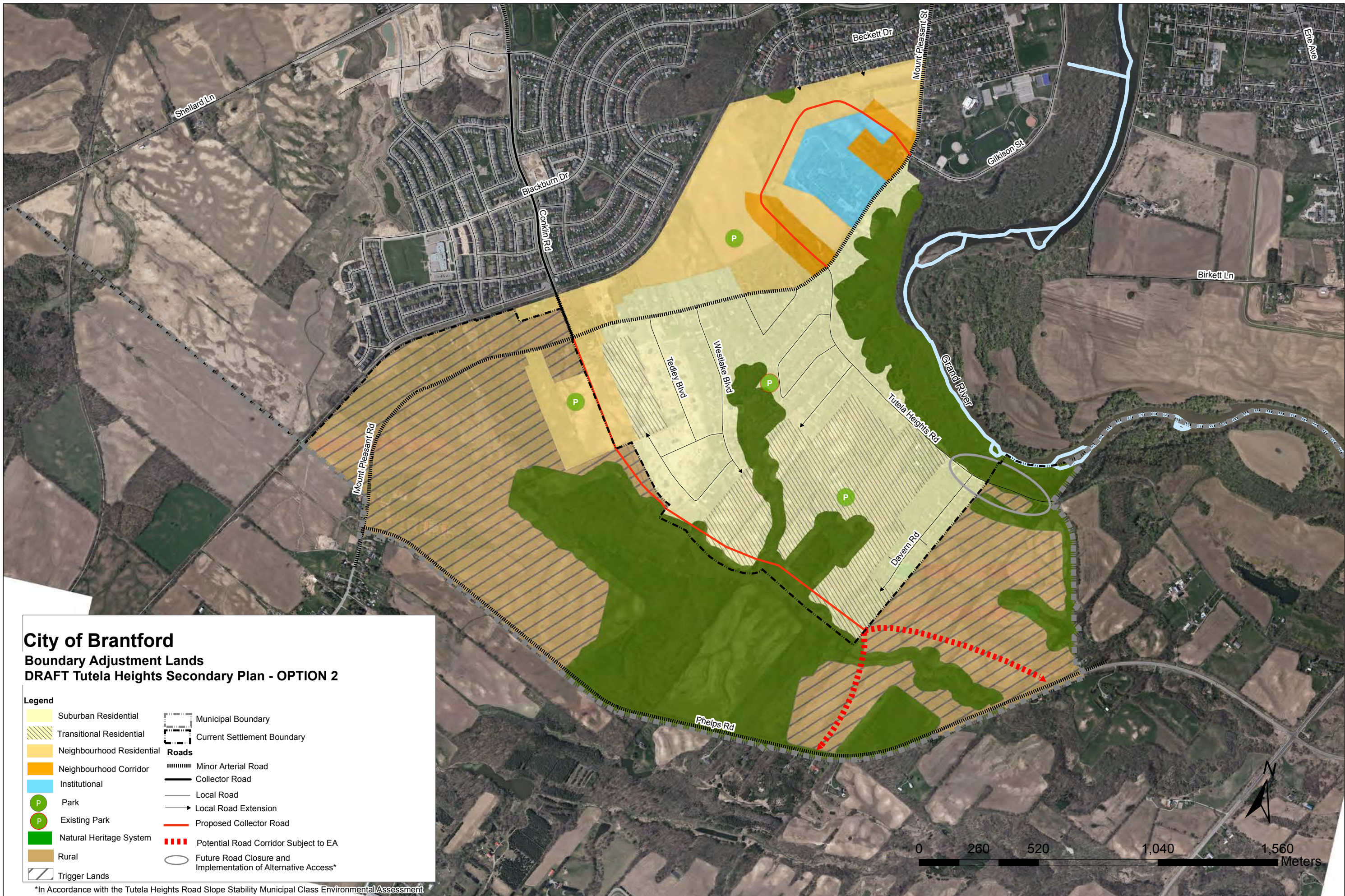


City of Brantford
Boundary Adjustment Lands
DRAFT Tutela Heights Secondary Plan - OPTION 1

- Legend**
- | | |
|---------------------------|---|
| Suburban Residential | Municipal Boundary |
| Transitional Residential | Current Settlement Boundary |
| Neighbourhood Residential | Roads |
| Institutional | Minor Arterial Road |
| Park | Collector Road |
| Existing Park | Local Road |
| Natural Heritage System | Local Road Extension |
| Rural | Proposed Collector Road |
| Trigger Lands | Potential Road Corridor Subject to EA |
| | Future Road Closure and Implementation of Alternative Access* |

*In Accordance with the Tutela Heights Road Slope Stability Municipal Class Environmental Assessment





City of Brantford
Boundary Adjustment Lands
DRAFT Tutela Heights Secondary Plan - OPTION 2

- Legend**
- Suburban Residential
 - Transitional Residential
 - Neighbourhood Residential
 - Neighbourhood Corridor
 - Institutional
 - Park
 - Existing Park
 - Natural Heritage System
 - Rural
 - Trigger Lands
 - Municipal Boundary
 - Current Settlement Boundary
 - Roads**
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Local Road Extension
 - Proposed Collector Road
 - Potential Road Corridor Subject to EA
 - Future Road Closure and Implementation of Alternative Access*

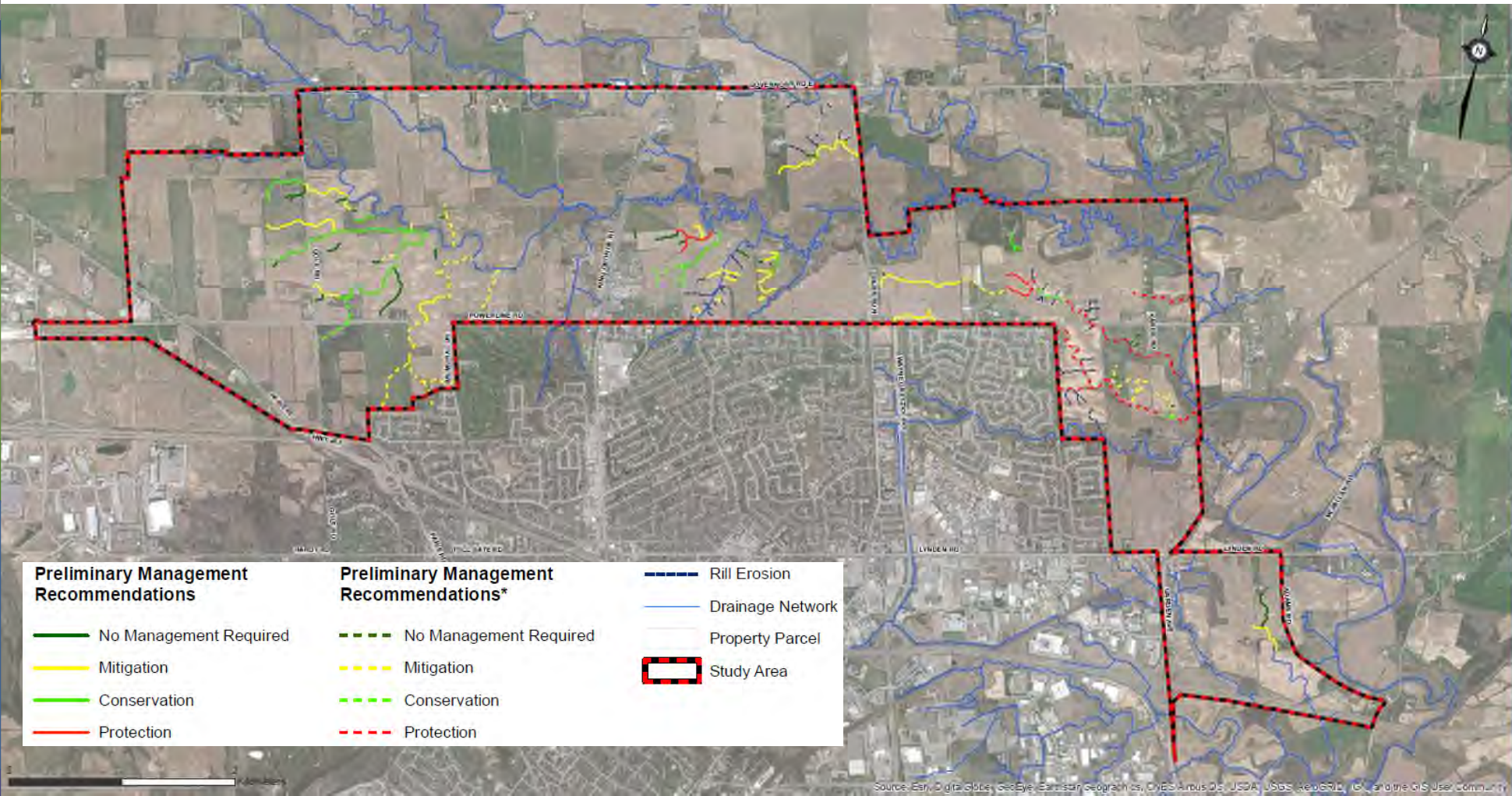


*In Accordance with the Tutela Heights Road Slope Stability Municipal Class Environmental Assessment



MANAGEMENT STRATEGY (CVC/TRCA (2014) definitions)	
No Management Required	
Mitigation	
✓	Replicate or enhance function through enhanced lot level conveyance measures
✓	Replicate functions by lot level conveyance measures connected to natural heritage systems and/or Low Impact Development (LID) stormwater options
✓	Replicate on-site flow and outlet flows to maintain feature function (e.g., vegetated swales, bioswales, etc.)
Conservation	
✓	Maintain, relocate and/or enhance drainage feature and its riparian corridor
✓	Maintain or replace external flows
✓	Maintain or replace on-site flows using mitigation measures and/or wetland creation
✓	Natural channel design to maintain/ enhance overall productivity of the feature
✓	Feature must connect to downstream downstream
Protection	
✓	Protect / enhance the existing feature and its riparian corridor, groundwater discharge or wetlands
✓	Maintain hydroperiod
✓	Natural channel design to restore and enhance existing habitat features
✓	Design and locate the SWM system to avoid impacts to the feature

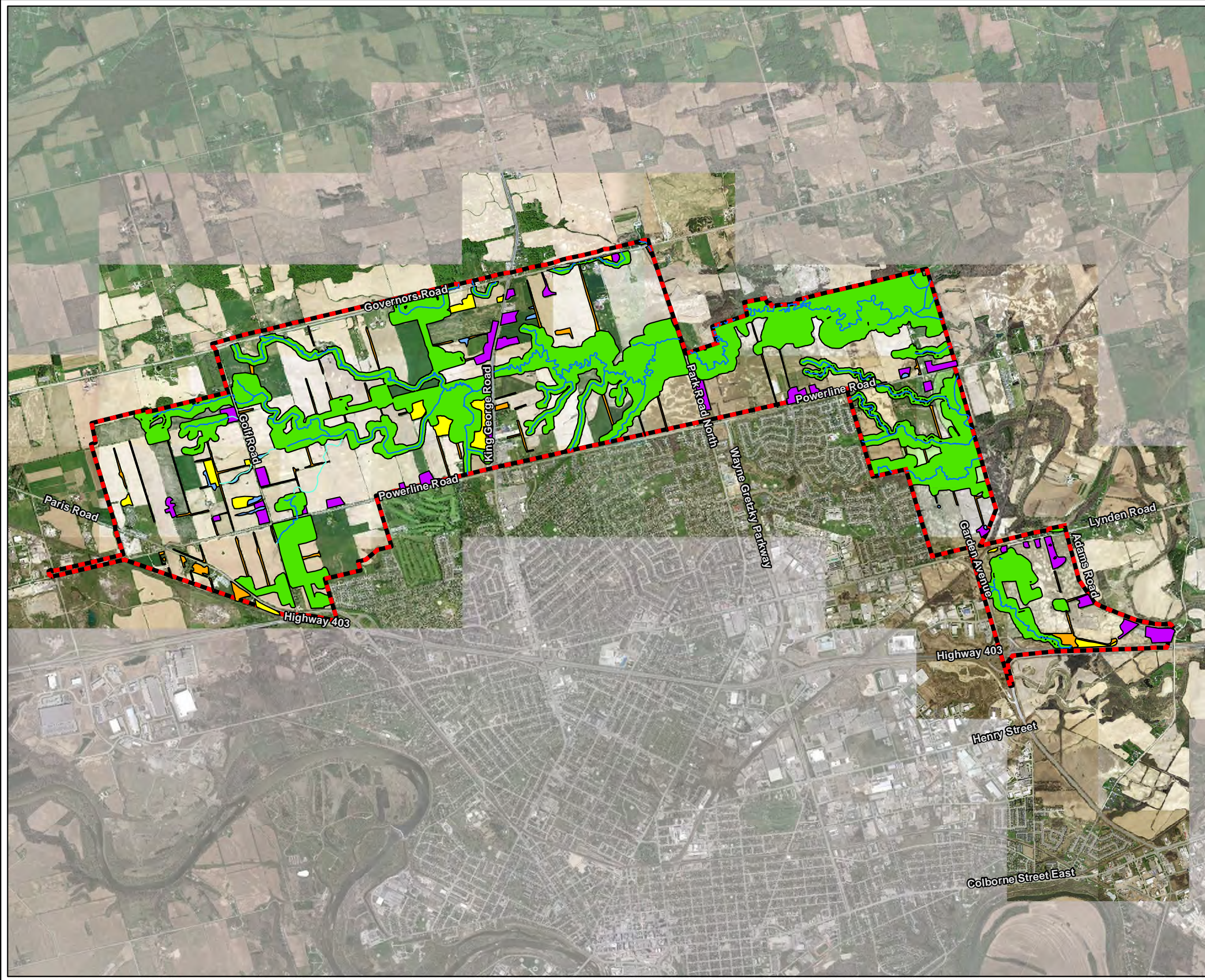
North Study Area



*Site access to these features occurred after April 2018 and thus the full three season Headwater Drainage Feature Assessment was incomplete. **Further assessment is required to confirm appropriate management strategies for these features.**

** Permission from the GRCA is required to develop in river or stream valleys, wetlands, shorelines or hazardous lands; alter a river, creek, stream or watercourse; or interfere with a wetland. Within these regulated areas, GRCA Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation apply (Ontario Regulation 150/06). Recommendations derived from the HDF assessment are in addition to, but do not supersede, GRCA regulatory requirements.



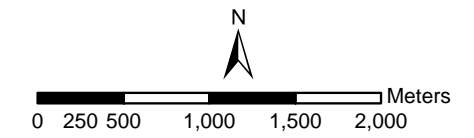


Legend

- Study Area
- Watercourse to be Protected
- Watercourse to be Conserved – channel form and location may vary
- Natural Heritage System
- NHS Area - Undifferentiated (Growth Plan)

Other Environmental Features

- Residential (ornamental plantings, cultural vegetation)
- Cultural (meadow, thicket, early-successional woodland)
- Wetland
- Woodland/Hedgerow



Data Source
 - City of Brantford
 - GRCA

PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

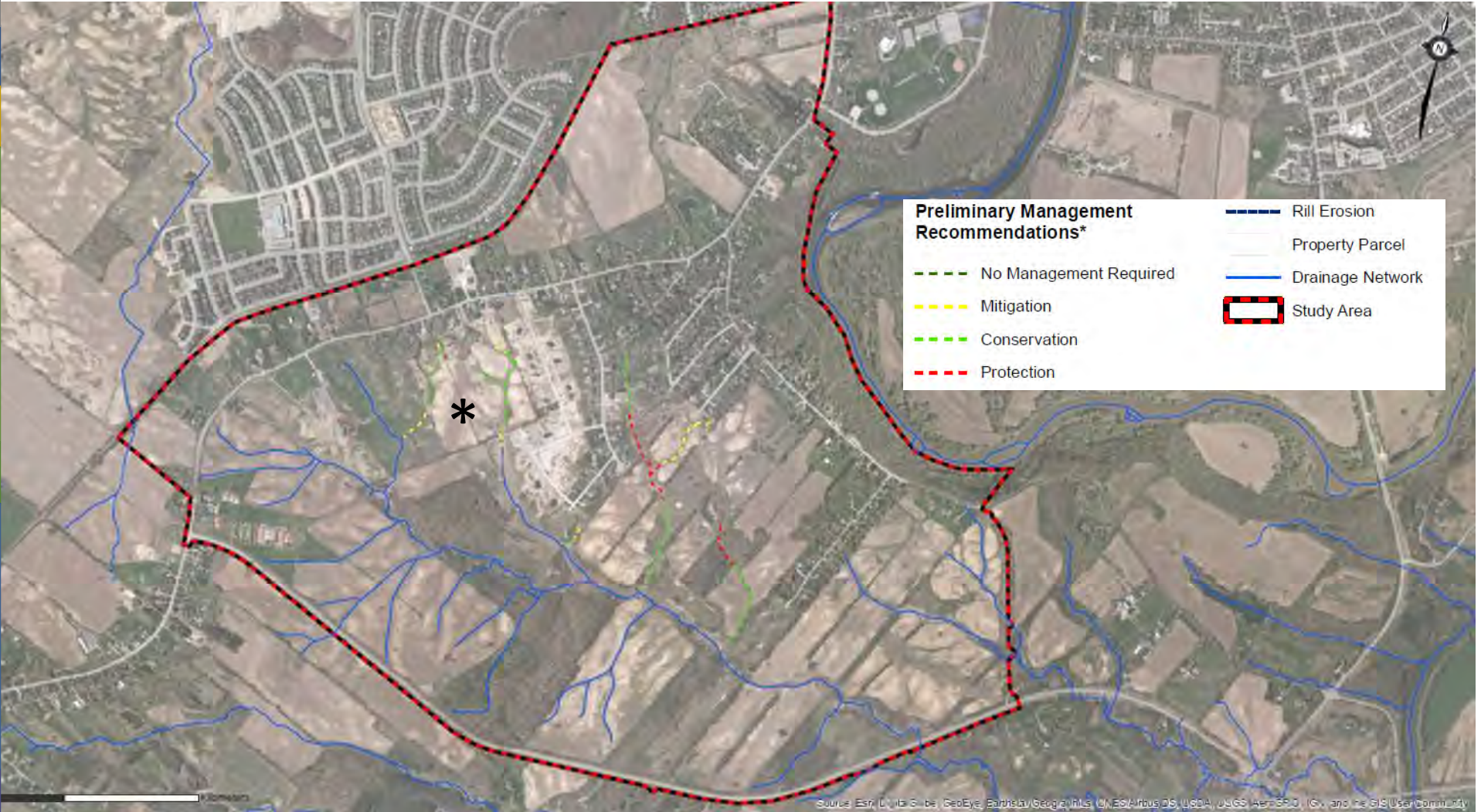
**City of Brantford
 North**
Other Environmental Features

Project #	2017-146	Figure #
Date	January 2019	X
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



MANAGEMENT STRATEGY (CVC/TRCA (2014) definitions)	
No Management Required	
Mitigation	
<ul style="list-style-type: none"> ✓ Replicate or enhance function through enhanced lot level conveyance measures ✓ Replicate functions by lot level conveyance measures connected to natural heritage systems and/or Low Impact Development (LID) stormwater options ✓ Replicate on-site flow and outlet flows to maintain feature function (e.g., vegetated swales, bioswales, etc.) 	
Conservation	
<ul style="list-style-type: none"> ✓ Maintain, relocate and/or enhance drainage feature and its riparian corridor ✓ Maintain or replace external flows ✓ Maintain or replace on-site flows using mitigation measures and/or wetland creation ✓ Natural channel design to maintain/ enhance overall productivity of the feature ✓ Feature must connect to downstream downstream 	
Protection	
<ul style="list-style-type: none"> ✓ Protect / enhance the existing feature and its riparian corridor, groundwater discharge or wetlands ✓ Maintain hydroperiod ✓ Natural channel design to restore and enhance existing habitat features ✓ Design and locate the SWM system to avoid impacts to the feature 	

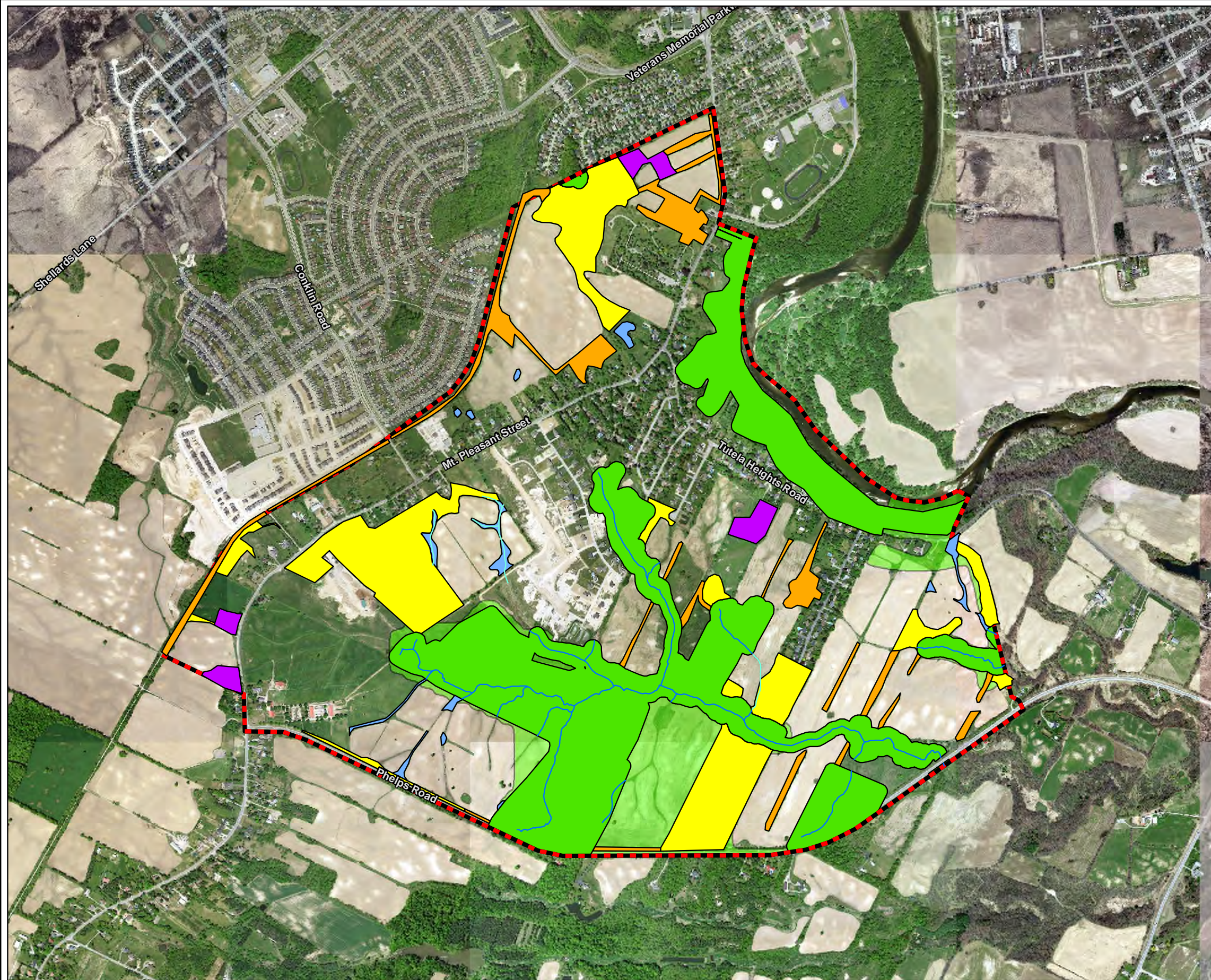
Tutela Heights Study Area








*Site access to these features occurred after November 2018 and thus the full three season Headwater Drainage Feature Assessment was incomplete. **Further assessment is required to confirm appropriate management strategies for these features.**

** Permission from the GRCA is required to develop in river or stream valleys, wetlands, shorelines or hazardous lands; alter a river, creek, stream or watercourse; or interfere with a wetland. Within these regulated areas, GRCA Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation apply (Ontario Regulation 150/06). Recommendations derived from the HDF assessment are in addition to, but do not supersede, GRCA regulatory requirements.







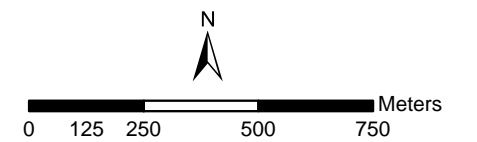


Legend

-  Study Area
-  Watercourse to be Protected
-  Watercourse to be Conserved – channel form and location may vary
-  Natural Heritage System
-  NHS Area - Undifferentiated (Growth Plan)

Other Environmental Features

-  Residential (ornamental plantings, cultural vegetation)
-  Cultural (meadow, thicket, early-successional woodland)
-  Wetland
-  Woodland/Hedgerow



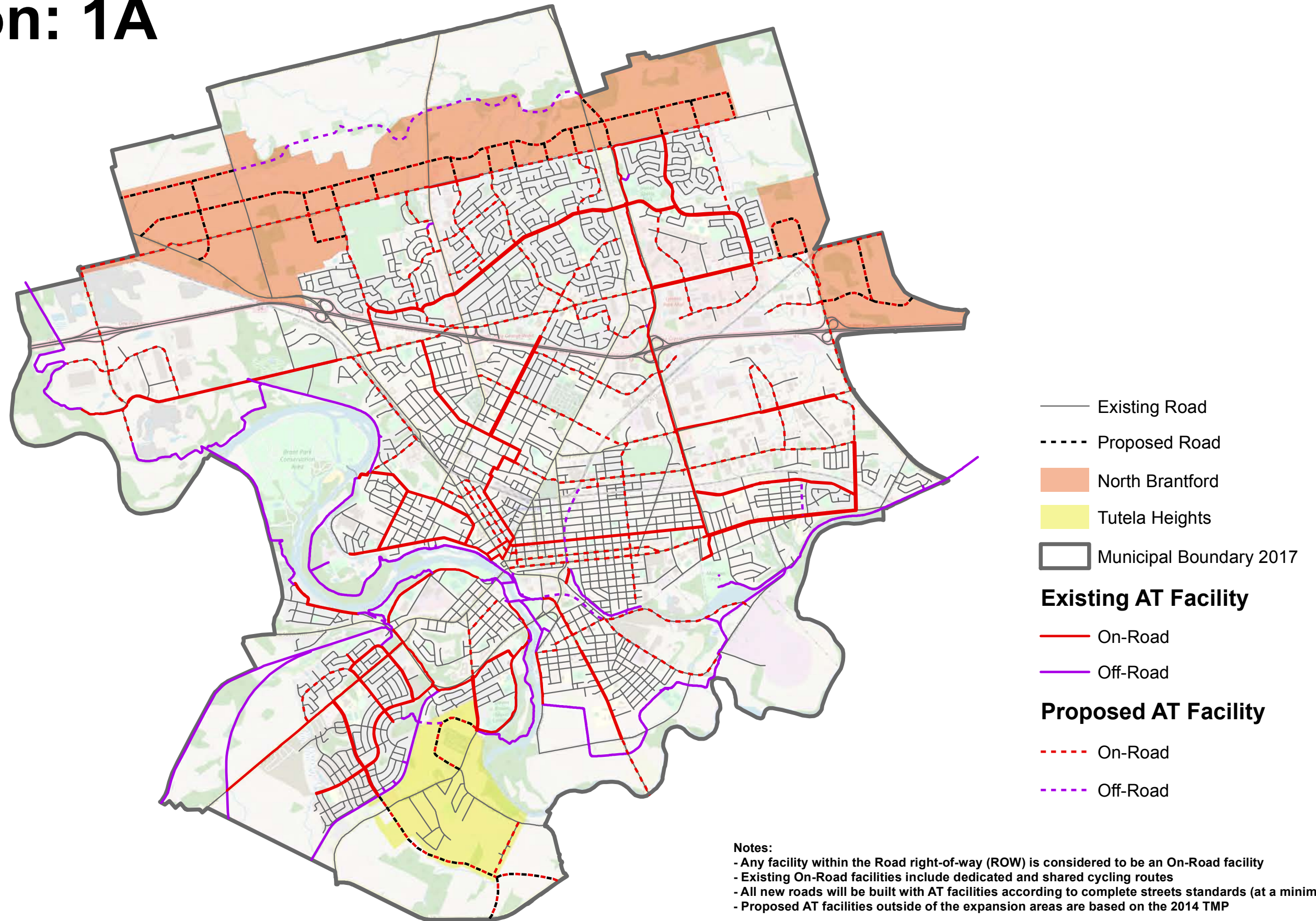
Data Source
 - City of Brantford
 - GRCA

PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

City of Brantford
Tutela Heights
Other Environmental Features

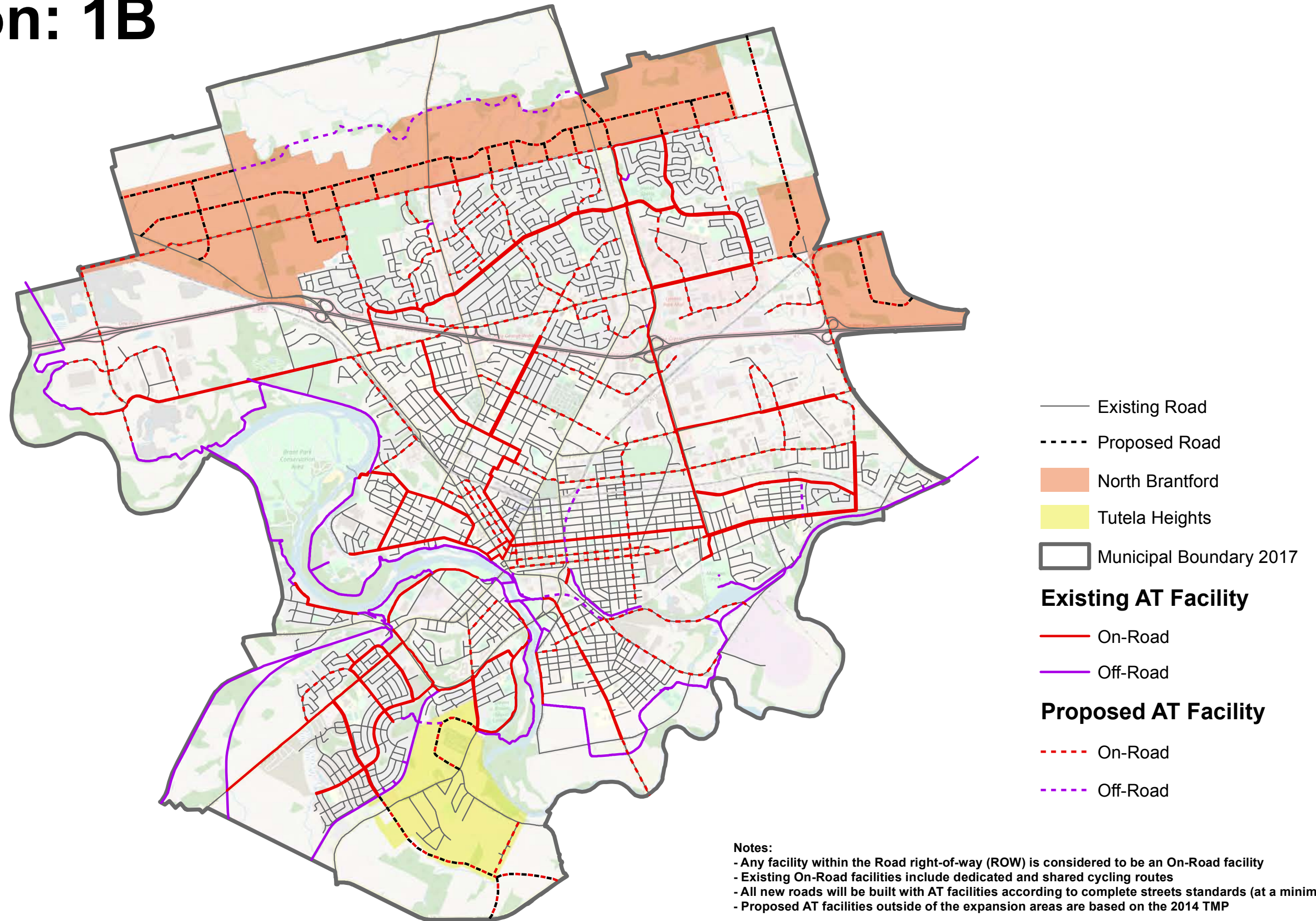
Project #	2017-146	Figure #
Date	January 2019	X
Scale	1 : 15,000	
Prepared By: JJJ	Verified By: BDB	

Option: 1A



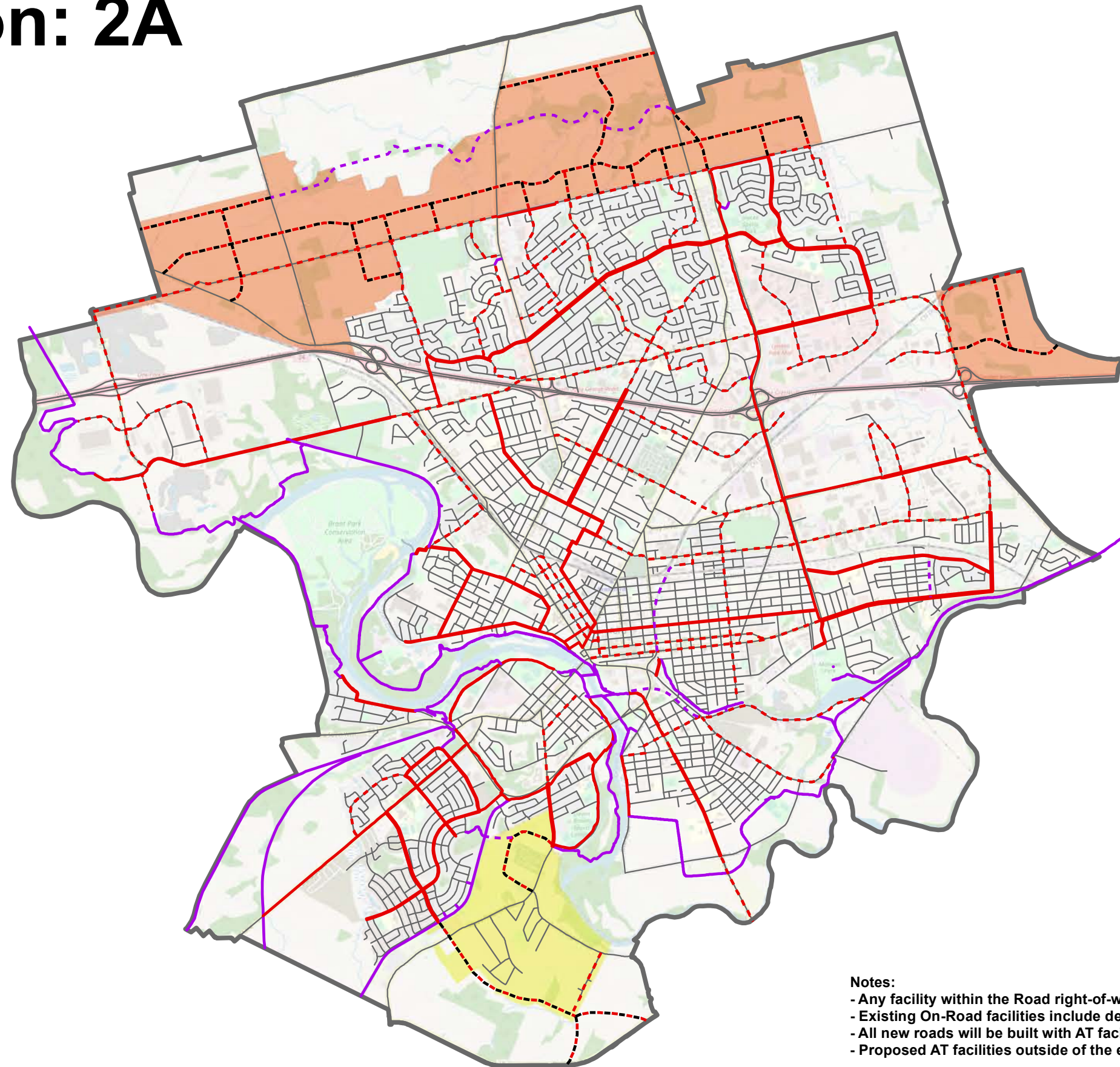
Notes:
- Any facility within the Road right-of-way (ROW) is considered to be an On-Road facility
- Existing On-Road facilities include dedicated and shared cycling routes
- All new roads will be built with AT facilities according to complete streets standards (at a minimum)
- Proposed AT facilities outside of the expansion areas are based on the 2014 TMP

Option: 1B



Notes:
- Any facility within the Road right-of-way (ROW) is considered to be an On-Road facility
- Existing On-Road facilities include dedicated and shared cycling routes
- All new roads will be built with AT facilities according to complete streets standards (at a minimum)
- Proposed AT facilities outside of the expansion areas are based on the 2014 TMP

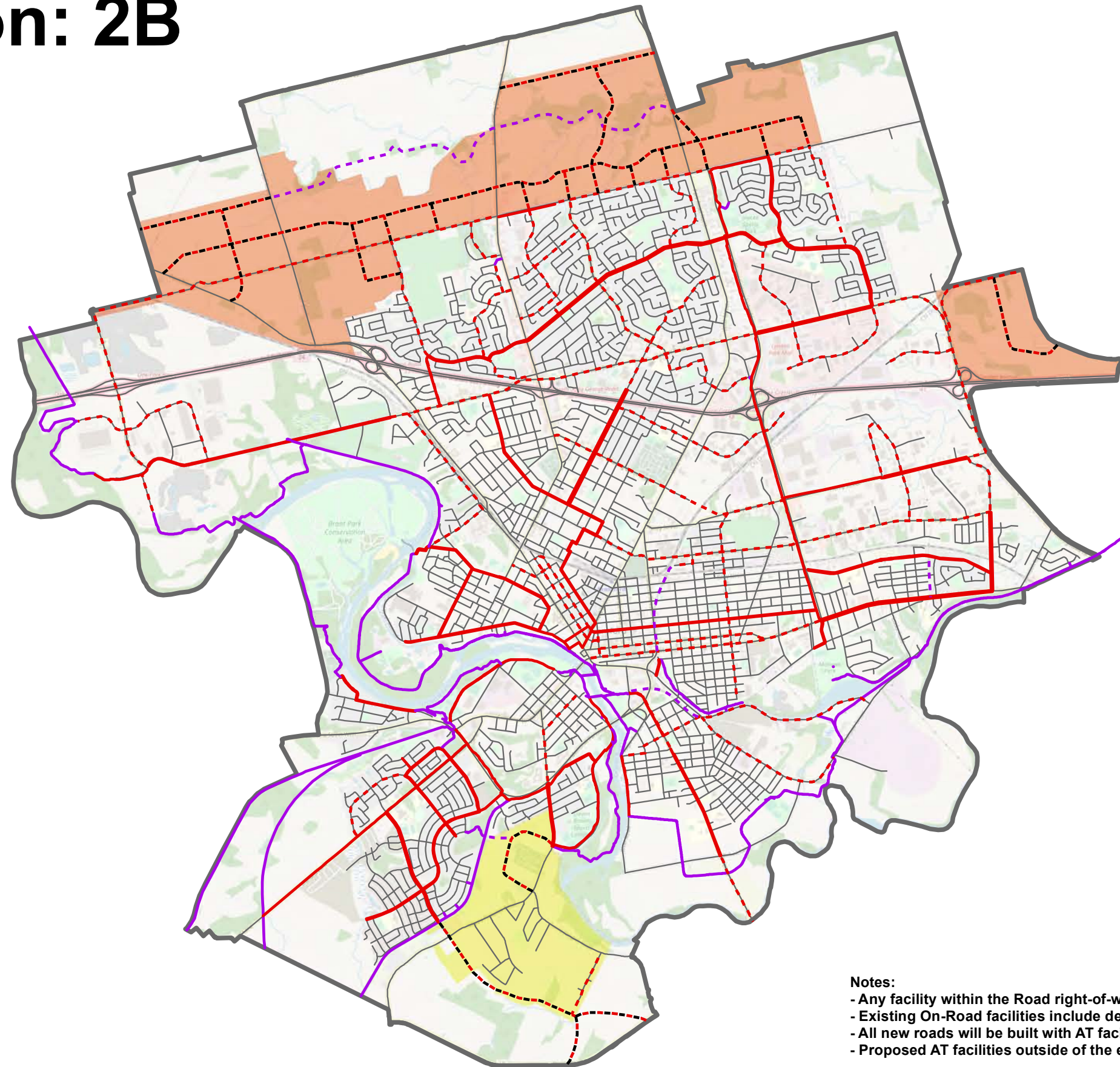
Option: 2A



- Existing Road
- - - Proposed Road
- North Brantford
- Tutela Heights
- Municipal Boundary 2017
- Existing AT Facility**
- On-Road
- Off-Road
- Proposed AT Facility**
- - - On-Road
- - - Off-Road

Notes:
- Any facility within the Road right-of-way (ROW) is considered to be an On-Road facility
- Existing On-Road facilities include dedicated and shared cycling routes
- All new roads will be built with AT facilities according to complete streets standards (at a minimum)
- Proposed AT facilities outside of the expansion areas are based on the 2014 TMP

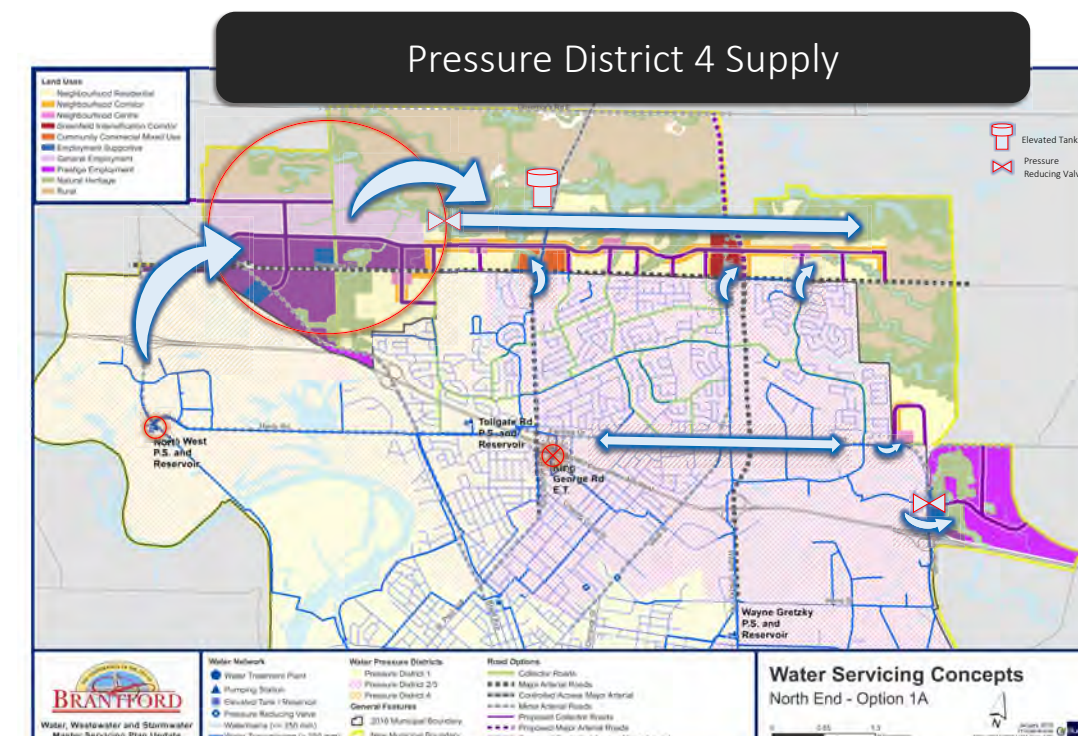
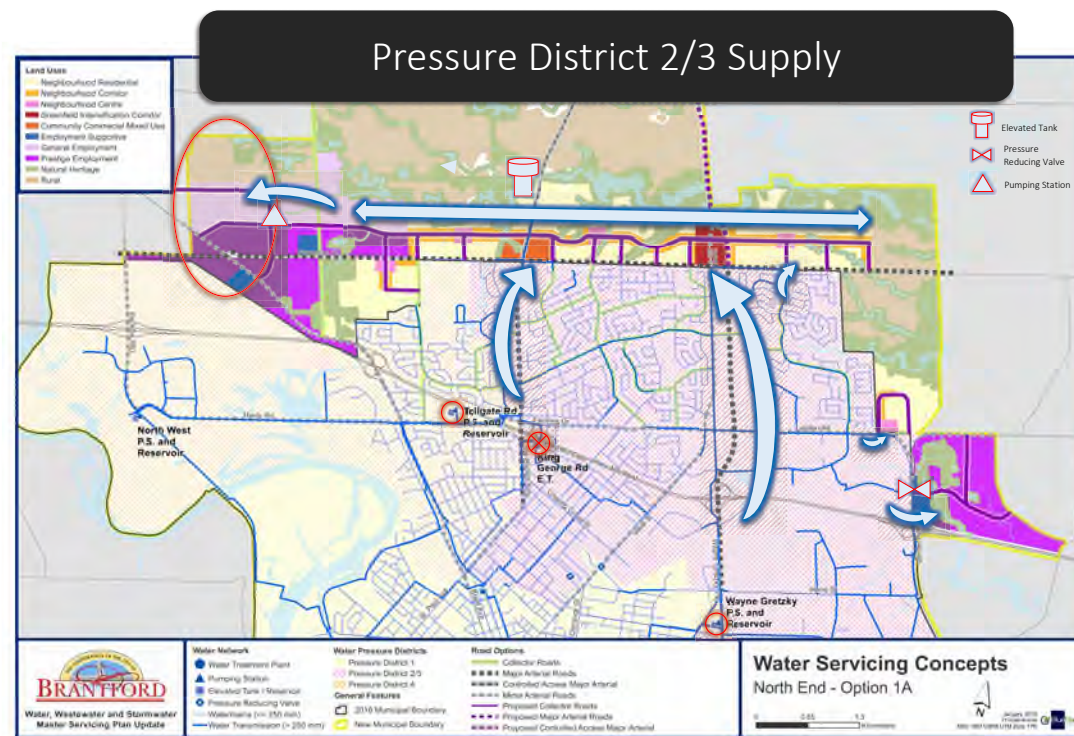
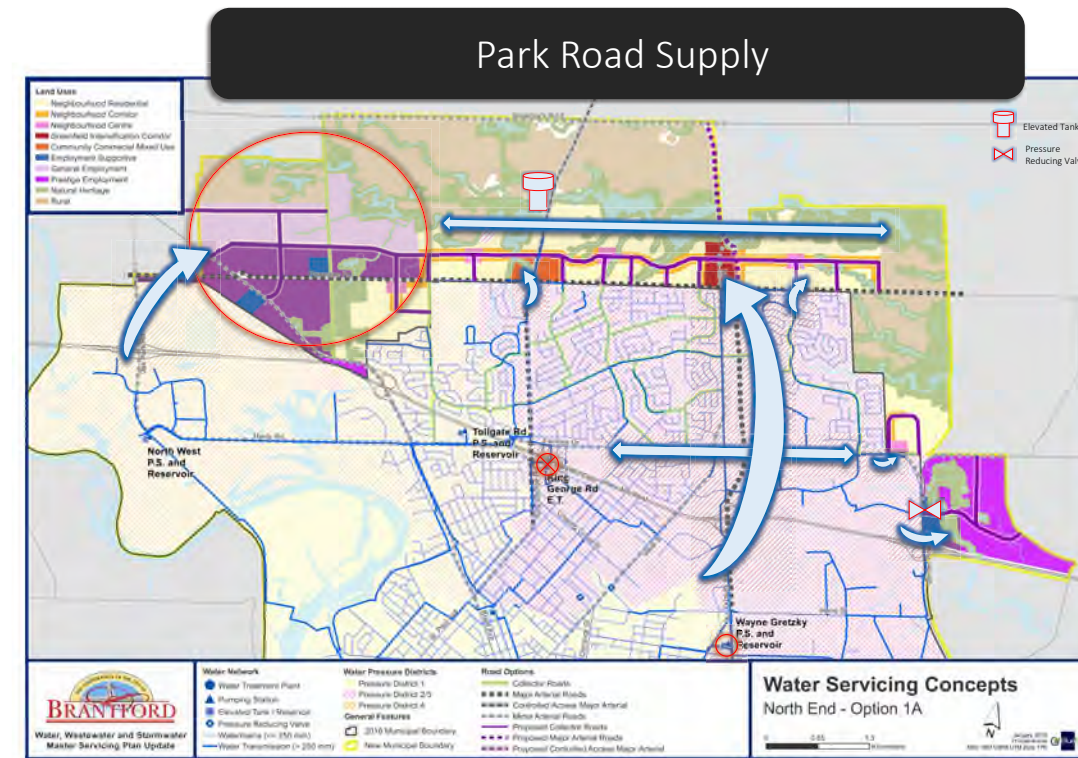
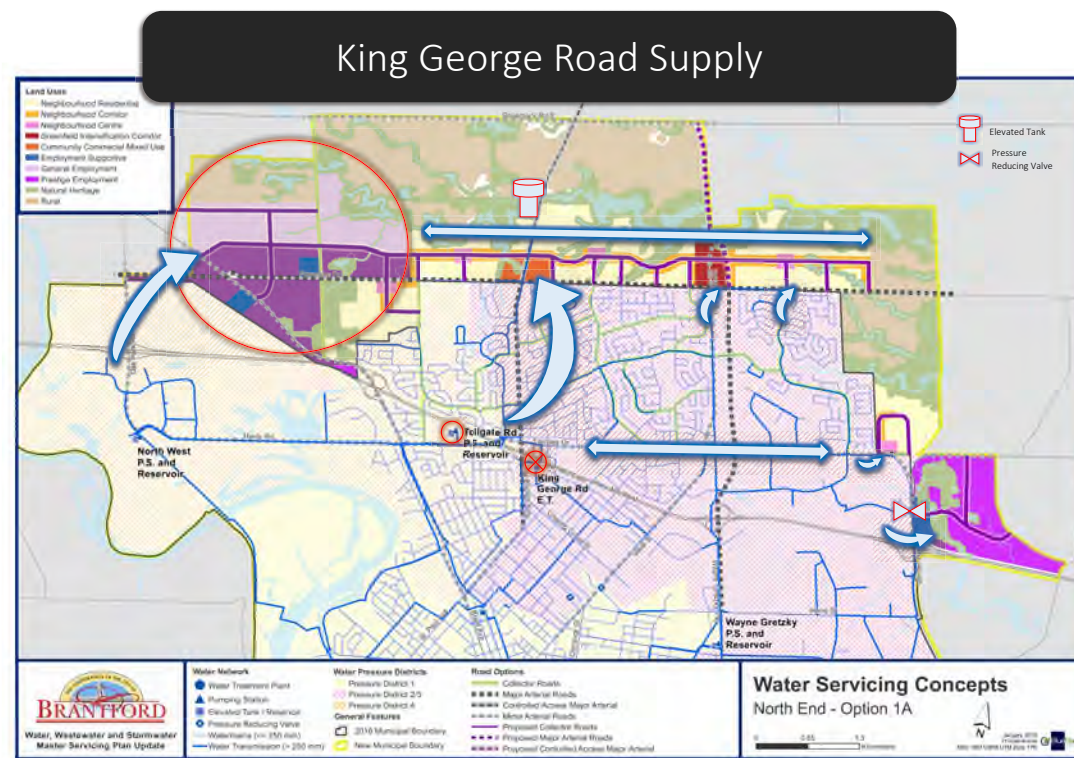
Option: 2B



- Existing Road
- - - Proposed Road
- North Brantford
- Tutela Heights
- Municipal Boundary 2017
- Existing AT Facility**
- On-Road
- Off-Road
- Proposed AT Facility**
- - - On-Road
- - - Off-Road

Notes:
- Any facility within the Road right-of-way (ROW) is considered to be an On-Road facility
- Existing On-Road facilities include dedicated and shared cycling routes
- All new roads will be built with AT facilities according to complete streets standards (at a minimum)
- Proposed AT facilities outside of the expansion areas are based on the 2014 TMP

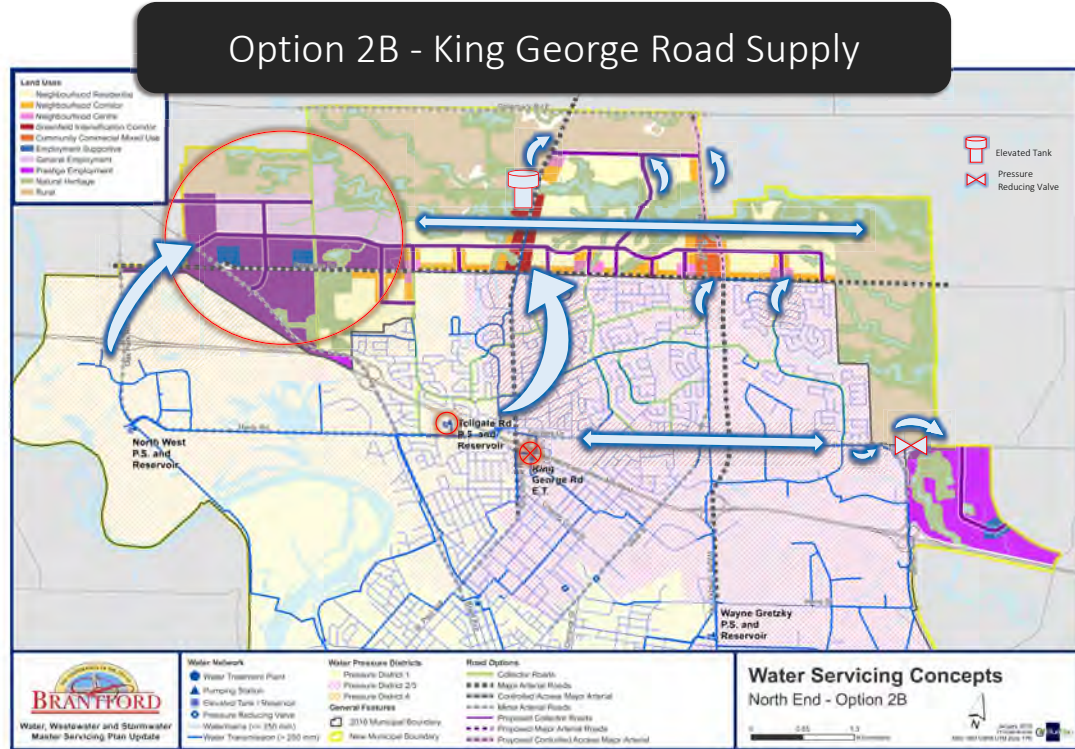
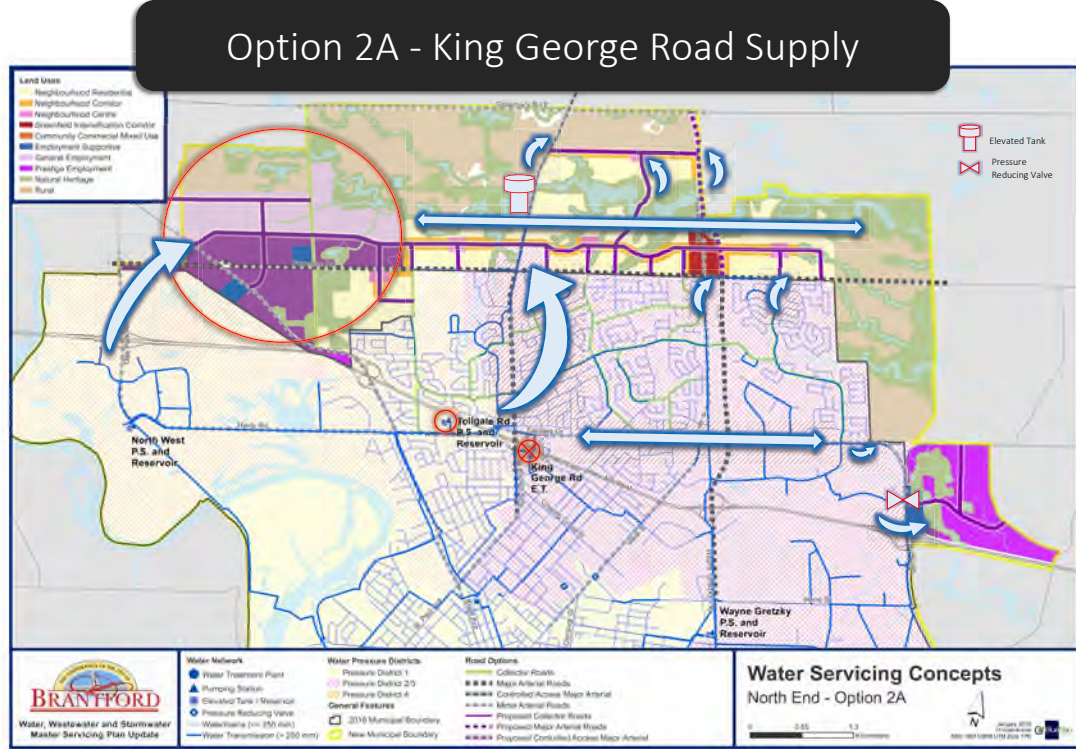
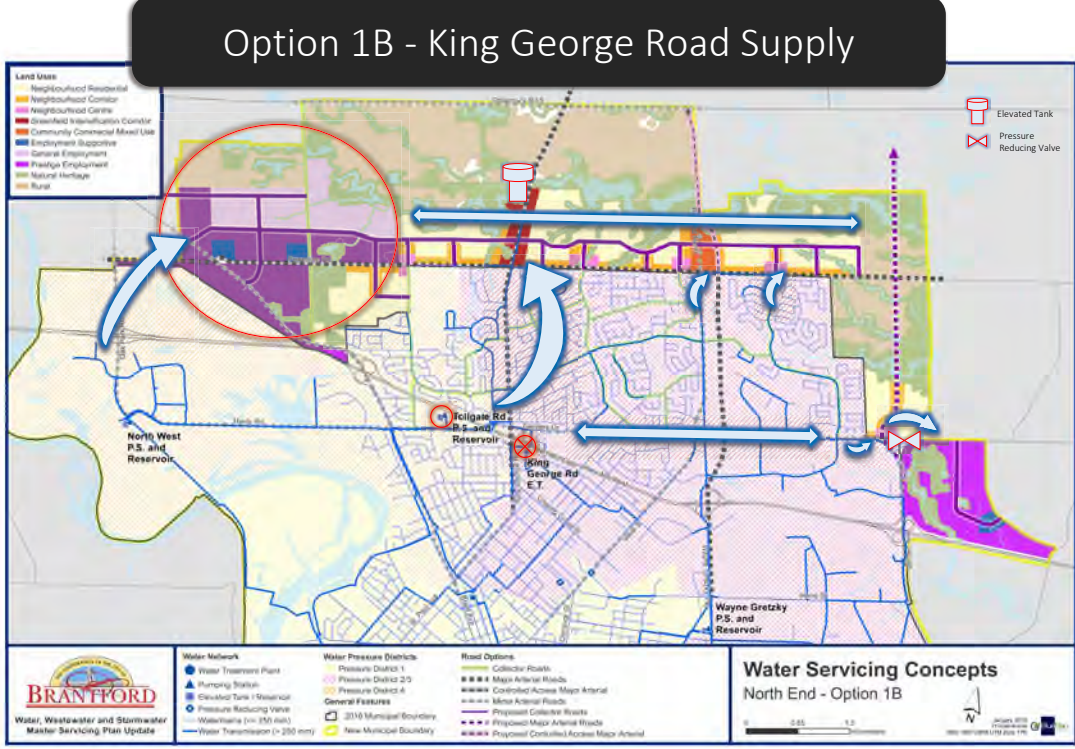
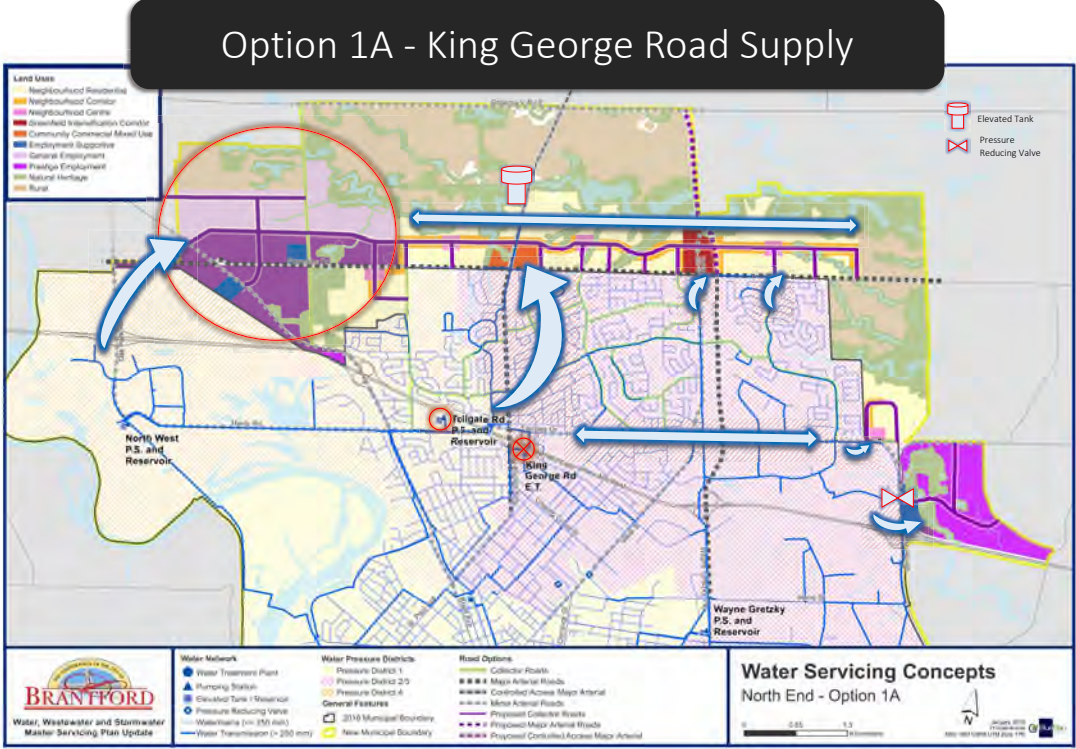
Water Servicing Concepts



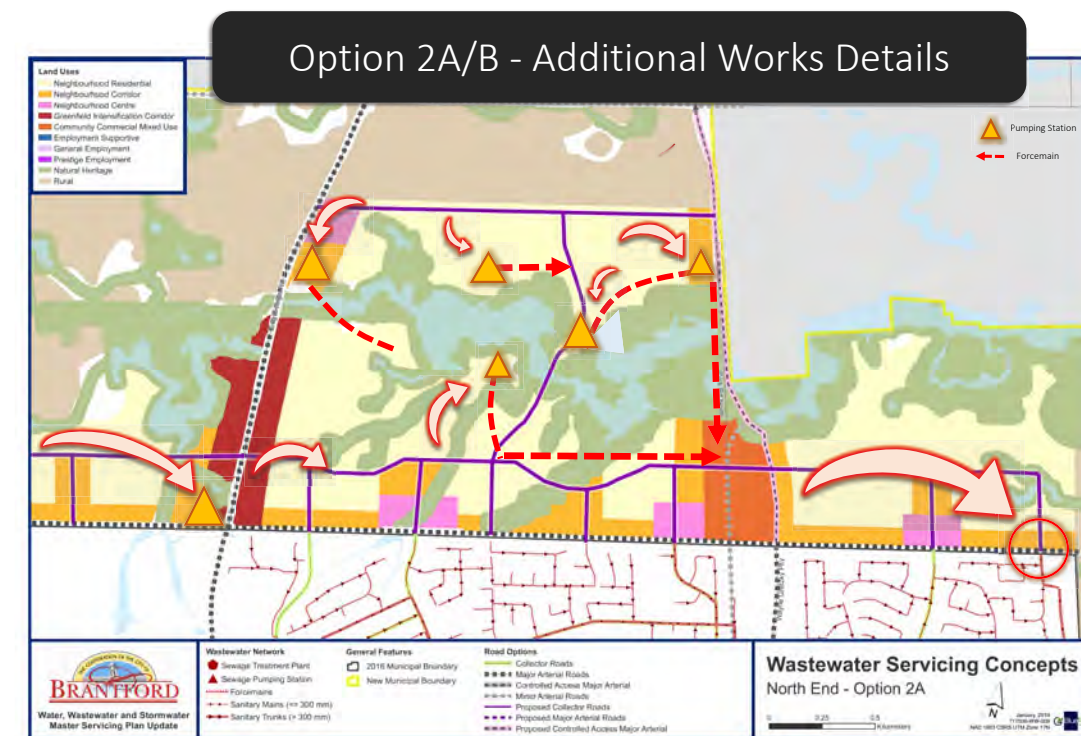
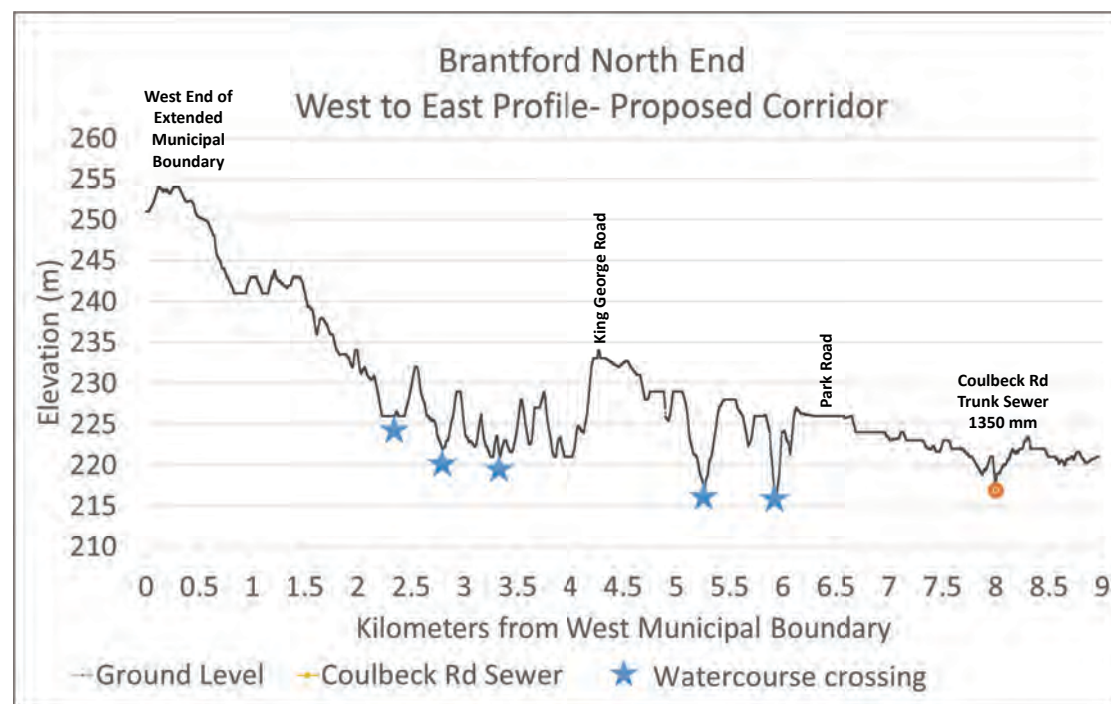
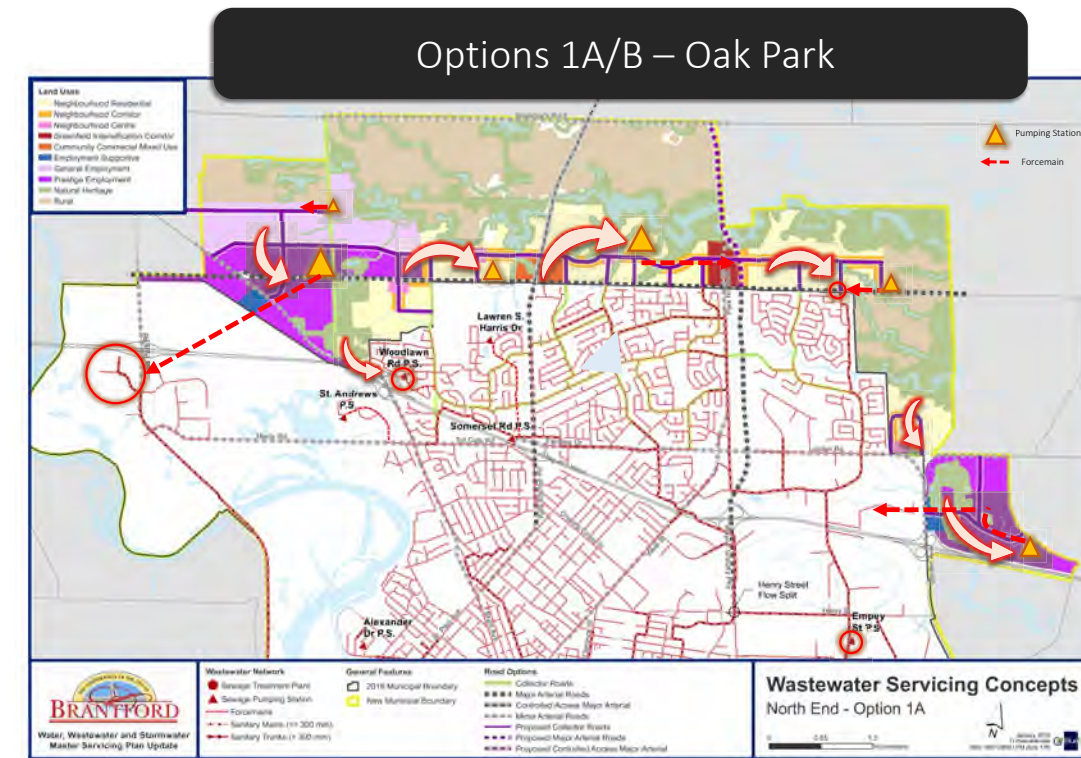
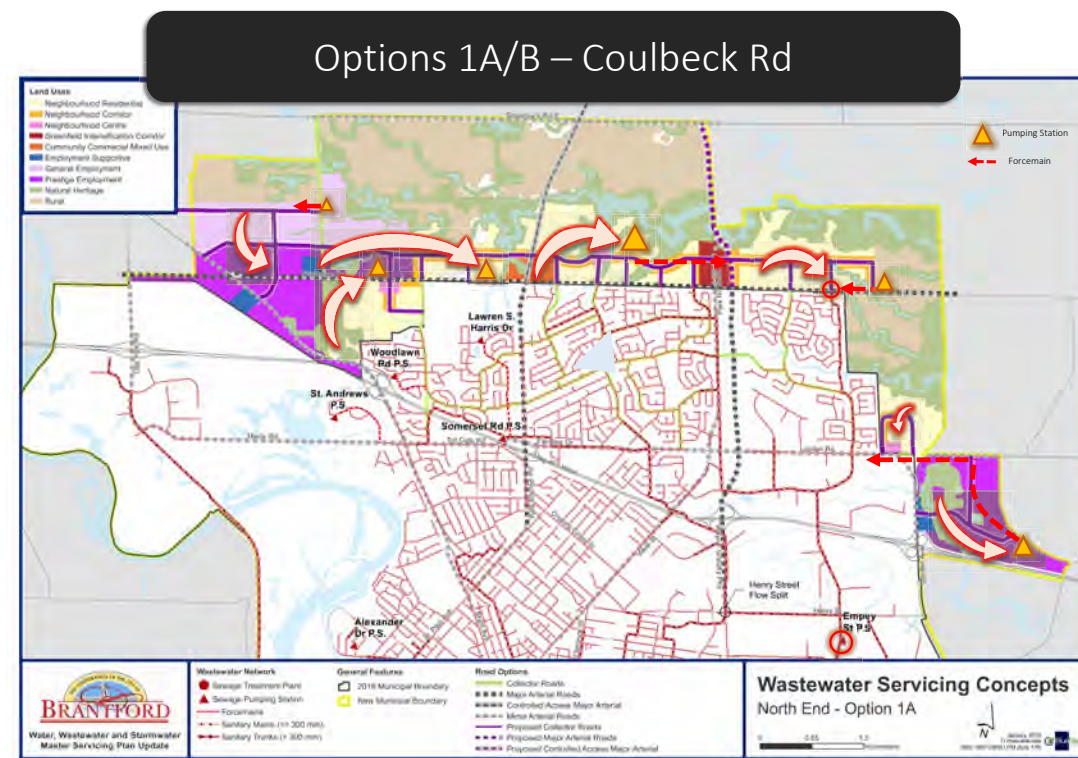
Water Servicing Concepts Evaluation

Water Servicing Concept	Advantages	Disadvantages	Cost Ranking
<p>King George Road Supply</p> <ul style="list-style-type: none"> • Strengthen supply from Tollgate Pumping Station & King George Rd trunk watermain • New pressure district in northwest employment lands • New elevated tank to support growth 	<ul style="list-style-type: none"> • Shortest distance of upgraded watermain needed • Tollgate pumping station has sufficient capacity • Supports new elevated storage easily • Supports pressure district boundary optimization • Provides phasing flexibility 	<ul style="list-style-type: none"> • Requires a major highway 403 crossing watermain 	\$
<p>Park Road Supply</p> <ul style="list-style-type: none"> • Strengthen supply from Wayne Gretzky Pumping Station & Park Rd trunk watermain • New pressure district in northwest employment lands • New elevated tank to support growth 	<ul style="list-style-type: none"> • Wayne Gretzky pumping station has sufficient capacity • Significant intensification occurring on Wayne Gretzky corridor • Better supports expansion lands to the east • Upgrades align with wastewater phasing 	<ul style="list-style-type: none"> • Requires a major highway 403 crossing watermain • Restrict pressure district boundary optimization • Additional east/west trunk watermain upgrades are needed 	\$\$
<p>King George and Park Road Supply</p> <ul style="list-style-type: none"> • Strengthening supply from both King George Rd and Park Rd • New pumping station to supply northwest employment lands • New elevated tank to support growth 	<ul style="list-style-type: none"> • No new major highway 403 crossing is required • Support growth along both King George and Wayne Gretzky intensification corridors • Increases overall system resiliency • Supports new elevated storage easily 	<ul style="list-style-type: none"> • Difficulty phasing of employment lands • Longest distance of upgraded watermain needed • Requires an additional facility to be built • Restricts pressure district boundary optimization 	\$\$\$
<p>Pressure District 4 Supply</p> <ul style="list-style-type: none"> • Strengthening supply from Northwest pumping station & new pressure district 4 trunk watermain • New pressure reducing valve to supply pressure district 2/3 • New elevated tank to support growth 	<ul style="list-style-type: none"> • Uses surplus capacity in Northwest pumping station • Minimize trunk watermain upgrades • Supports pressure district boundary optimization 	<ul style="list-style-type: none"> • Requires multiple major highway 403 crossing watermain • Increased dependence on single pressure district 4 trunk watermain • Limits servicing phasing flexibility • May require storage and pumping station upgrades to Northwest 	\$

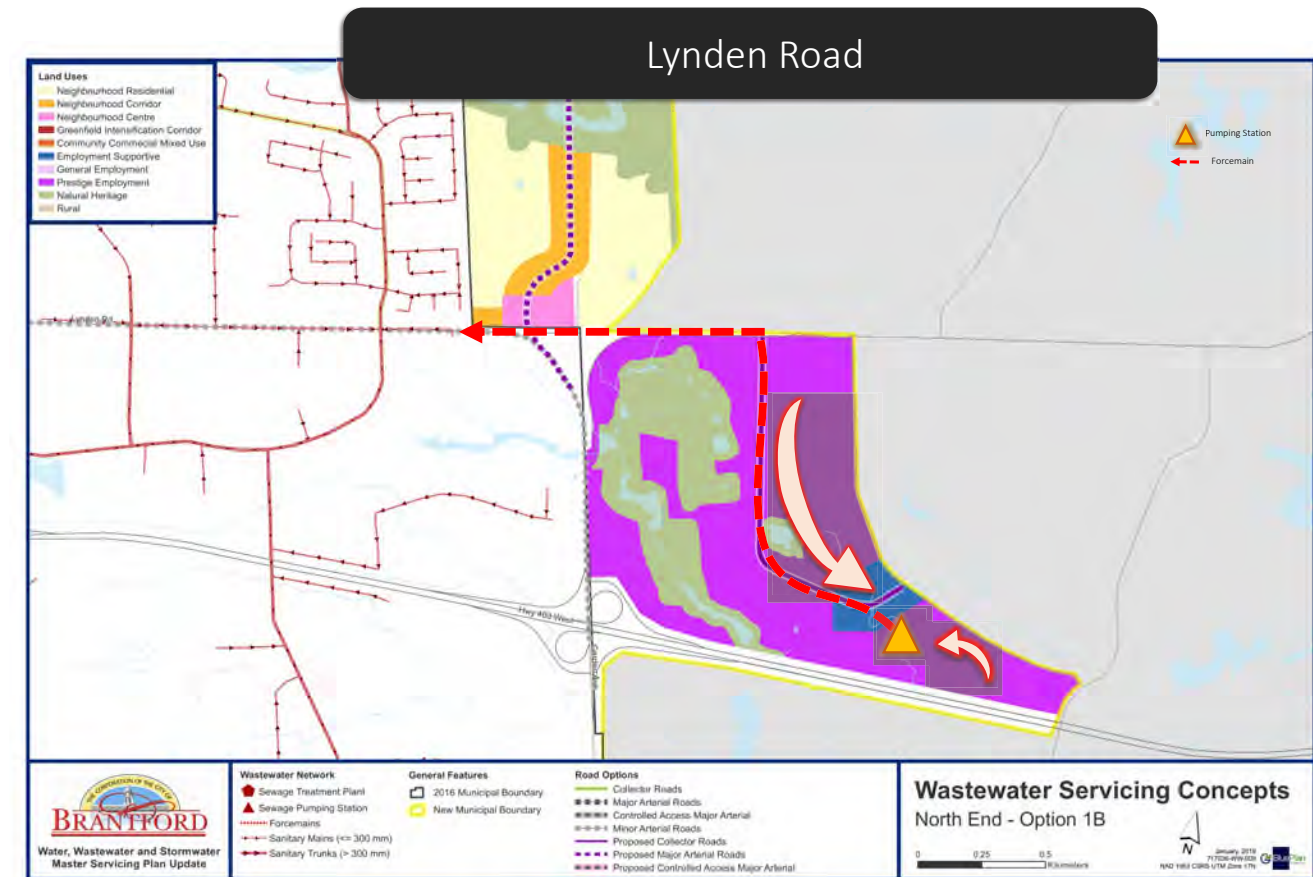
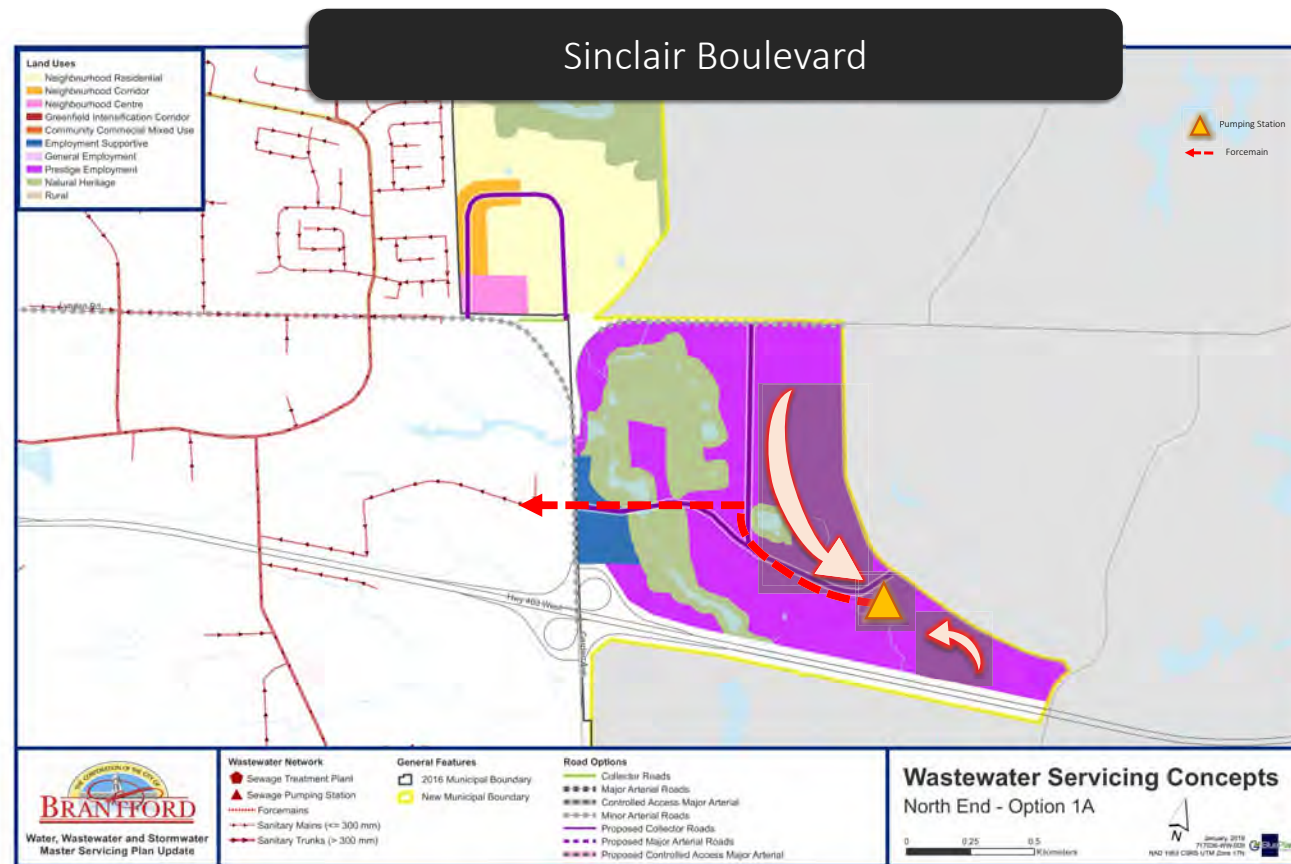
Land Use Options with Preferred Water Servicing Concepts



Wastewater Servicing Concepts – North Lands



Wastewater Servicing Concepts – East Lands

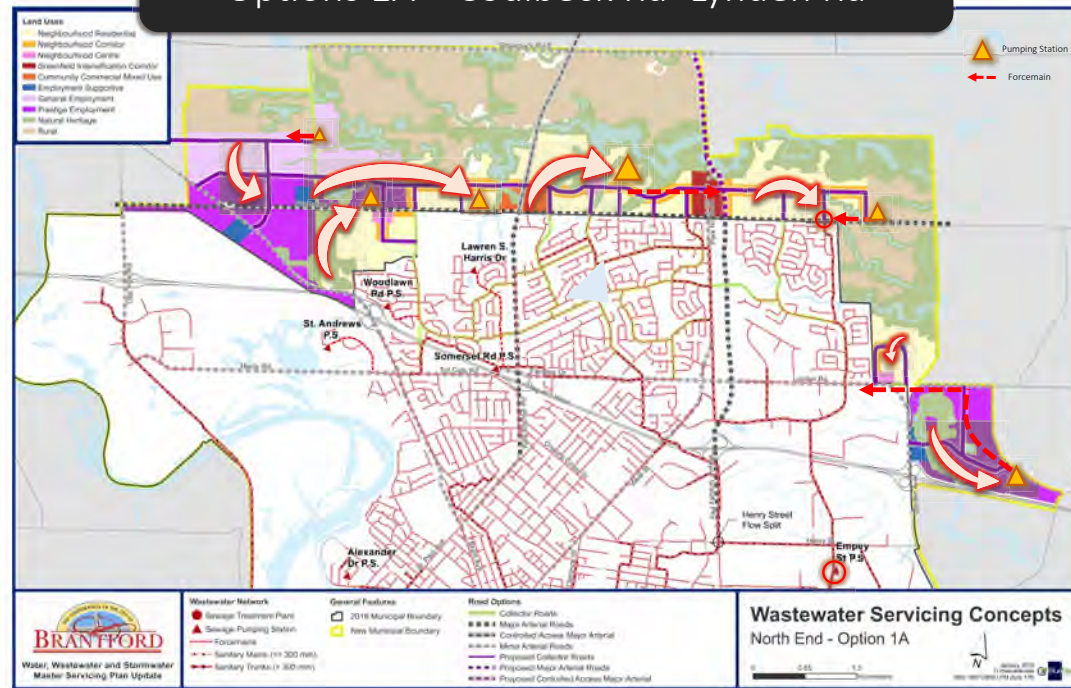


Wastewater Servicing Concepts Evaluation

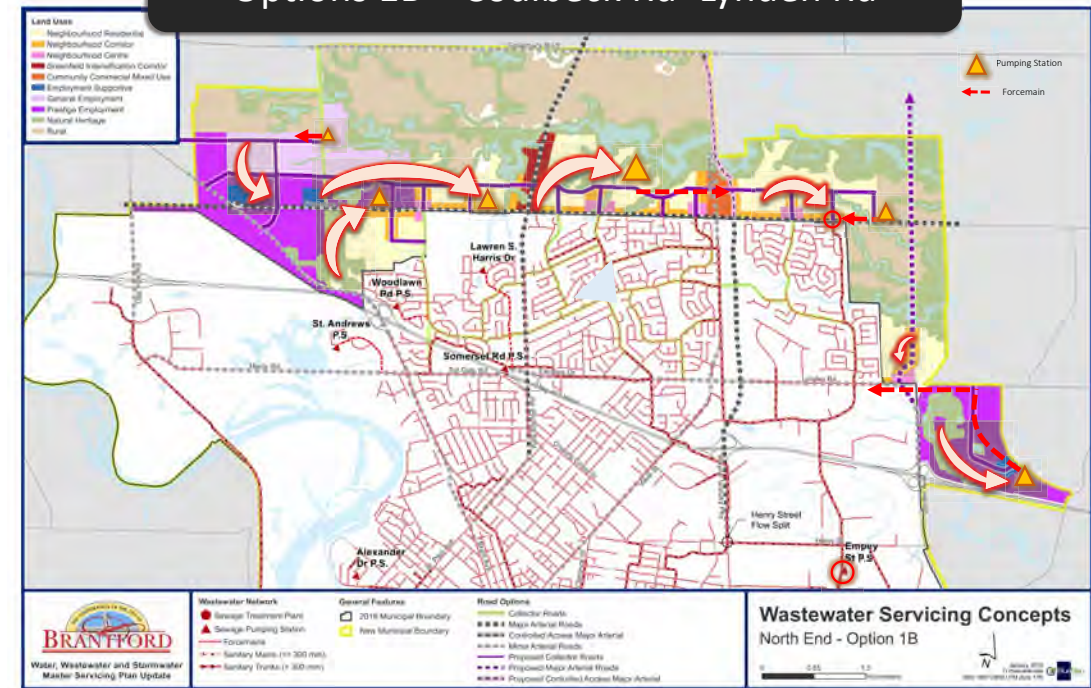
Wastewater Servicing Concept	Advantages	Disadvantages	Cost Ranking
Coulbeck Rd (North Lands) <ul style="list-style-type: none"> All north expansion lands to trunk sewer on Coulbeck Rd Additional pumping stations required to service Option 2 landuse 	<ul style="list-style-type: none"> Minimal downstream upgrades are required Use topography to increase gravity fed area of northwest employment lands 	<ul style="list-style-type: none"> Requires deep trunk sewer Requires pump stations to Coulbeck Rd Tie in point relatively shallow 	\$
Oak Park (North Lands) <ul style="list-style-type: none"> Northwest employment lands to tie into Oak Park trunk sewer Remaining north lands to trunk sewer on Coulbeck Rd Additional pumping stations required to service Option 2 landuse 	<ul style="list-style-type: none"> Reduces pump station capacities needed to convey flows to Coulbeck Rd Minimal downstream upgrades required 	<ul style="list-style-type: none"> Requires highway 403 crossing Works against topography of northwest employment lands Requires deep trunk sewer Does not fully eliminate need for pump stations to Coulbeck Rd 	\$\$
Sinclair Boulevard (East Lands) <ul style="list-style-type: none"> New pump station to support employment lands, with forcemain discharge to Sinclair Boulevard Upgrade to Sinclair Boulevard sewer Residential lands gravity connection to Lynden Road 	<ul style="list-style-type: none"> Reduced length of forcemain 	<ul style="list-style-type: none"> Longer length of sewer upgrades needed Sewer upgrades along 2 corridors; Sinclair Boulevard and Lynden Road 	\$\$
Lynden Road (East Lands) <ul style="list-style-type: none"> New pump station to support employment lands, with forcemain discharge to Sinclair Boulevard Residential lands gravity connection to Lynden Road Upgrade to Lynden Road sewer 	<ul style="list-style-type: none"> Minimizes existing system upgrades Streamline sewer upgrades for residential and employment lands to single corridor 	<ul style="list-style-type: none"> Longer forcemain is needed 	\$

Land Use Options with Preferred Wastewater Servicing Concepts

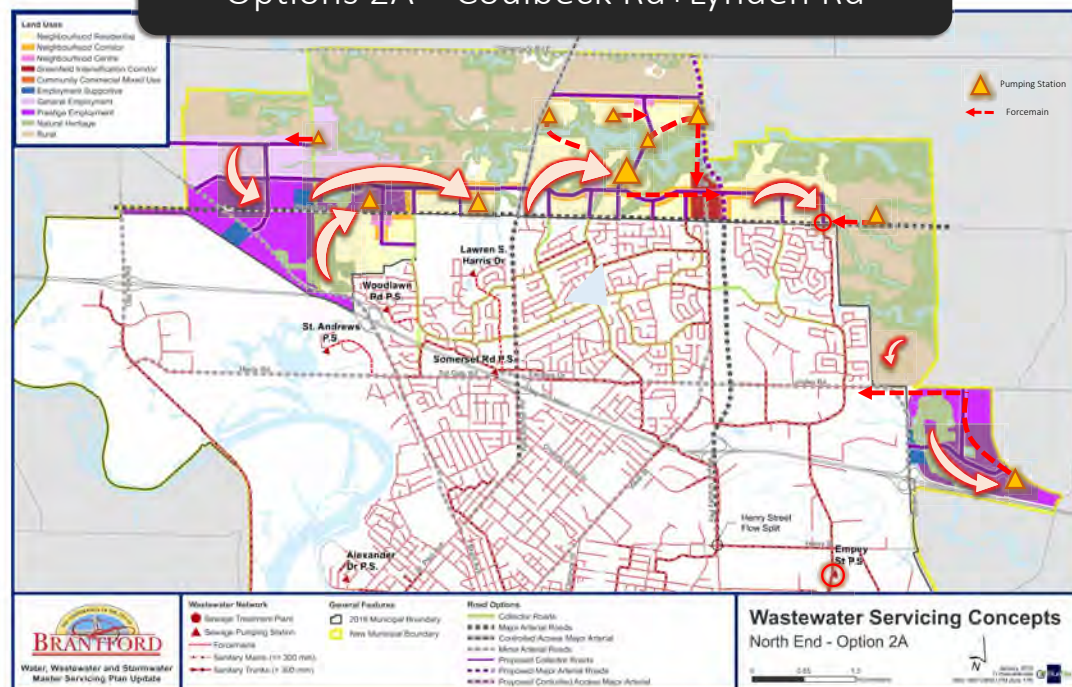
Options 1A – Coulbeck Rd+Lynden Rd



Options 1B – Coulbeck Rd+Lynden Rd



Options 2A – Coulbeck Rd+Lynden Rd

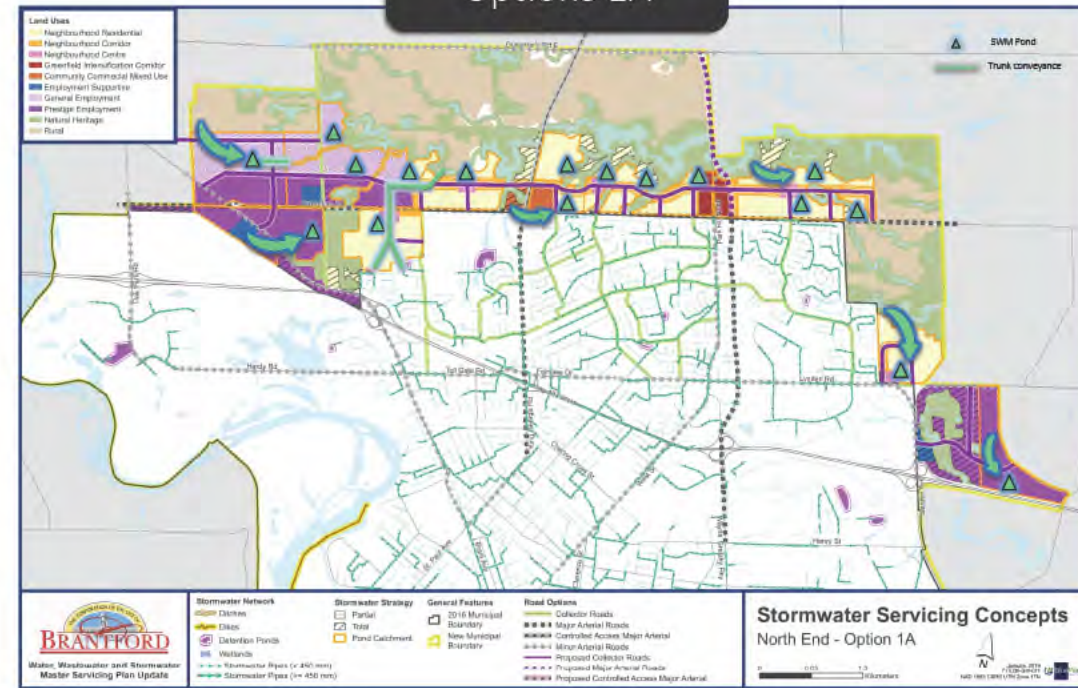


Options 2B – Coulbeck Rd+Lynden Rd



Land Use Options with Preferred Stormwater Servicing Concepts

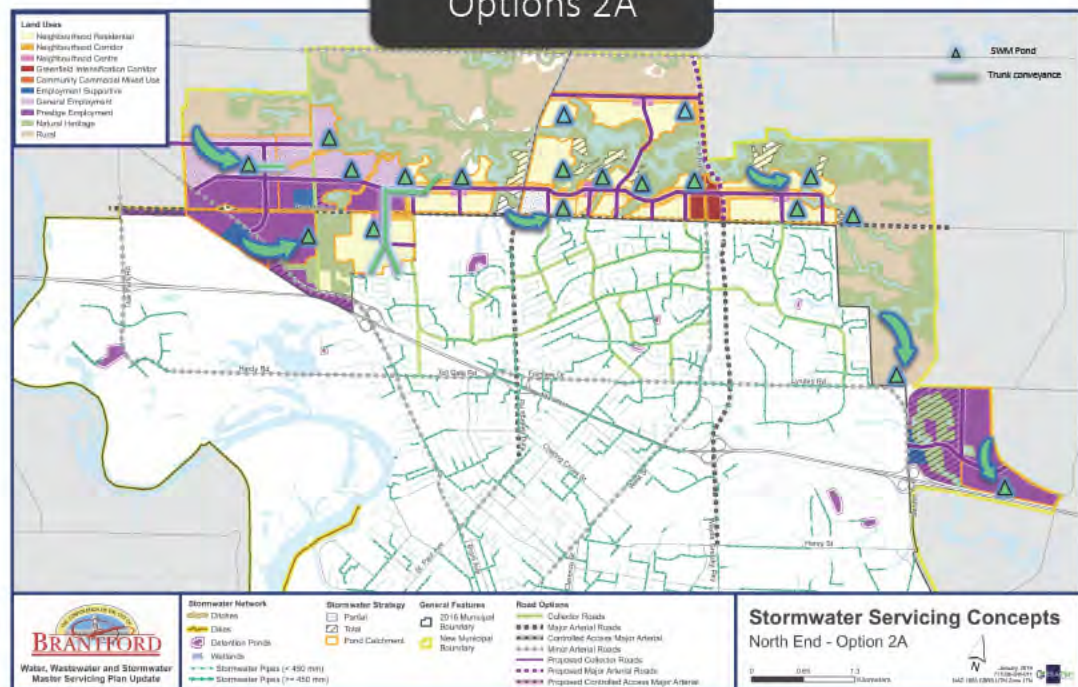
Options 1A



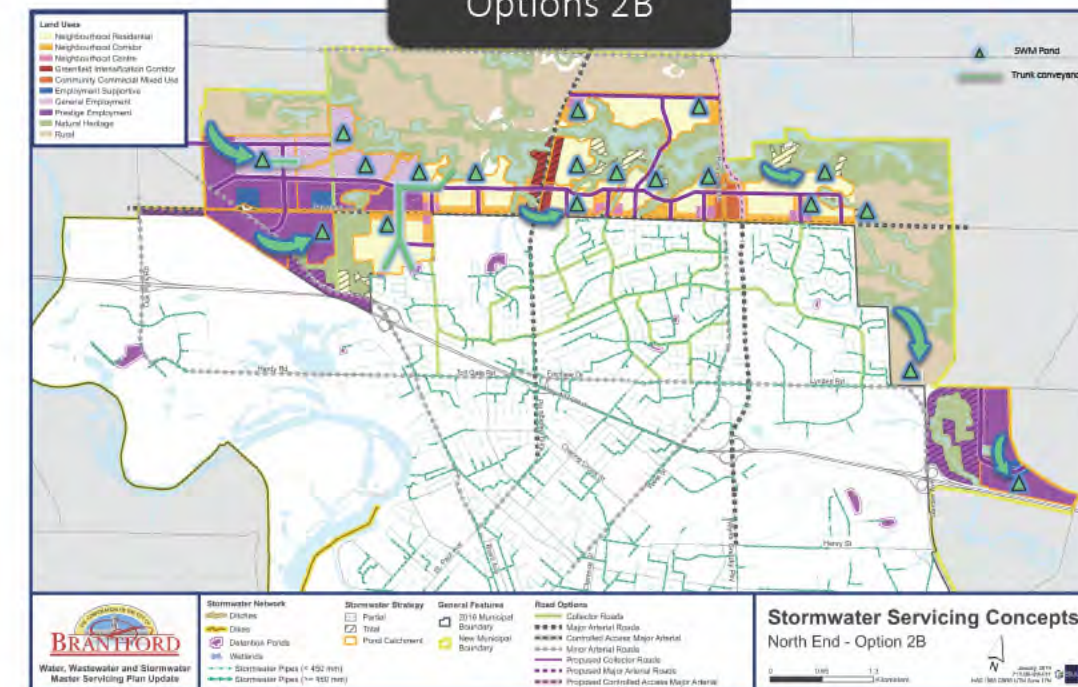
Options 1B



Options 2A

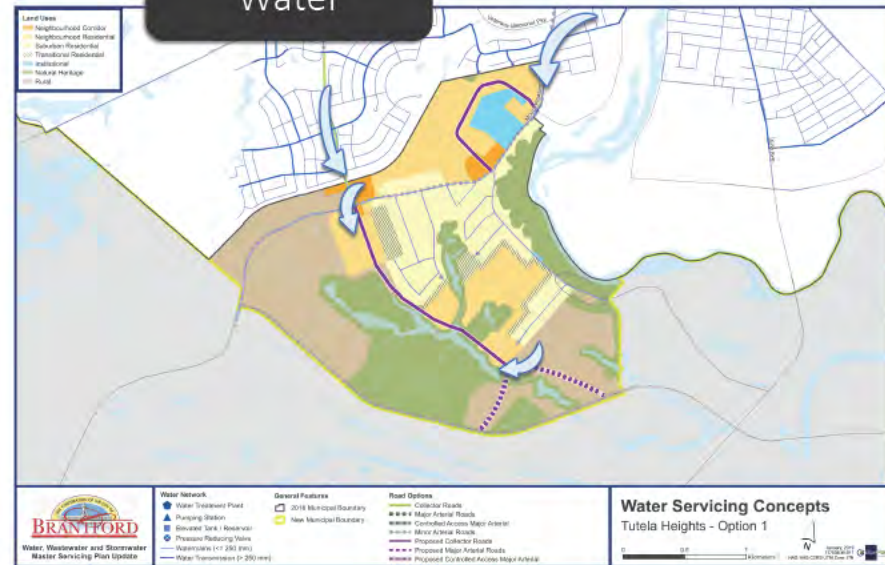


Options 2B



Tutela Heights – Water, Wastewater, and Stormwater Servicing

Water



Wastewater Option 1 – Connect at Mount Pleasant Rd



Stormwater

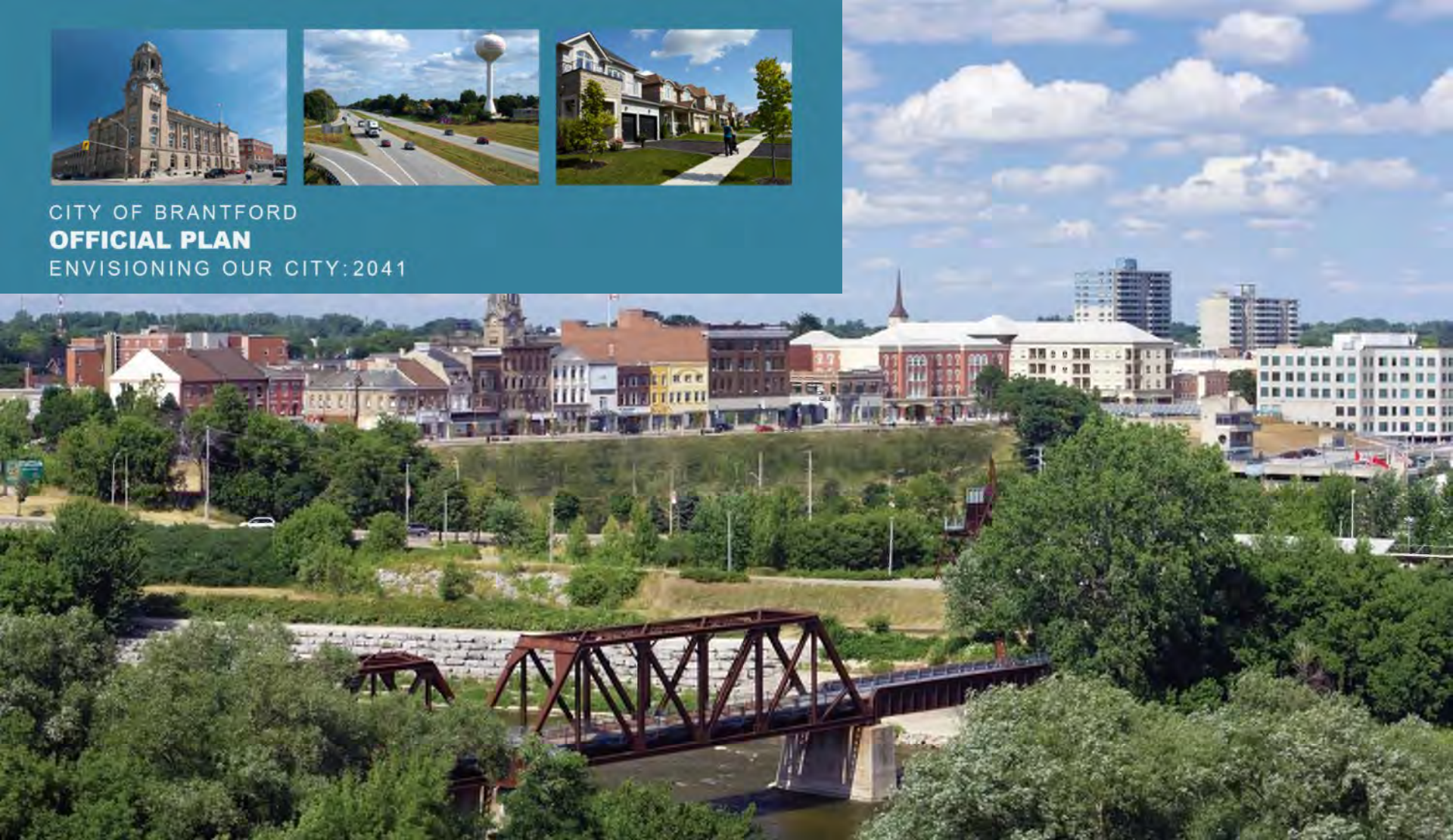


Wastewater Option 2 – Connect at Gilkison St





CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



ENVISIONING OUR CITY: 2041

PUBLIC INFORMATION CENTRE #5

January 17, 2019

Study Process

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

Official Plan Review

Master Servicing Plan Update

Transportation Master Plan Update

Purpose of this PIC

- 1) Outline key outputs from Municipal Comprehensive Review:
 - Alternative Intensification Target
 - Alternative Designated Greenfield Density Target
 - Amount of Employment Land Needs
 - Amount of Community Land Needs
- 2) Options on where new Growth Should be Located
- 3) Land Use Options
- 4) Workshop on Growth and Land Use Options

Consultants

SGL Planning & Design Inc.

Urban Boundary Expansion, Secondary Plan

The Planning Partnership

Official Plan, Consultation

Cushman & Wakefield

Real Estate

AgPlan

Agricultural Consultants

GM BluePlan Engineering Ltd.

Municipal Servicing

Plan B Natural Heritage

Landscape Ecology and Natural Heritage Planning

ASI

Heritage Culture, Archaeology, Indigenous Engagement

Ecosystem Recovery Inc.

Natural Resources Engineering, Stormwater Management

Dillon

Transportation

Opportunities to be Involved in the Process

2017

September 11

● **Public Information Centre #1**
Update on project and process

November 16

● **Public Information Centre #2**
Municipal Comprehensive Review, Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands

2018

May 17

● **Public Information Centre #3**
Municipal Comprehensive Review, Land Needs Assessment, Urban Boundary Expansion

June 21

● **Public Information Centre #4**
Vision and Principles for Development in the Boundary Expansion Lands

2019

January 17

● **Public Information Centre #5**
Options for Community Design in the Boundary Expansion Lands

June

● **Public Information Centre #6**
Preferred Land Use Plan for the Boundary Expansion Lands

Fall

● **Statutory Public Open House**
Draft Official Plan

Winter

● **Statutory Public Meeting and Council Presentation**
Official Plan

Presentation



Municipal Comprehensive Review

- Alternative Target
- Alternative Greenfield Area Density Target
- Employment Land Needs to Accommodate 2041 forecast
- Community Land Needs to Accommodate 2041 forecast



Municipal Comprehensive Review

Land Needs

Targets for employment and population growth

	2016	2041	Total 2016-2041 Growth
Population	101,710	163,000	61,290
Employment	44,890	79,000	34,110



Municipal Comprehensive Review

Employment Land Needs

Employment density determined by reviewing current job density and nature of future employment.

EMPLOYMENT AREA LAND NEEDS – ADDITIONAL LAND AREA	
Job Type	
Total Jobs forecast in Employment Areas at 2041	44,423
Less Total Jobs in Existing Employment Areas at 2041	36,026
Remaining Unallocated Employment	8,397
Density in Newly Developing Employment Areas (jobs/ha.)	25
Additional Employment Area Land Needs (ha.)	336



Municipal Comprehensive Review

Alternative Intensification Target

- Substantial shift in the housing market required.
- Recommend to continue shift towards medium and higher density housing.
- Slowly increase intensification target:

40% to 2021

45% 2021 to 2031 = 12,400 units

50% 2031 to 2041



Municipal Comprehensive Review

Intensification Strategy

- A reasonable distribution of units by type to the various geographical components of the Built-up Area would include:
 - 650 single and semi-detached units in the existing neighbourhoods;
 - 1,250 second units in the existing neighbourhoods;
 - 800 townhouses in the existing neighbourhoods;
 - 1,000 student housing units;
 - 3,400 townhouse in the Intensification Corridors and Major commercial sites;
 - 1,300 apartments in the Intensification Corridors and Major commercial sites; and
 - 3,900 apartments in the Downtown Urban Growth Centre.



Municipal Comprehensive Review

Designated Greenfield Area Targets

Figure 9 - DGA Mapping Analysis

City of Brantford

LEGEND

Boundaries

- Municipal Boundary
- Settlement Boundary
- Delineated Built-Up Area
- Six Nation Lands
- Rural Lands Outside of Urban Boundary

Designated Greenfield Area

- Residential Built
- Residential Registered Plan
- Residential Draft Plan Approved
- Residential Application
- Residential Vacant
- Commercial Built
- Commercial Vacant
- Tutela Heights Built
- Tutela Heights Vacant
- Place of Worship, Built
- Place of Worship, Vacant
- Community Institutional, Vacant

Take Outs

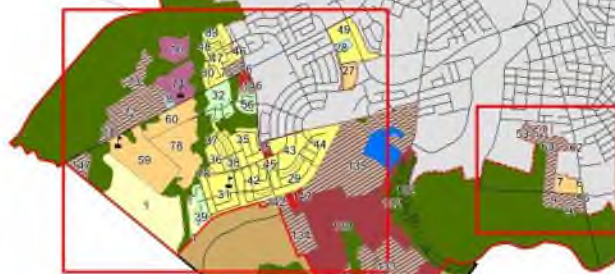
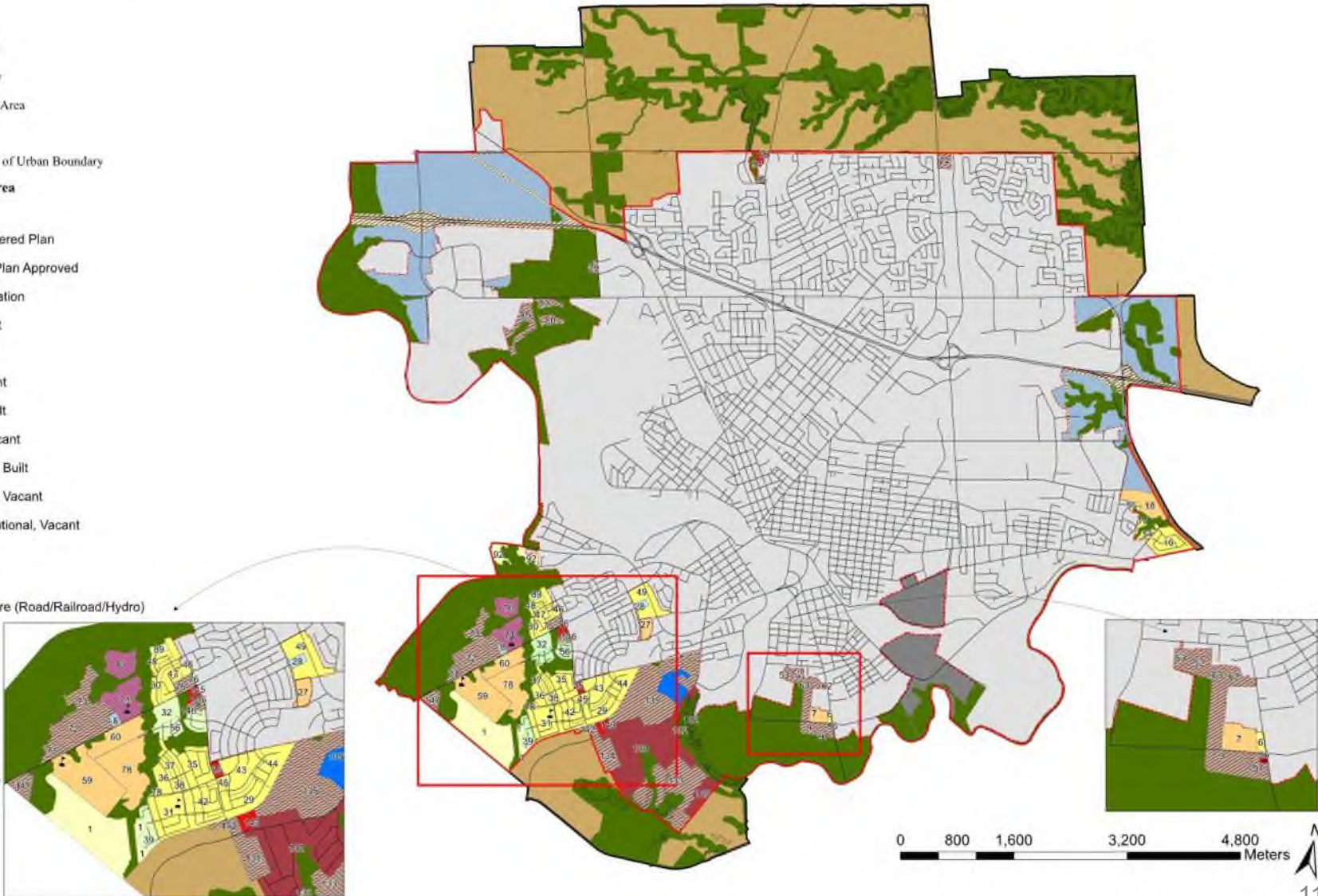
- Environmental
- Major Infrastructure (Road/Railroad/Hydro)
- Employment
- Cemetery
- Hazardous Lands

Roads & Railroads

- Road
- Provincial Highway
- Railroad

Schools

- School Site





Municipal Comprehensive Review

Alternative DGA Density Target

- Alternative DGA Density target is 52 residents and jobs combined per hectare.
- This will be achieved by:
 - Existing DGA – 47 residents and jobs combined per hectare;
 - Vacant lands in existing DGA – 55 residents and jobs combined per hectare;
 - New DGA – 60 residents and jobs combined per hectare.
- New DGA to be planned to achieve mix of 55% Singles and Semis / 40% Townhouses / 5% Apartments.



Municipal Comprehensive Review

Community Area Land Needs

2041 DGA RESIDENTS AND JOBS

Population	52,465
Employment	6,451
Total Residents and Jobs in DGA	58,916
Less Minimum Residents and Jobs to be accommodated in Existing DGA	31,344
Total Residents and Jobs in New DGA	27,572

NEW DESIGNATED GREENFIELD AREA TOTAL

Total Residents and Jobs in New DGA	27,572
Divided by Minimum DGA Density Target in New Community Area DGA	60
New Community Area land need (ha)	460

Presentation



Municipal Comprehensive Review
– Where New Growth Should be Located



Boundary Expansion Lands

Boundary Expansion

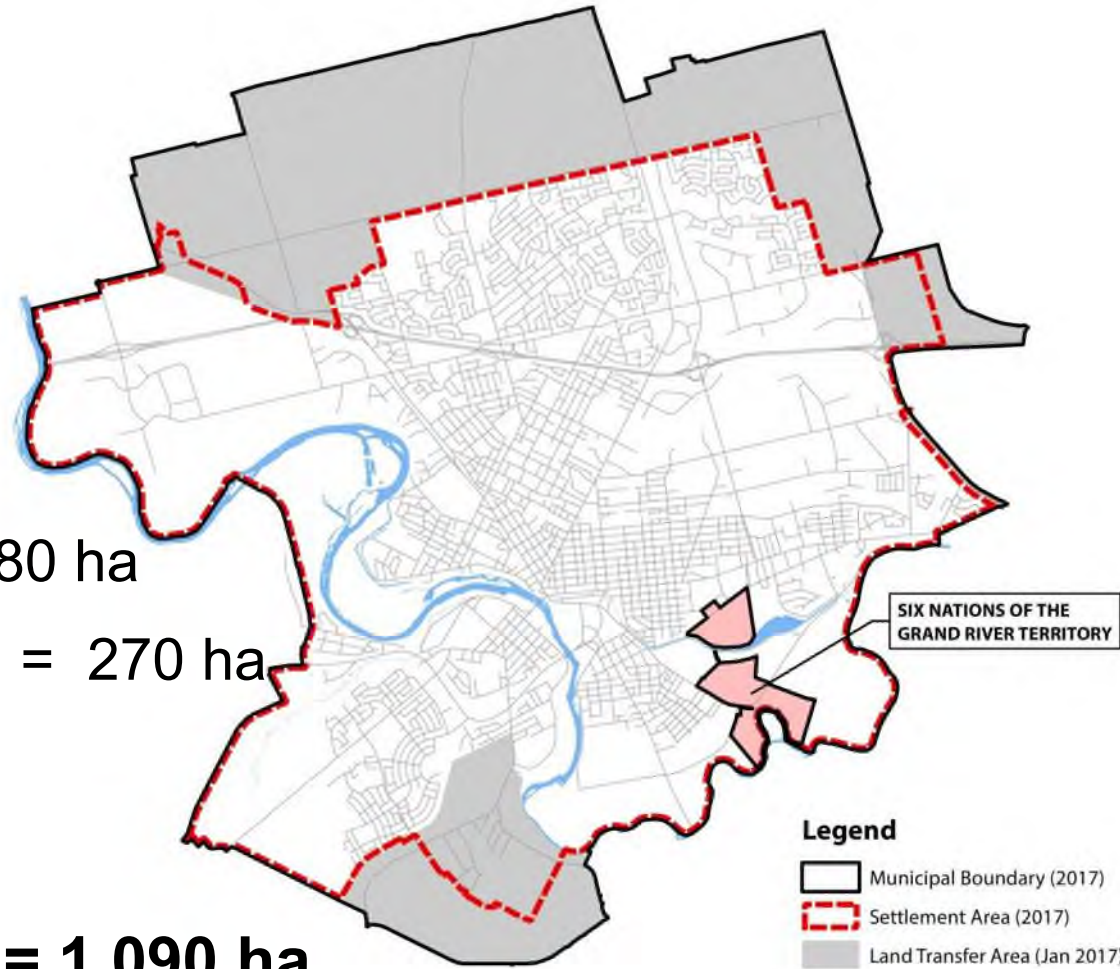
Total Area = 2,700 ha

Natural Heritage System = 980 ha

2017 Urban Boundary Lands = 270 ha

Trigger Lands = 360 ha

Total Developable Lands = 1,090 ha





Boundary Expansion Lands

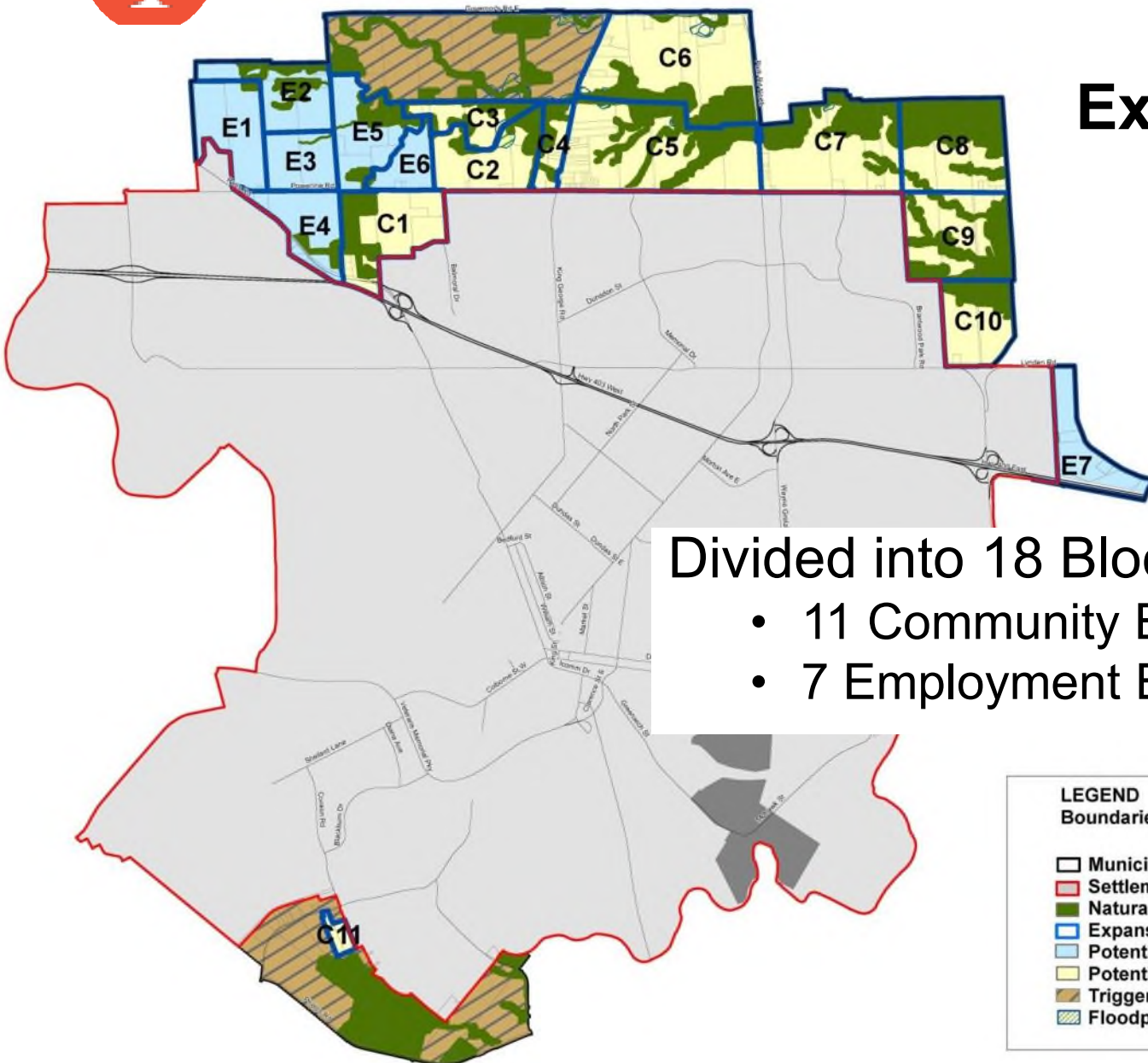
Boundary Expansion

- To accommodate 2041 population and employment forecasts, need:
 - 336 hectares Employment lands
 - 460 hectares Community lands



Boundary Expansion Lands

Potential Expansion Lands



Divided into 18 Block Areas:

- 11 Community Blocks
- 7 Employment Blocks

LEGEND

Boundaries

- Municipal Boundary
- Settlement Area Boundary
- Natural Heritage System
- Expansion Option Boundaries
- Potential Employment Expansion Areas
- Potential Community Expansion Areas
- Trigger Lands
- Floodplain



Boundary Expansion Lands

Boundary Expansion Lands

- Study team developed a series of Principles and criteria to evaluate the 18 Blocks.
- Each Block was analyzed and ranked from Most Preferred to Least Preferred for each principle.
- Identified specific constraints and trade-offs for each Block.
- Identified potential for mitigation, management or phasing measures to address constraints for each Block.



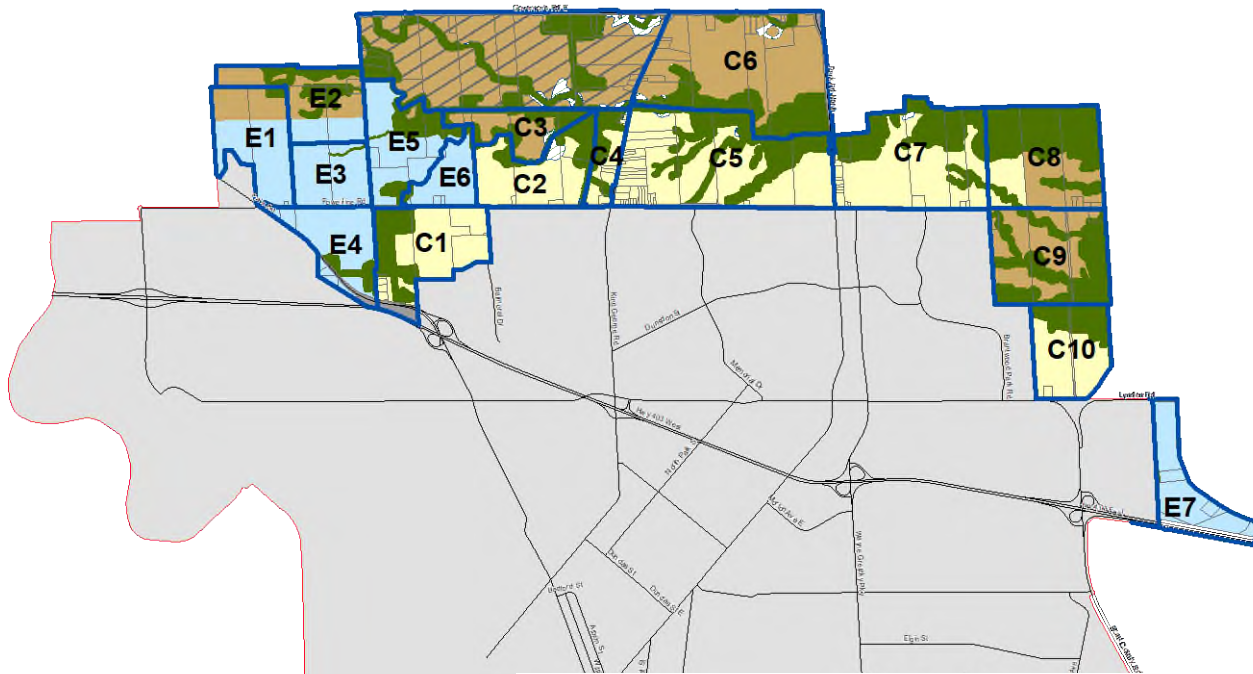
Boundary Expansion Lands

Preferred Expansion Lands

- **Community Area Options:**
 - Blocks C1, C2, C4, C5, C7 and C11 are preferred.
 - Blocks C10, C8 and C6 each have constraints due to isolation and servicing.
 - Two Community Area Options carried forward.
- **Employment Area Options:**
 - Blocks E3, E4, E5, E6, E7 and south portion of E1 and E2 are preferred.



Boundary Expansion Lands Option 1



Most preferred Community Options:

- C1, C2, C4, C5, C7, C10, C11 and west portion of C8.
- Total of 460 hectares.



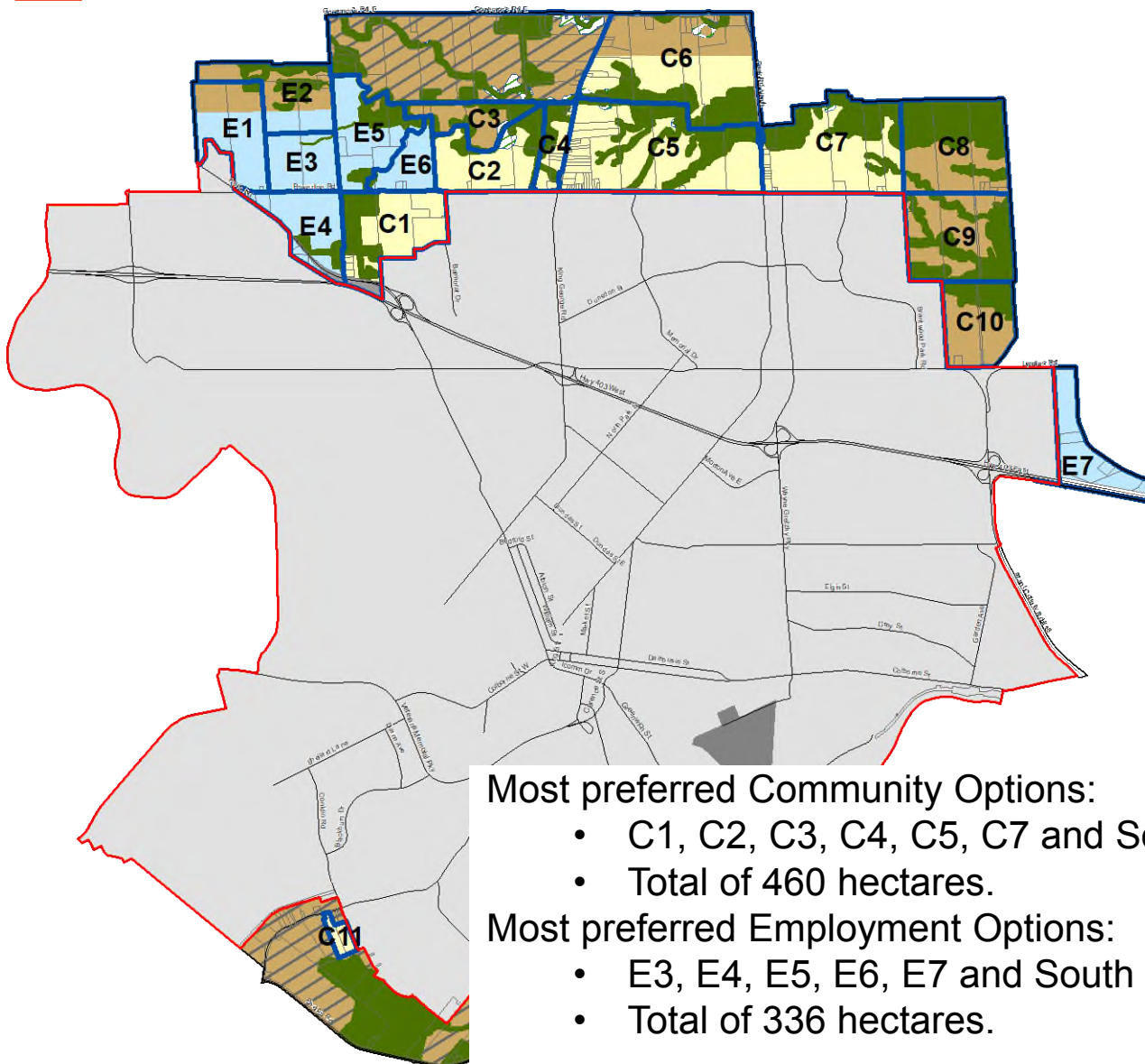
Most preferred Employment Options:

- E3, E4, E5, E6, E7 and South portion of E1 and E2
- Total of 336 hectares.





Boundary Expansion Lands Option 2



Most preferred Community Options:

- C1, C2, C3, C4, C5, C7 and South portion of C6.
- Total of 460 hectares.

Most preferred Employment Options:

- E3, E4, E5, E6, E7 and South portion of E1 and E2.
- Total of 336 hectares.



Presentation



Land Use Options

- North Options
- Tutela Heights Options

Draft Planning Principles



Natural Heritage Preservation



Cultural Heritage Protection and Integration



Housing Choice



Full Range of Community Amenities



Mobility Choice



Walkability



Sustainability

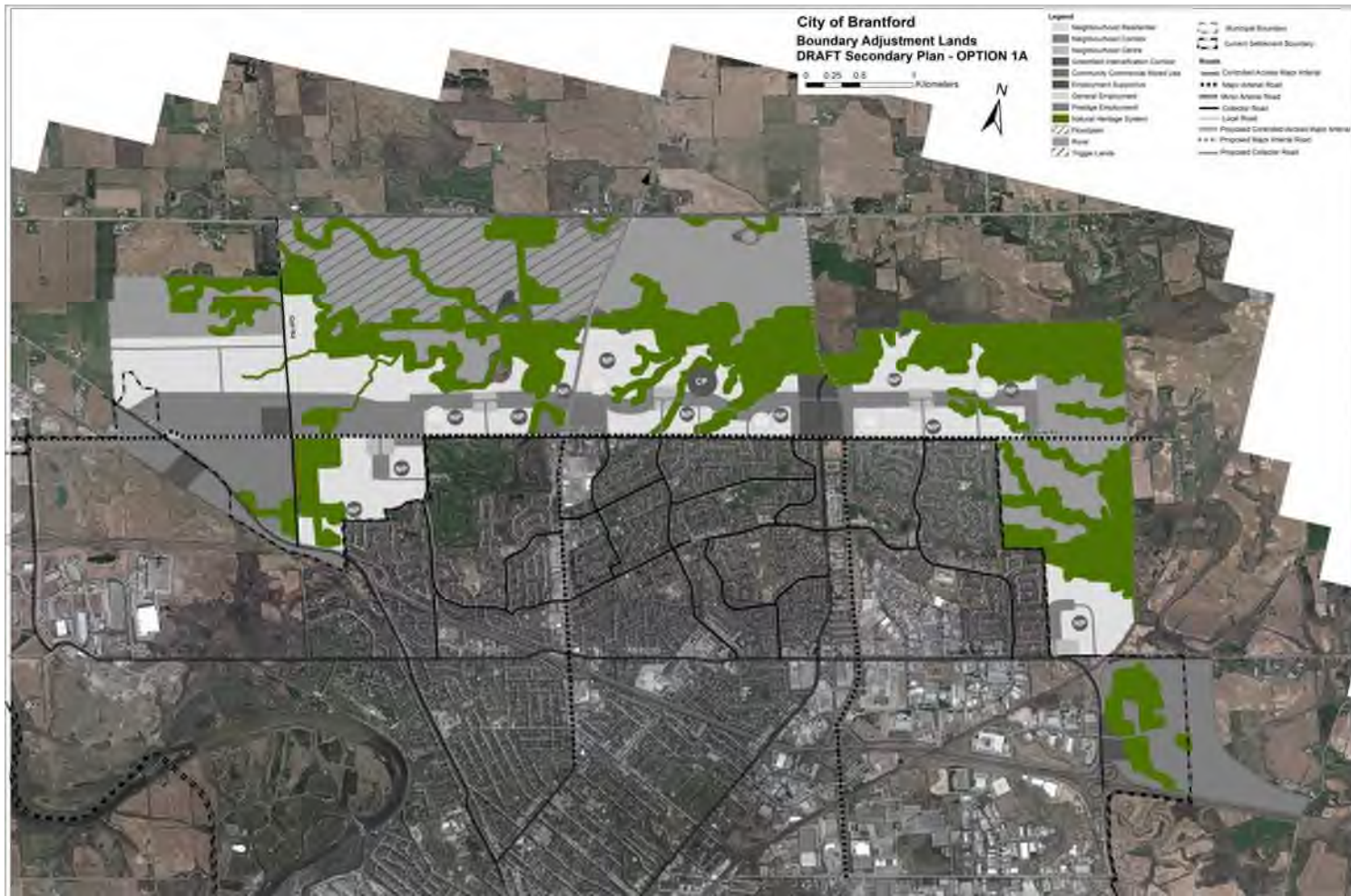


Sense of Place

Land Use Options

Natural Heritage System

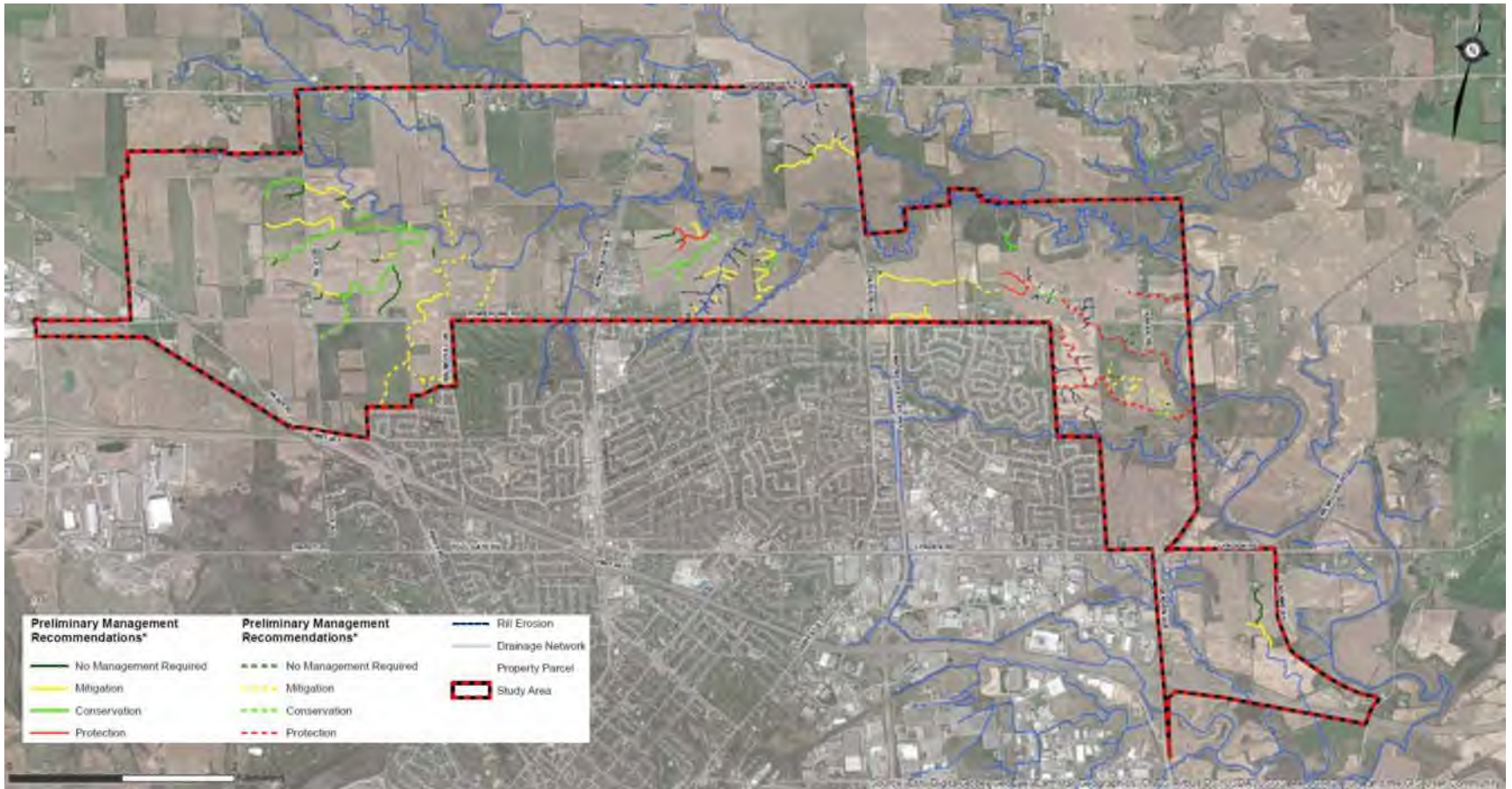
- Natural Heritage System same in all options.
- Includes significant natural heritage features and buffers.
- Includes headwater drainage features that have to be protected and maintained.



Land Use Options

Natural Heritage System

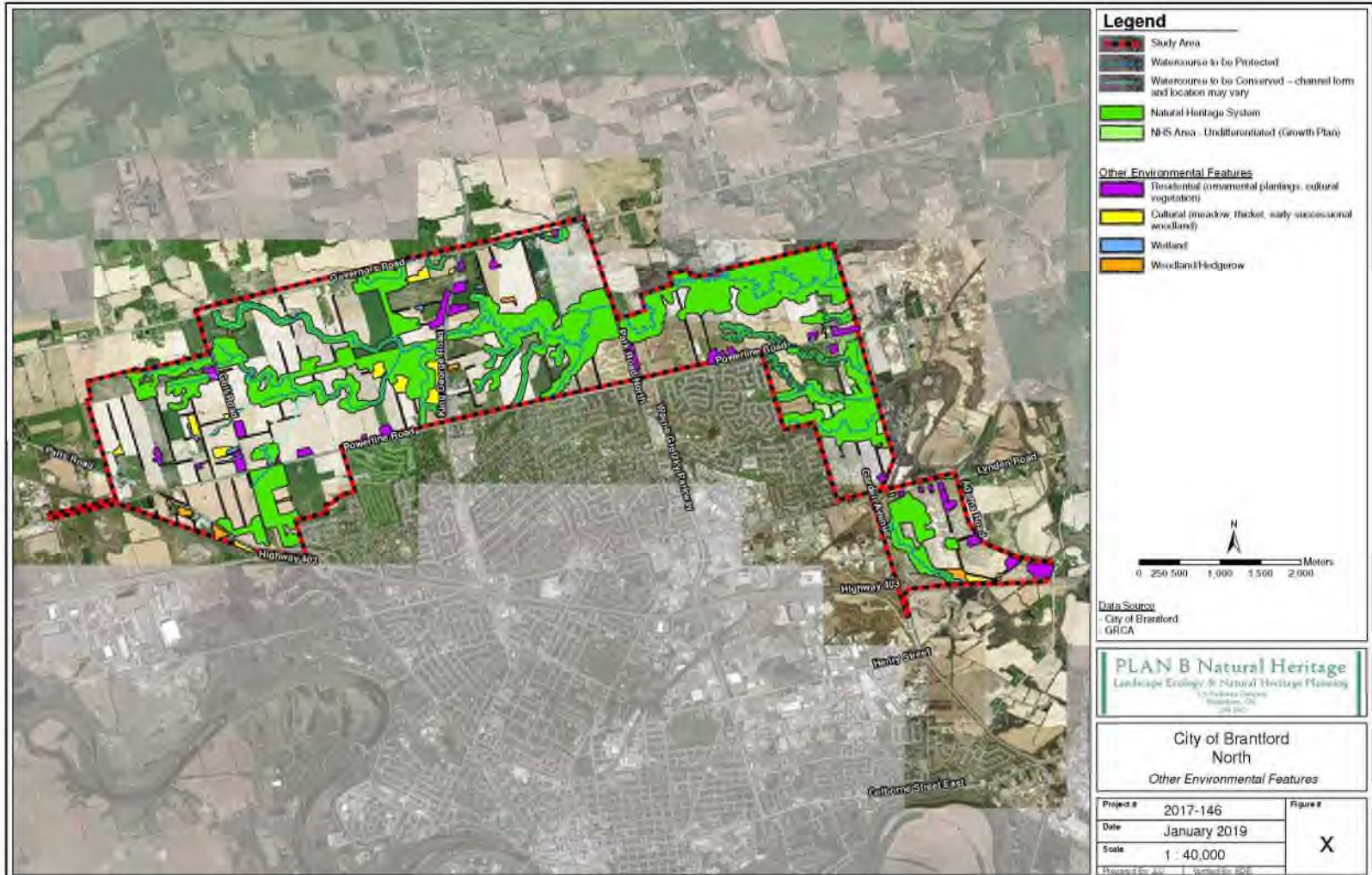
- All headwater drainage features evaluated.
- Categorized into Protection, Conservation and Mitigation.
- Protection: feature to remain with buffer.
- Conservation: feature to remain but can be altered.
- Mitigation: feature can be removed but function must be maintained.



Land Use Options

Natural Heritage System

- Other Environmental Features also identified.
- Features to be studied through an EIS at draft plan of subdivision stage.



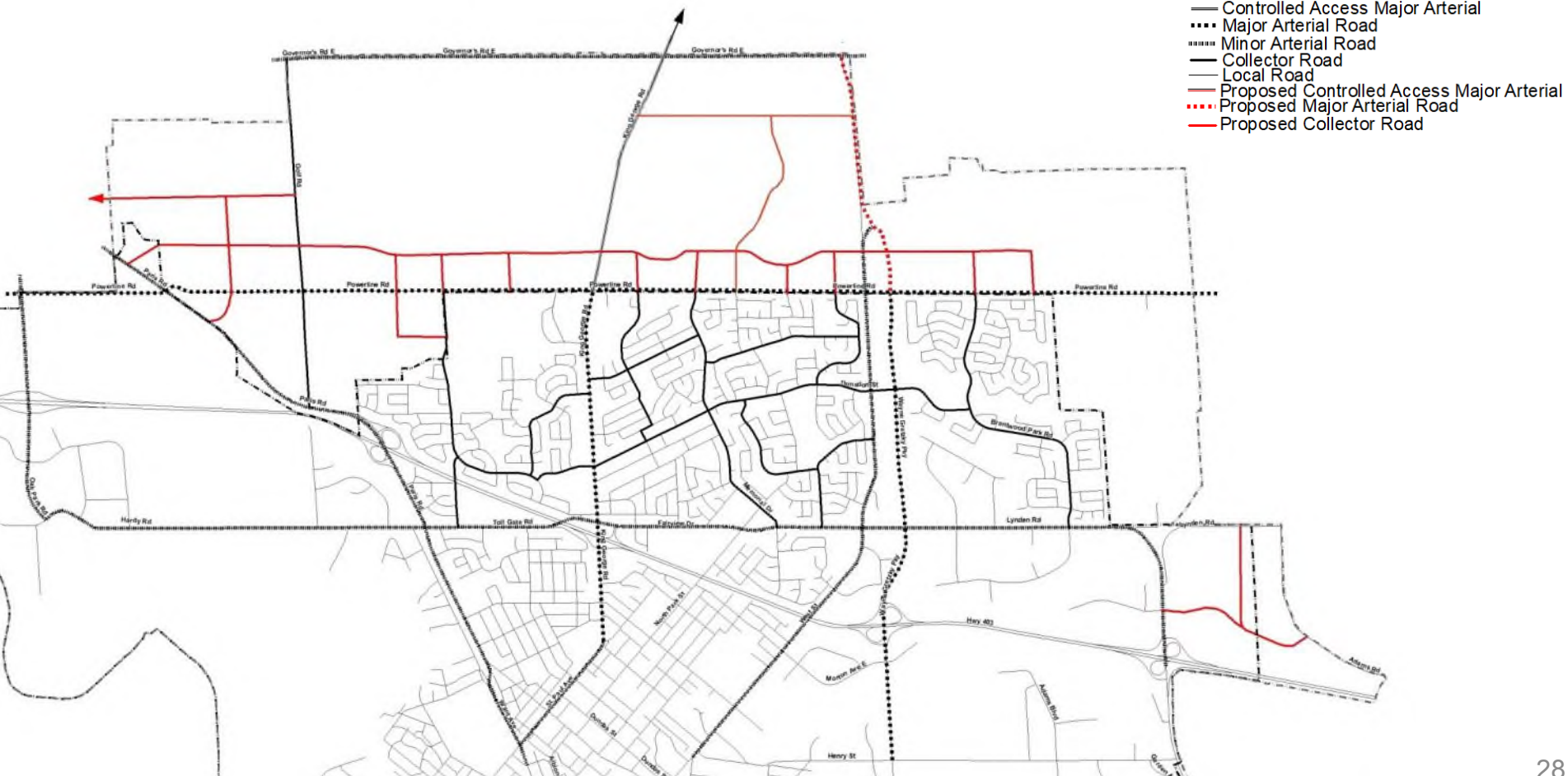
Road Options - Option 1A

- Arterial Roads:
 - King George Rd. / Highway 24 - maintained as a Controlled Access Major Arterial.
 - Wayne Gretzky Pkwy. - Extended to Park Rd. as a Major Arterial.
- Collector Roads:
 - East-west collector road north of Powerline Rd.
 - North-south collector roads connecting to roads south of Powerline Rd.



Road Options - Option 2A

- Arterial Roads:
 - Same as Option 1A
- Collector Roads:
 - Additional east-west collector road north of Jones Creek
 - North-south collector road links area north and south of Jones Creek.

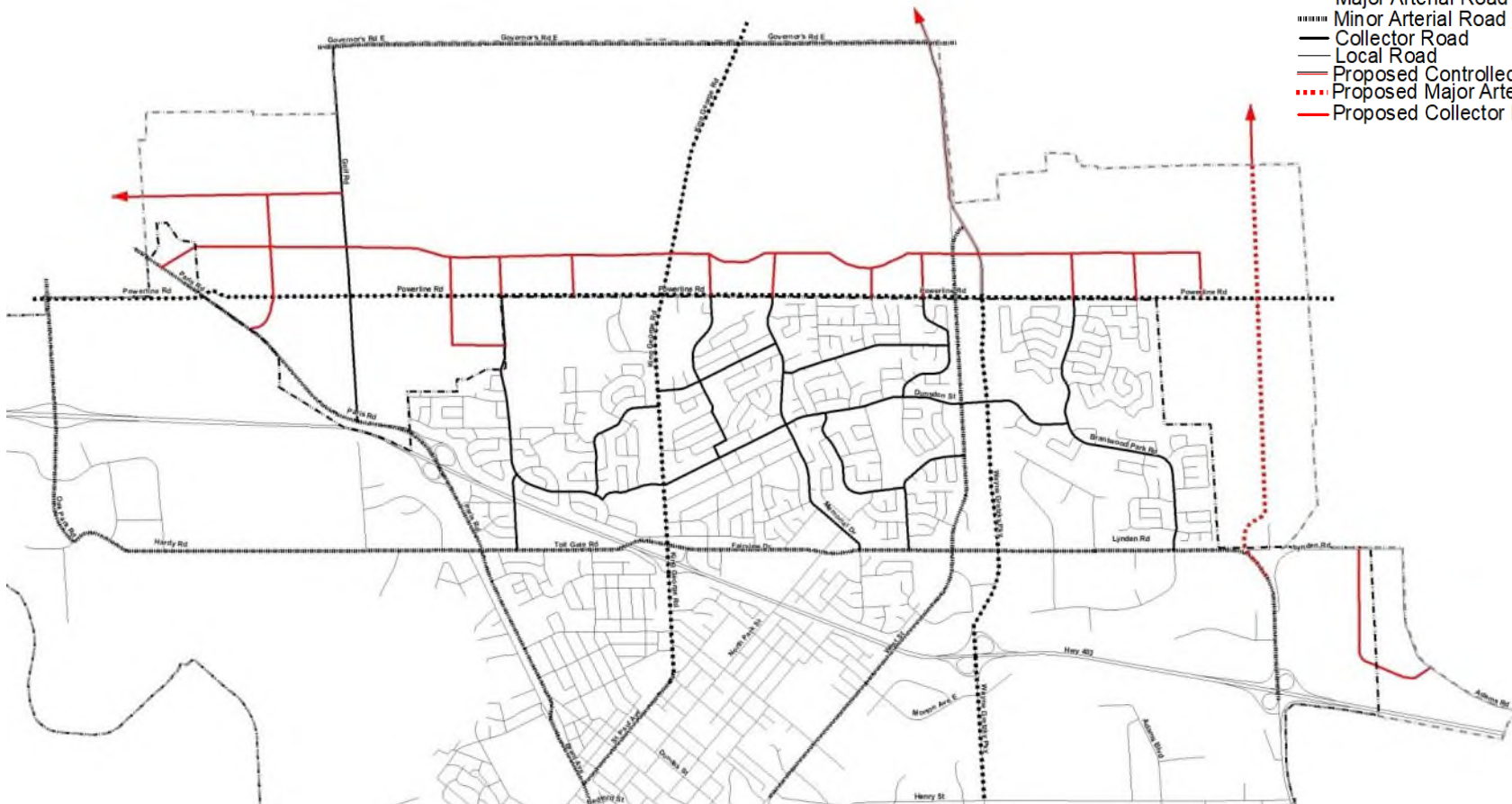


Road Options - Option 1B

- Arterial Roads:
 - King George Rd. is a Major Arterial;
 - Wayne Gretzky Pkwy. extended to Park Rd. as a Controlled Access Major Arterial;
 - Garden Ave. extended as a Major Arterial.
- Collector Roads:
 - Same as 1A

Roads

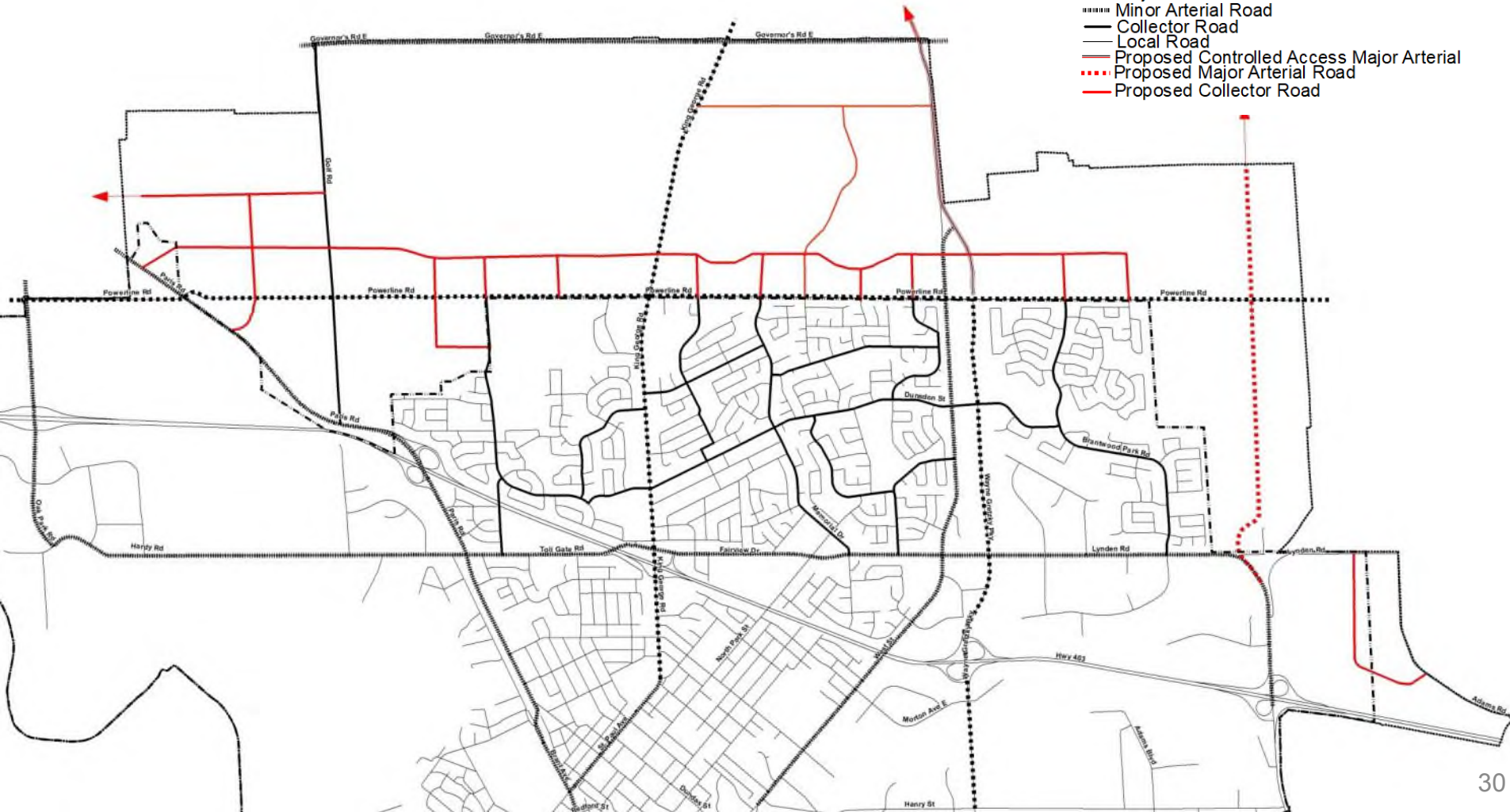
- Controlled Access Major Arterial
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Proposed Controlled Access Major Arterial
- Proposed Major Arterial Road
- Proposed Collector Road



Road Options - Option 2B

- Arterial Roads:
 - Same as 1B
- Collector Roads:
 - Same as 2A

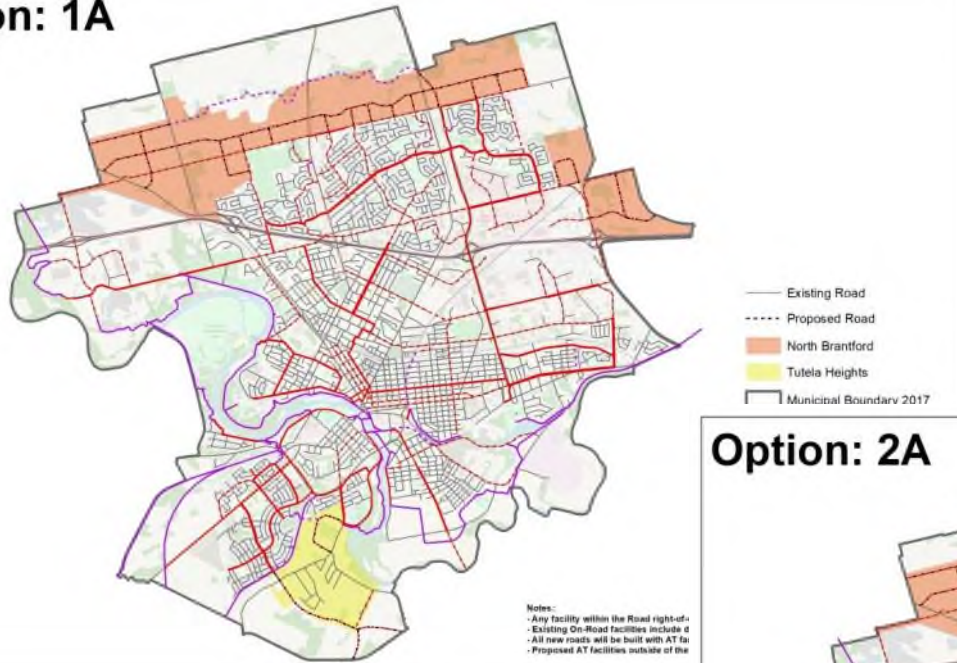
- Roads**
- Controlled Access Major Arterial
 - Major Arterial Road
 - Minor Arterial Road
 - Collector Road
 - Local Road
 - Proposed Controlled Access Major Arterial
 - Proposed Major Arterial Road
 - Proposed Collector Road



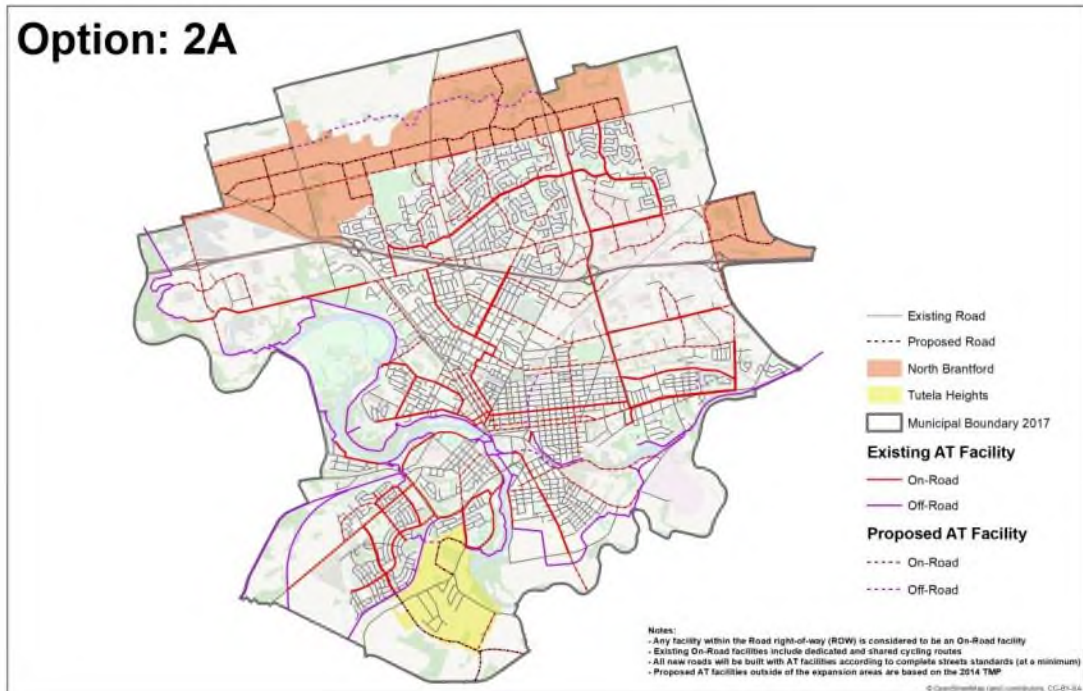
Active Transportation Network

On and Off-road Active Transportation Network Identified

Option: 1A

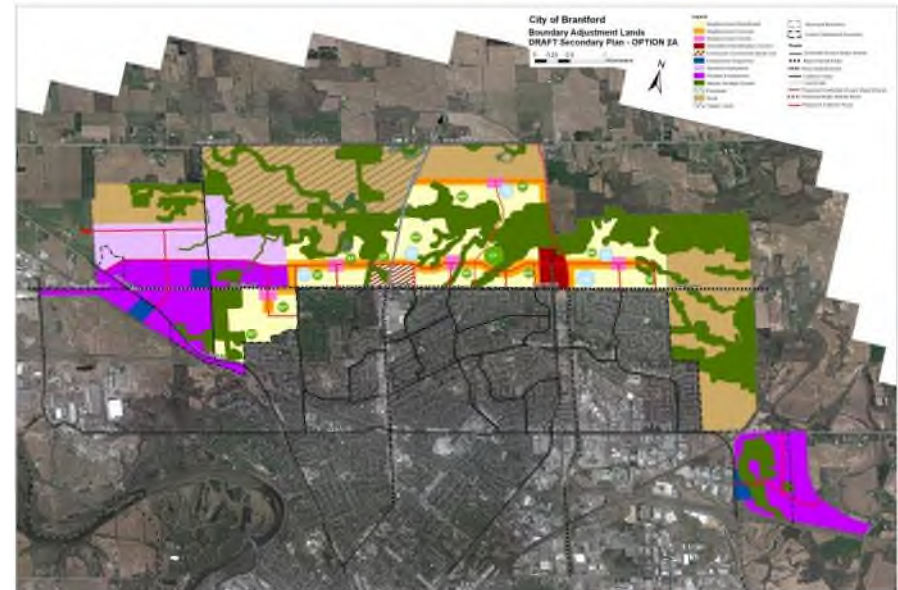
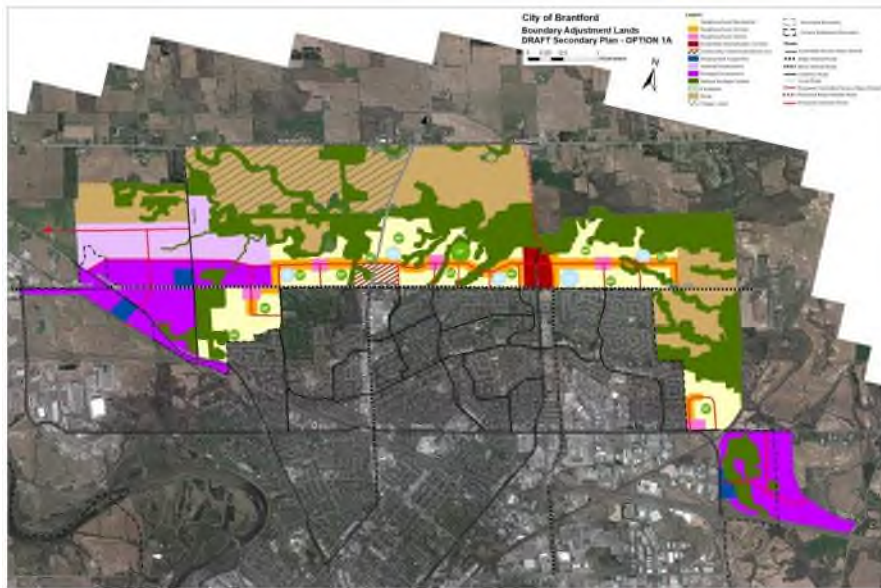


Option: 2A



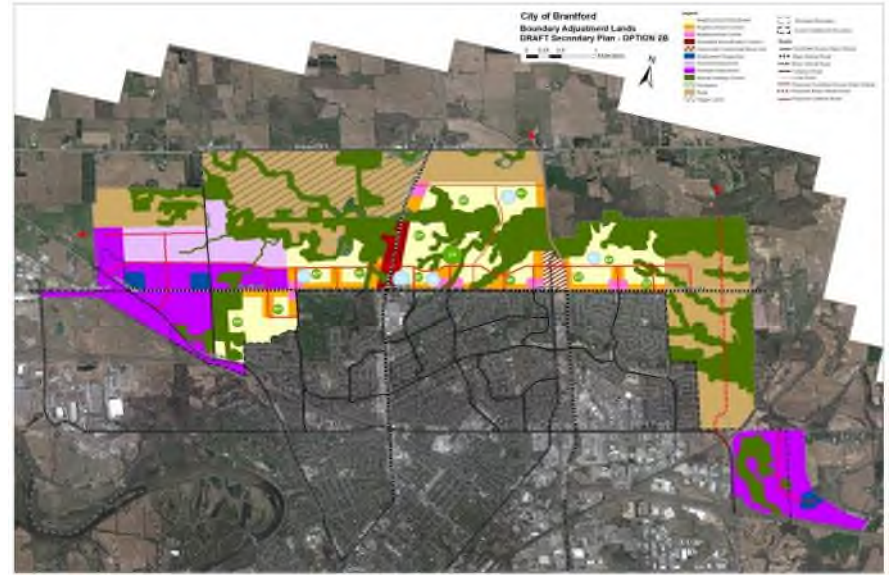
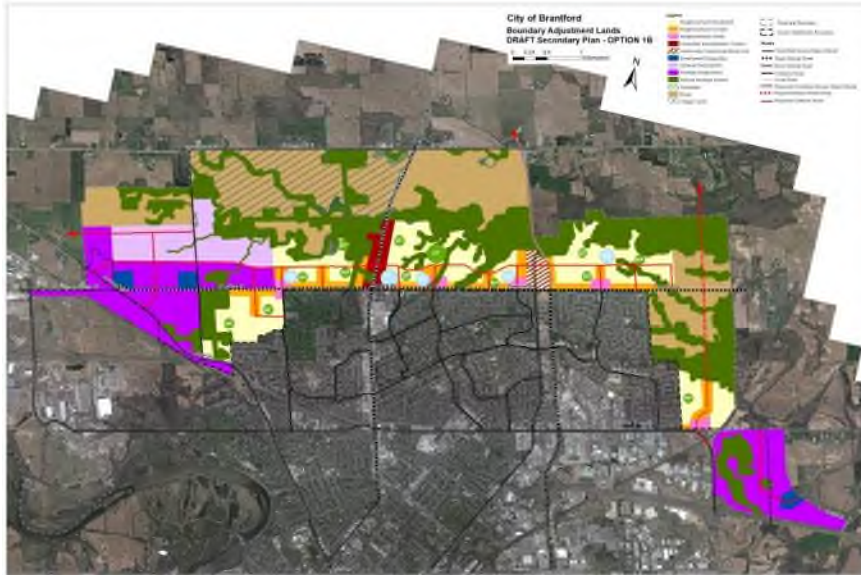
Land Use Options

- Two land use options created for each of Boundary Options 1 and 2.
- Options 1A and 2A are similar except for the difference in Settlement Area Boundary.



Land Use Options

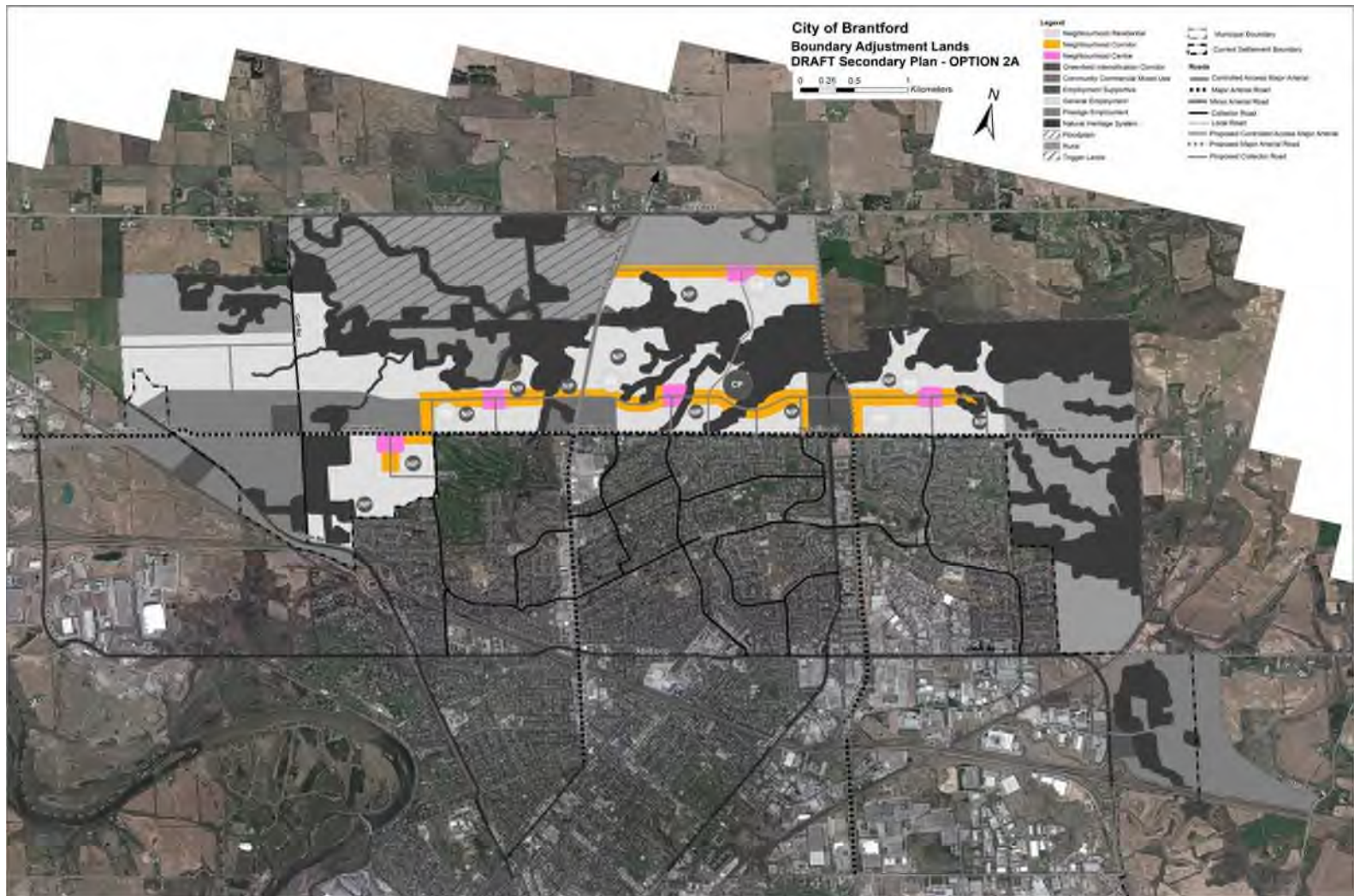
Option 1B and 2B are similar except for the difference in Settlement Area Boundary.



Land Use Options

Neighbourhood Corridor & Neighbourhood Centres

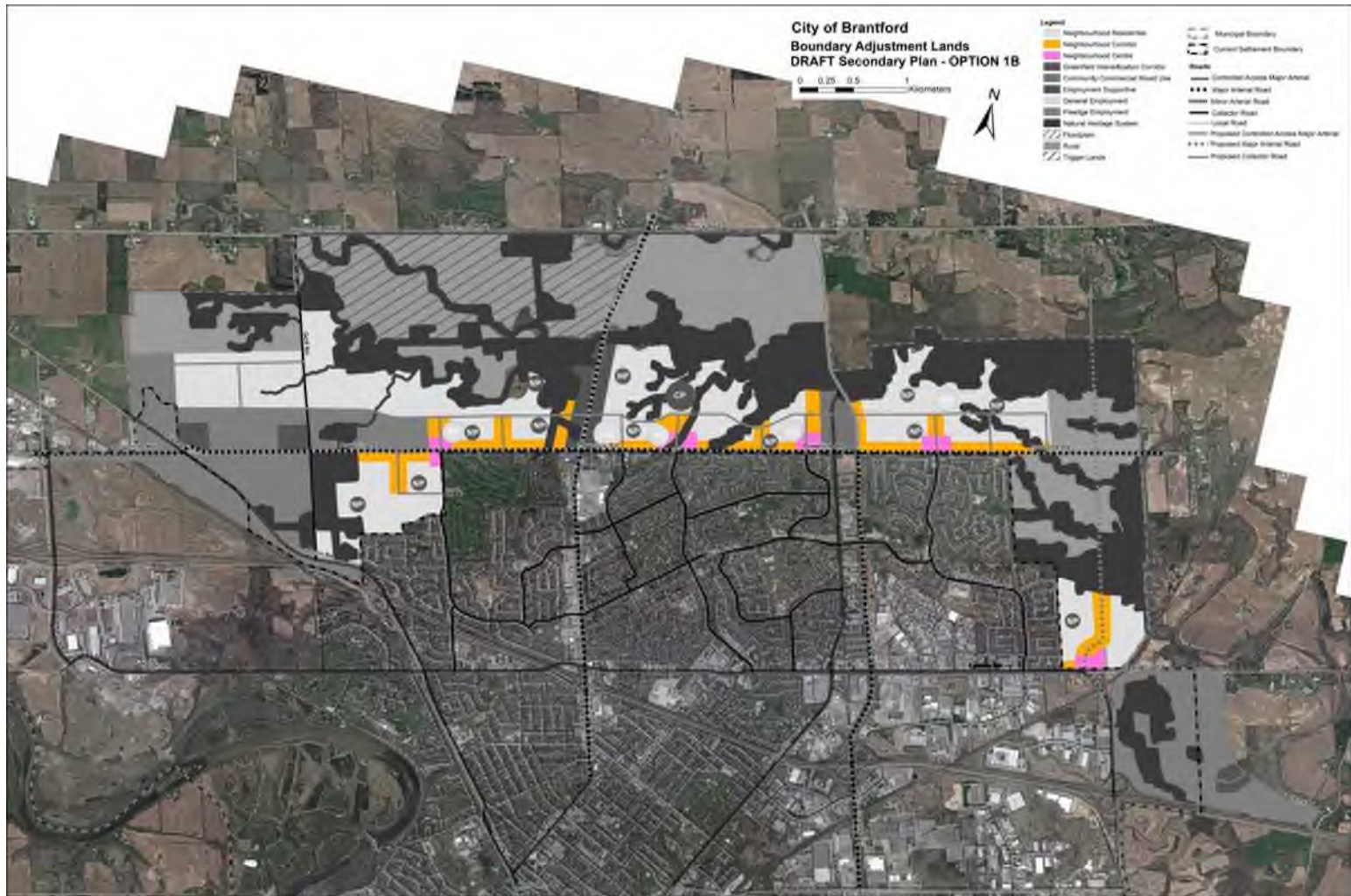
- Option 2A also focused along east-west collector north of Jones Creek.



Land Use Options

Neighbourhood Corridor & Neighbourhood Centres

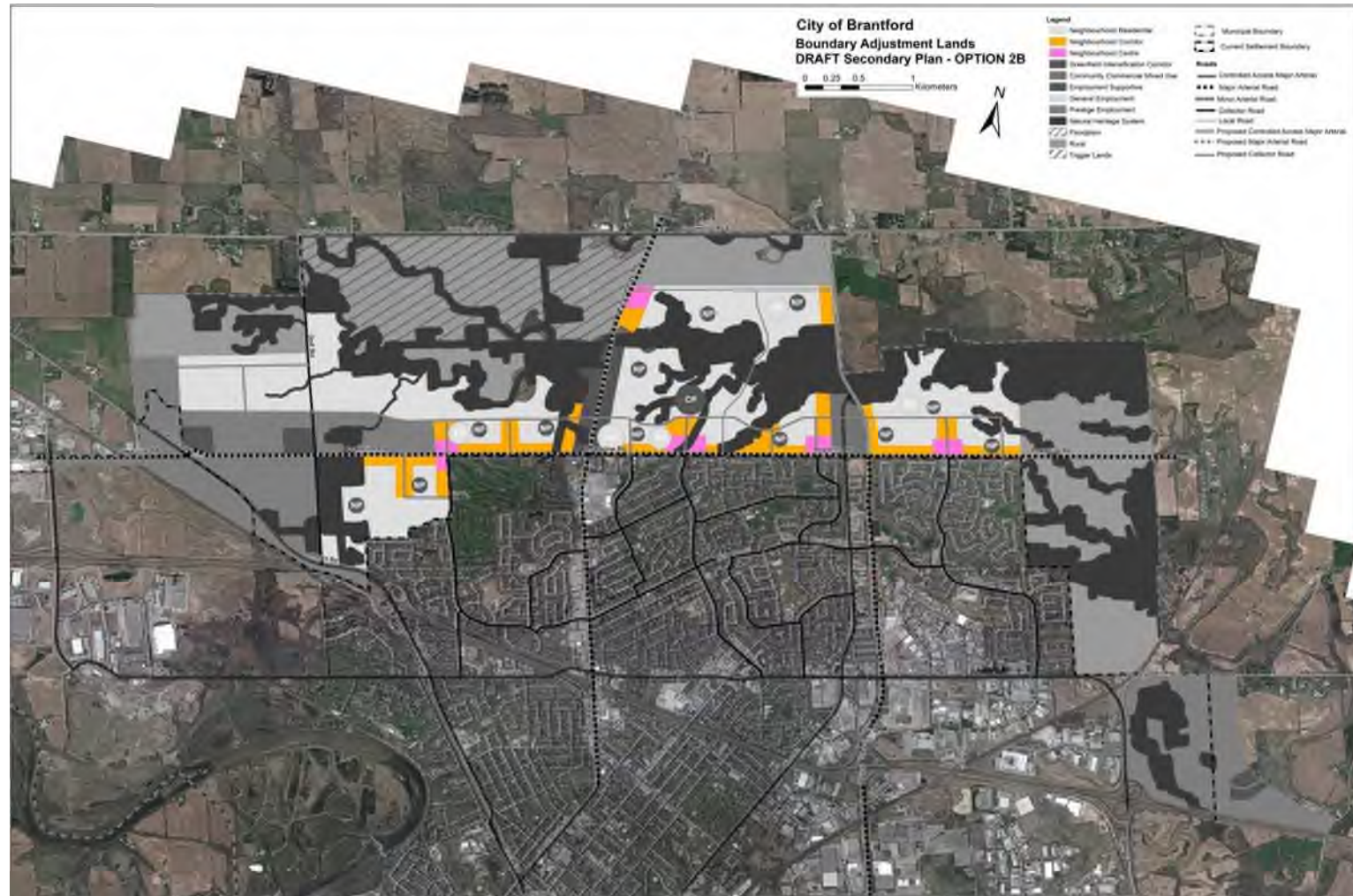
- Option 1B focused along Powerline Rd.



Land Use Options

Neighbourhood Corridor & Neighbourhood Centres

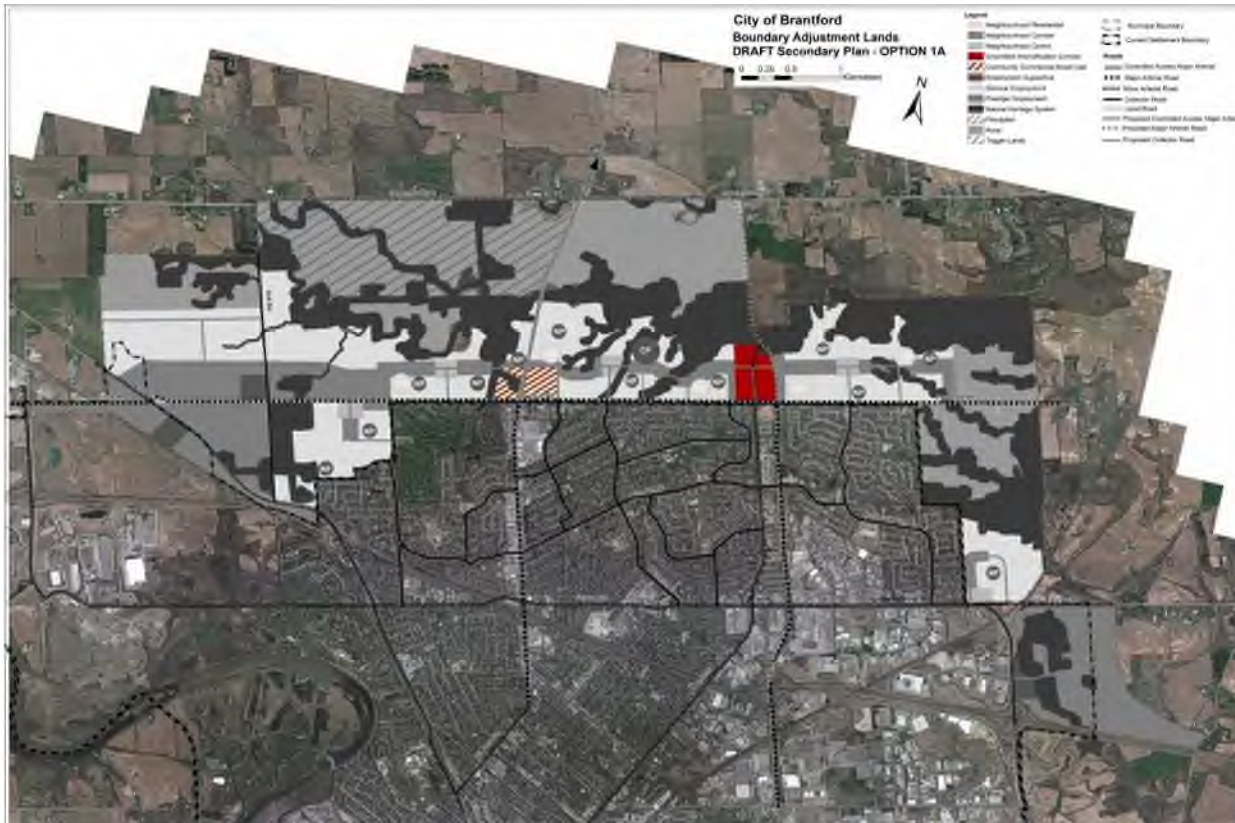
- Option 2B focused along Powerline Rd. and along King George Rd. and Park Rd. north of Jones Creek.



Land Use Options

Greenfield Intensification Corridor & Community Commercial Mixed Use

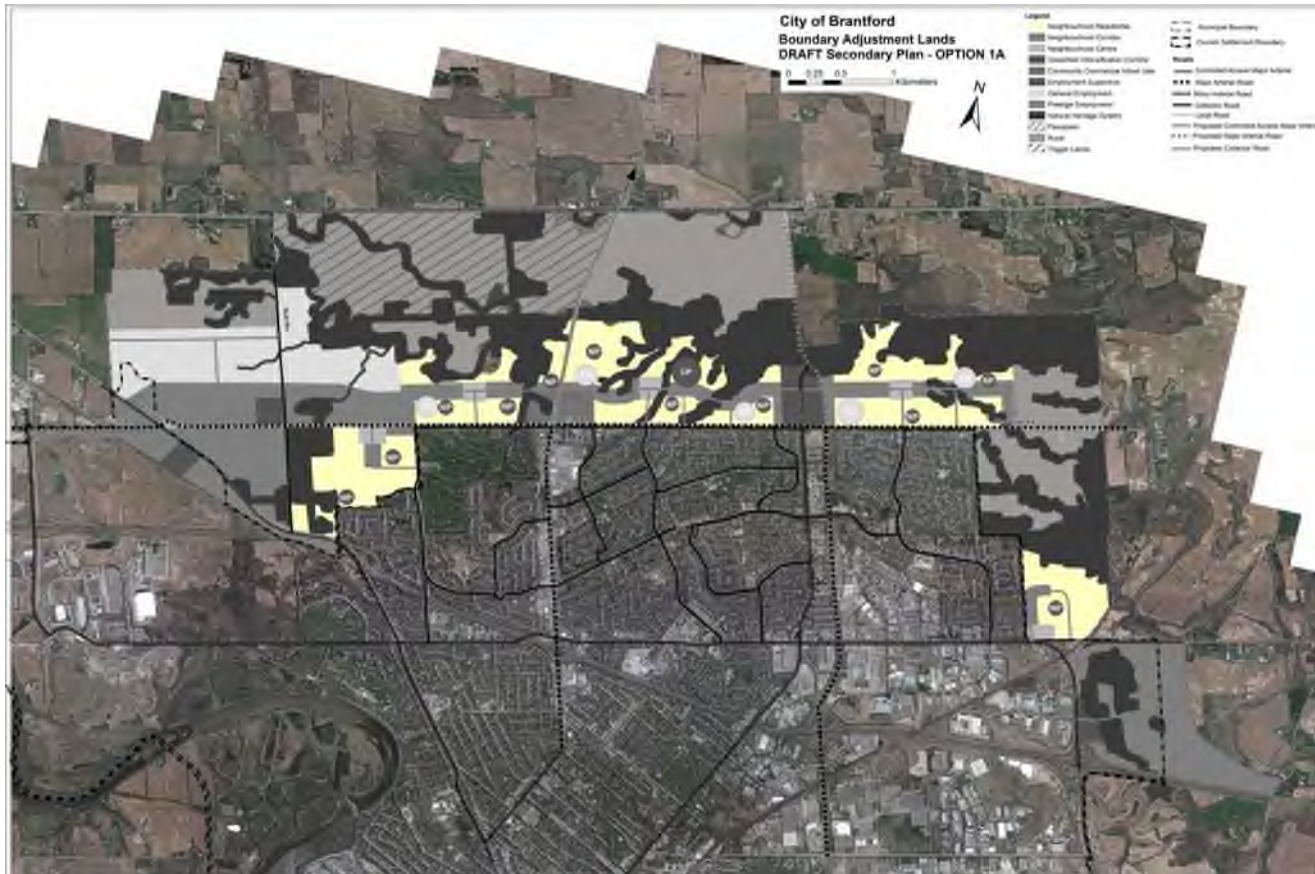
- Greenfield Intensification Corridor comprised of multi-unit housing, retail and mixed use.
- Community Commercial Mixed Use comprised of grocery stores and other major retail.
- Options 1A and 2A:
 - Greenfield Intensification Corridor along Park Rd.
 - Community Commercial along King George Rd.



Land Use Options

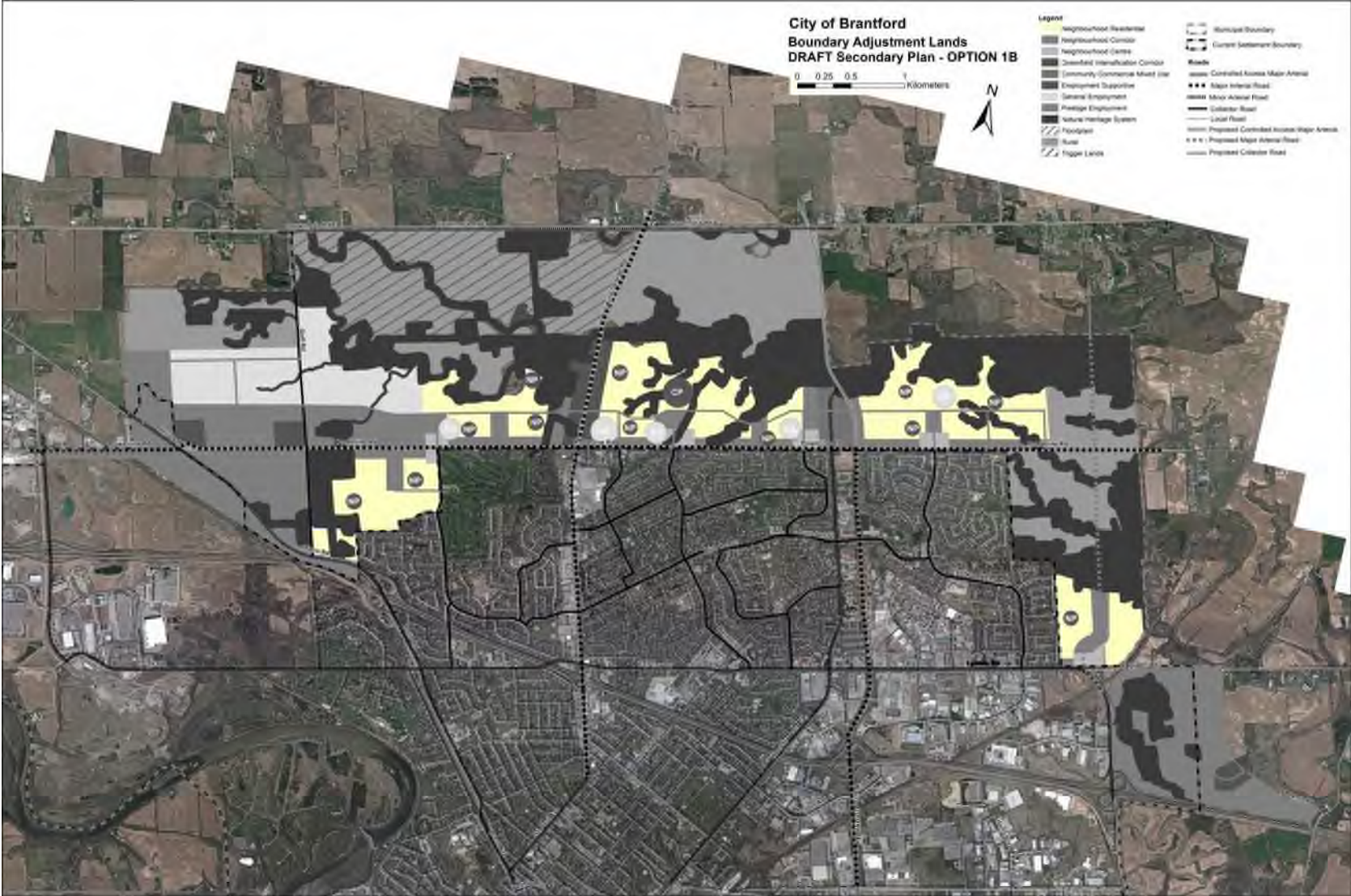
Neighbourhood Residential

- Comprised primarily of single detached and semi-detached houses with some townhouses.
- Represents remaining Community Areas.



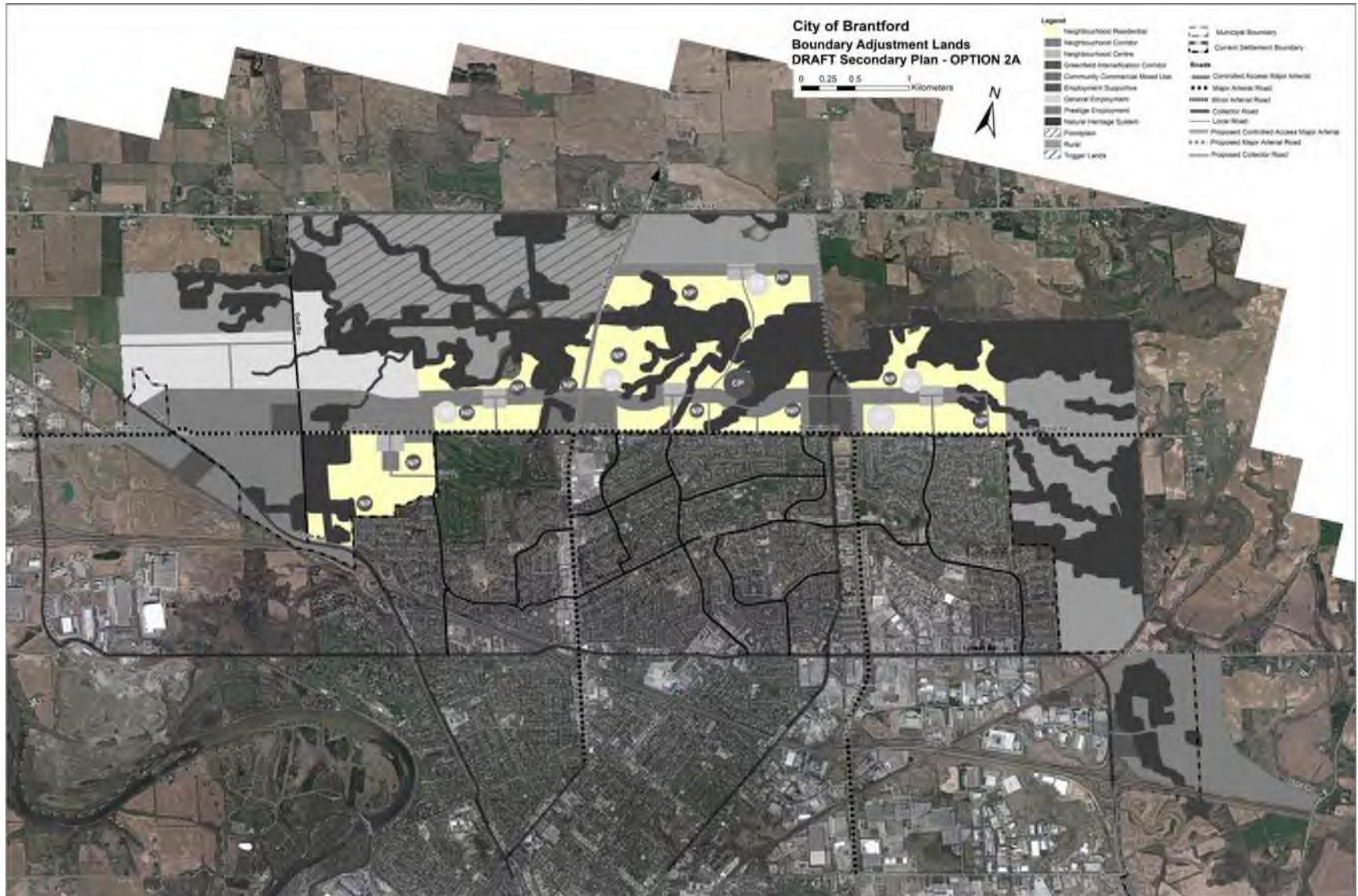
Land Use Options

Neighbourhood Residential



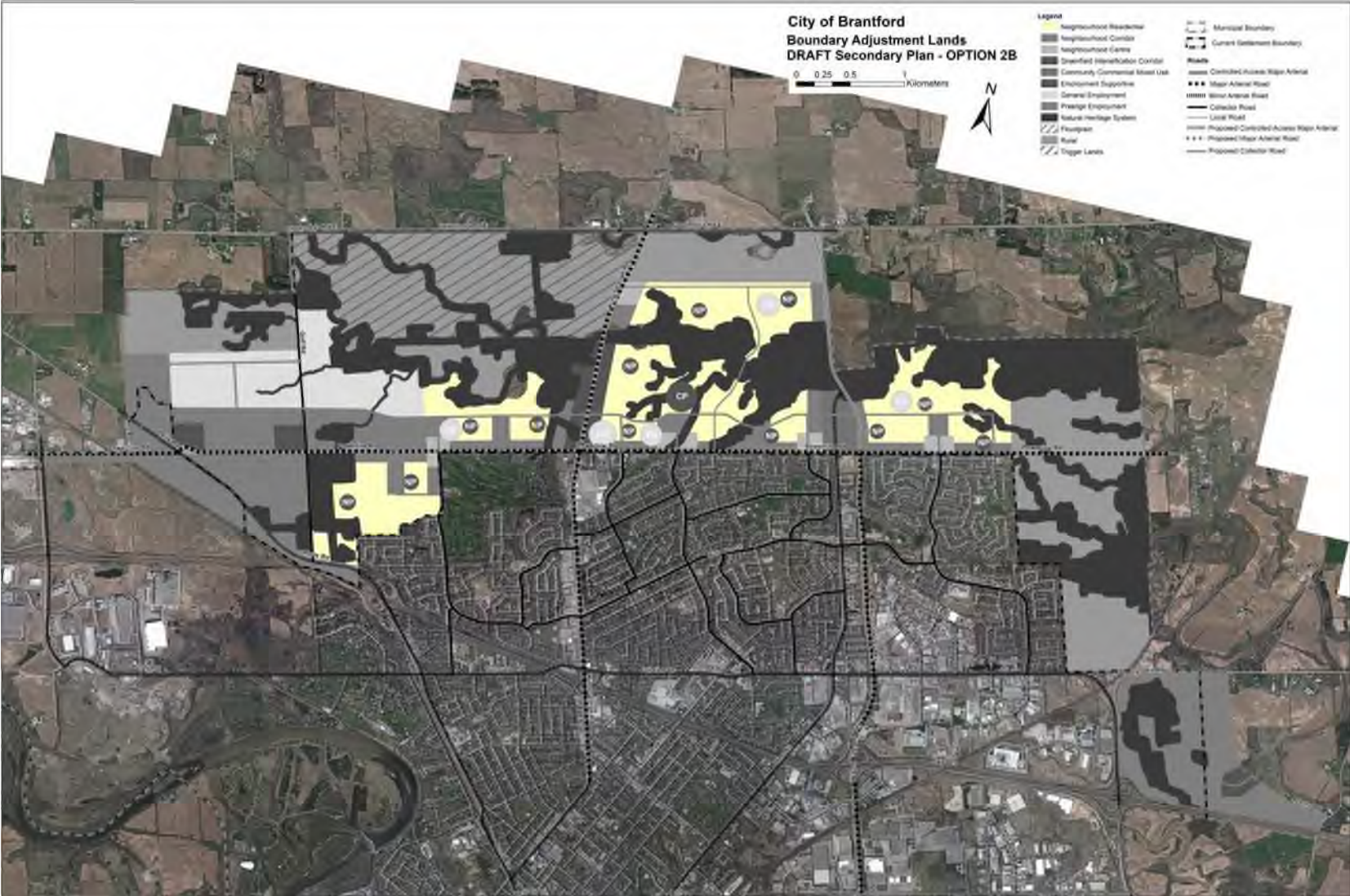
Land Use Options

Neighbourhood Residential



Land Use Options

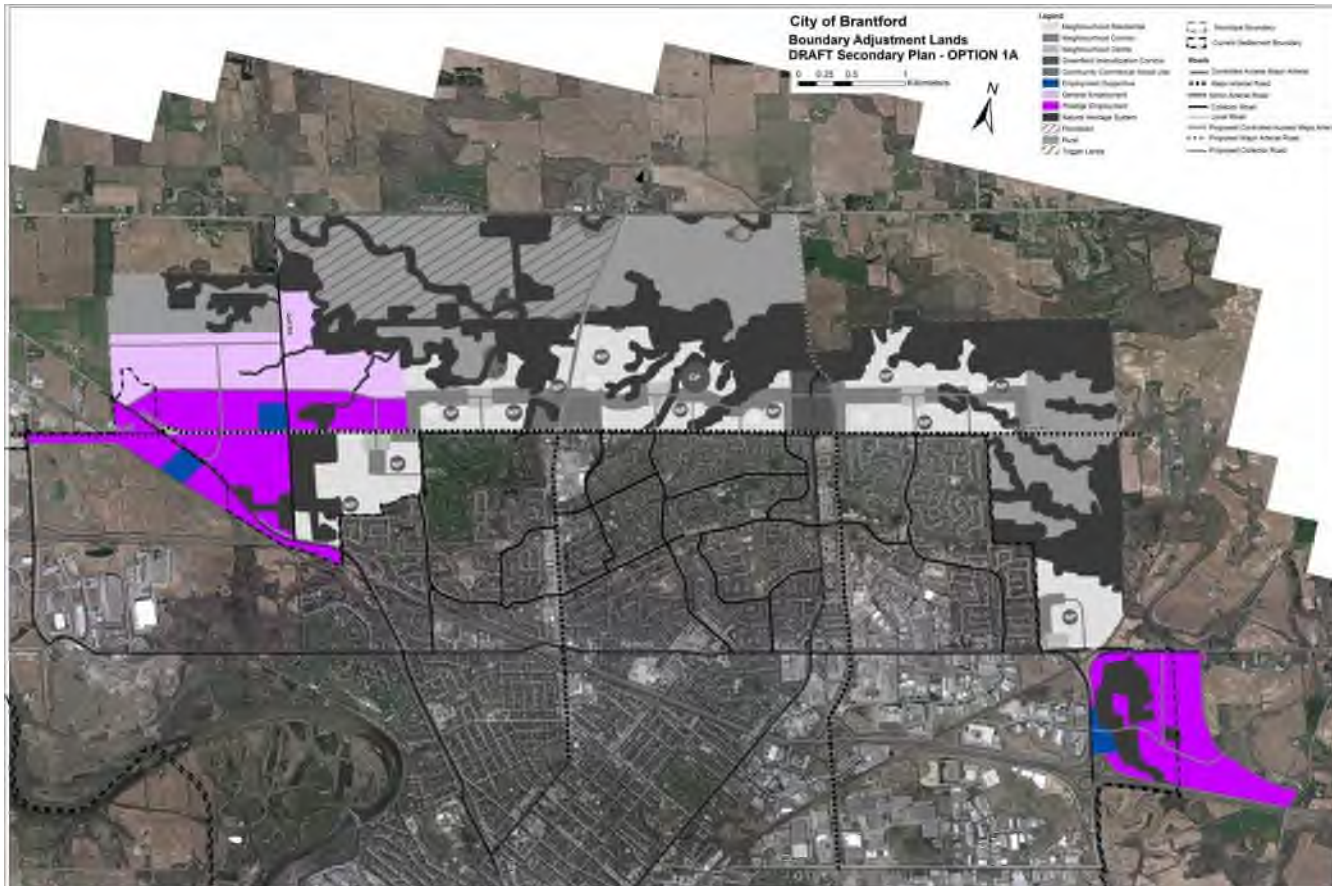
Neighbourhood Residential



Land Use Options

Employment

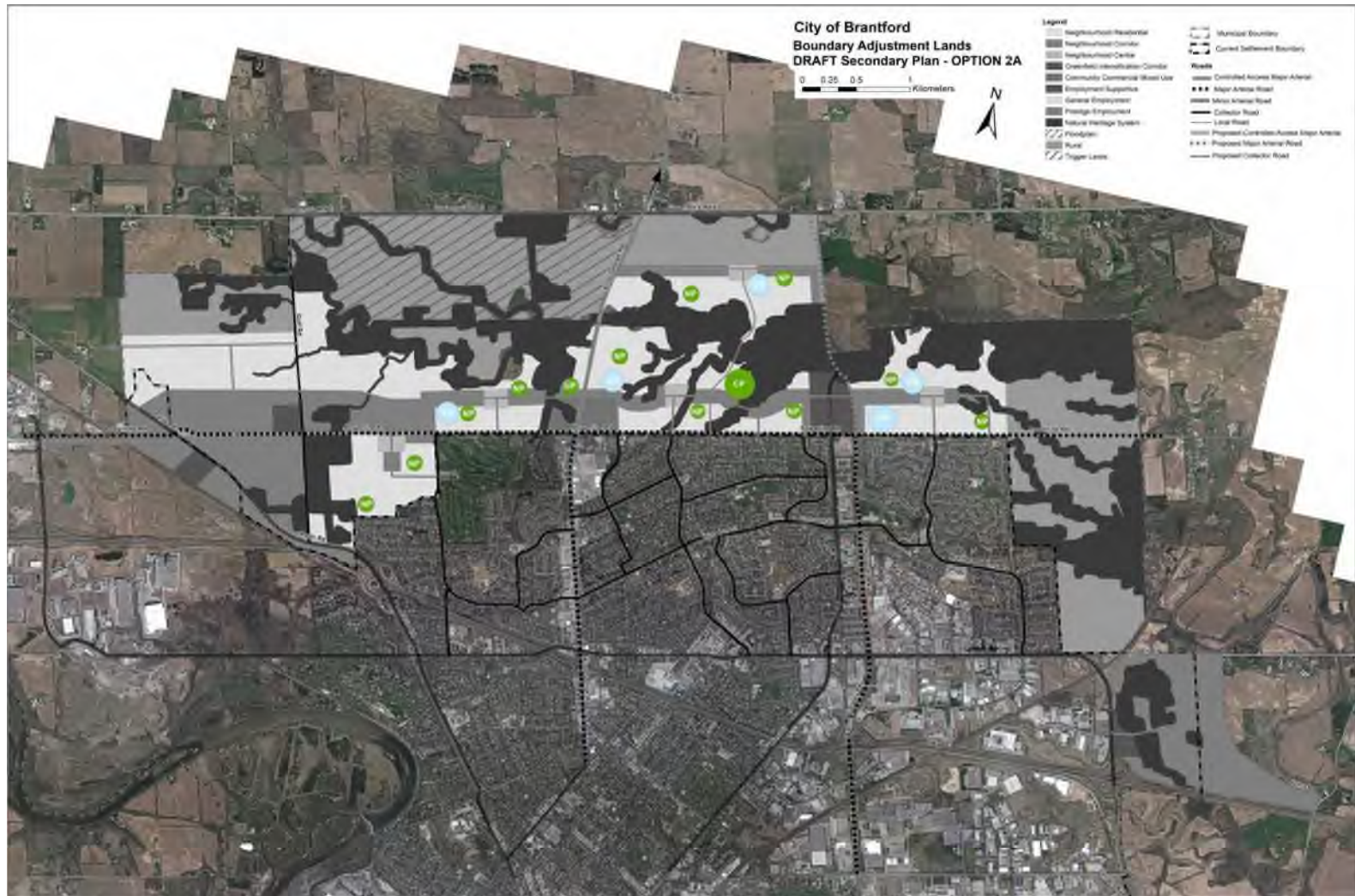
- Prestige Employment comprised of offices & light industrial.
 - General Industrial comprised of full range of manufacturing and outdoor storage.
 - Employment Supportive comprised of retail and service commercial serving the employment areas.
- Options 1A and 2A are the same:
 - Prestige Employment located close to Hwy 403 & Powerline Rd.
 - Employment Supportive distributed along Paris Rd., Powerline Rd. & Garden Ave.



Land Use Options

Parks and Schools

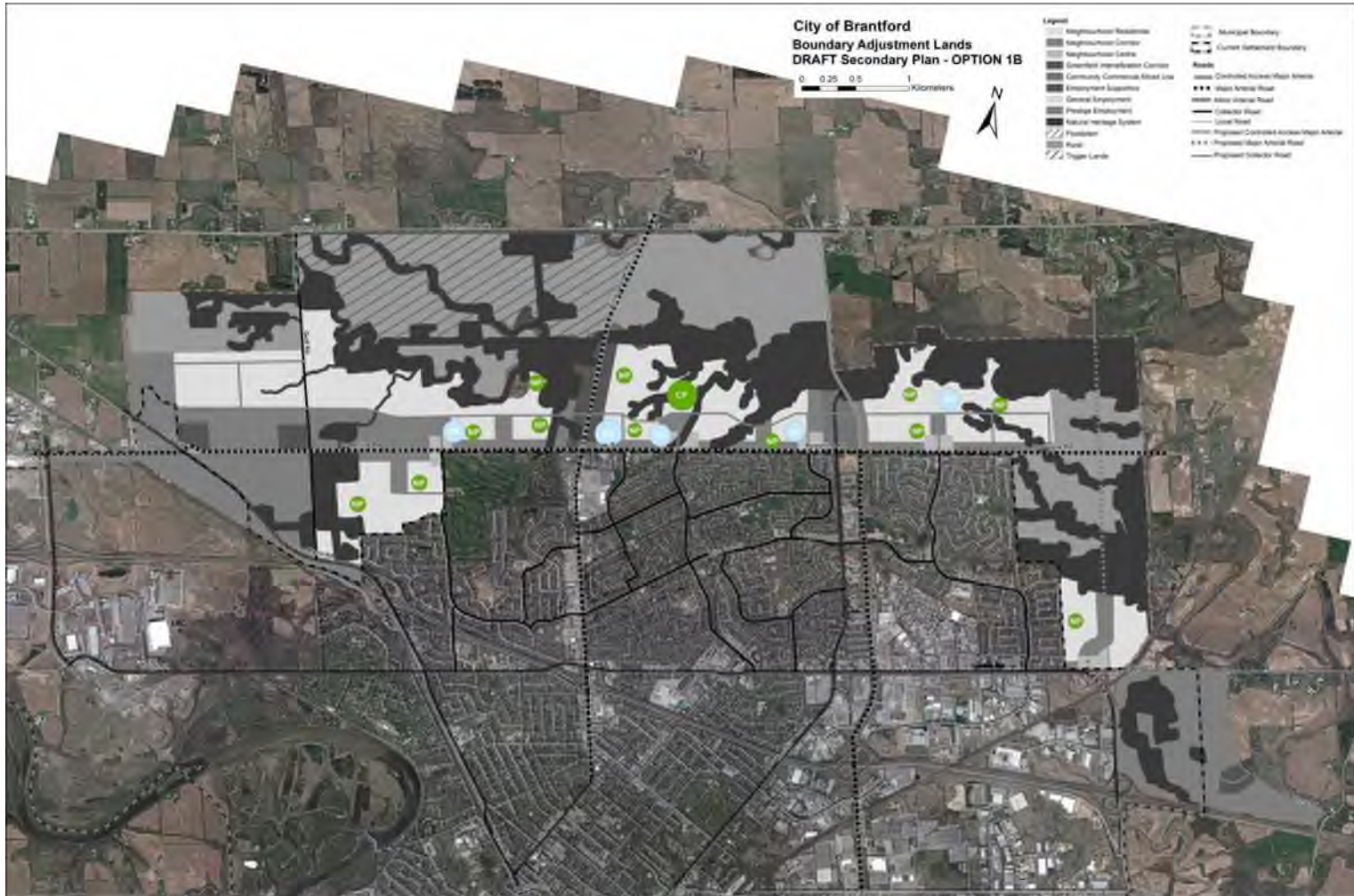
- Option 2A



Land Use Options

Parks and Schools

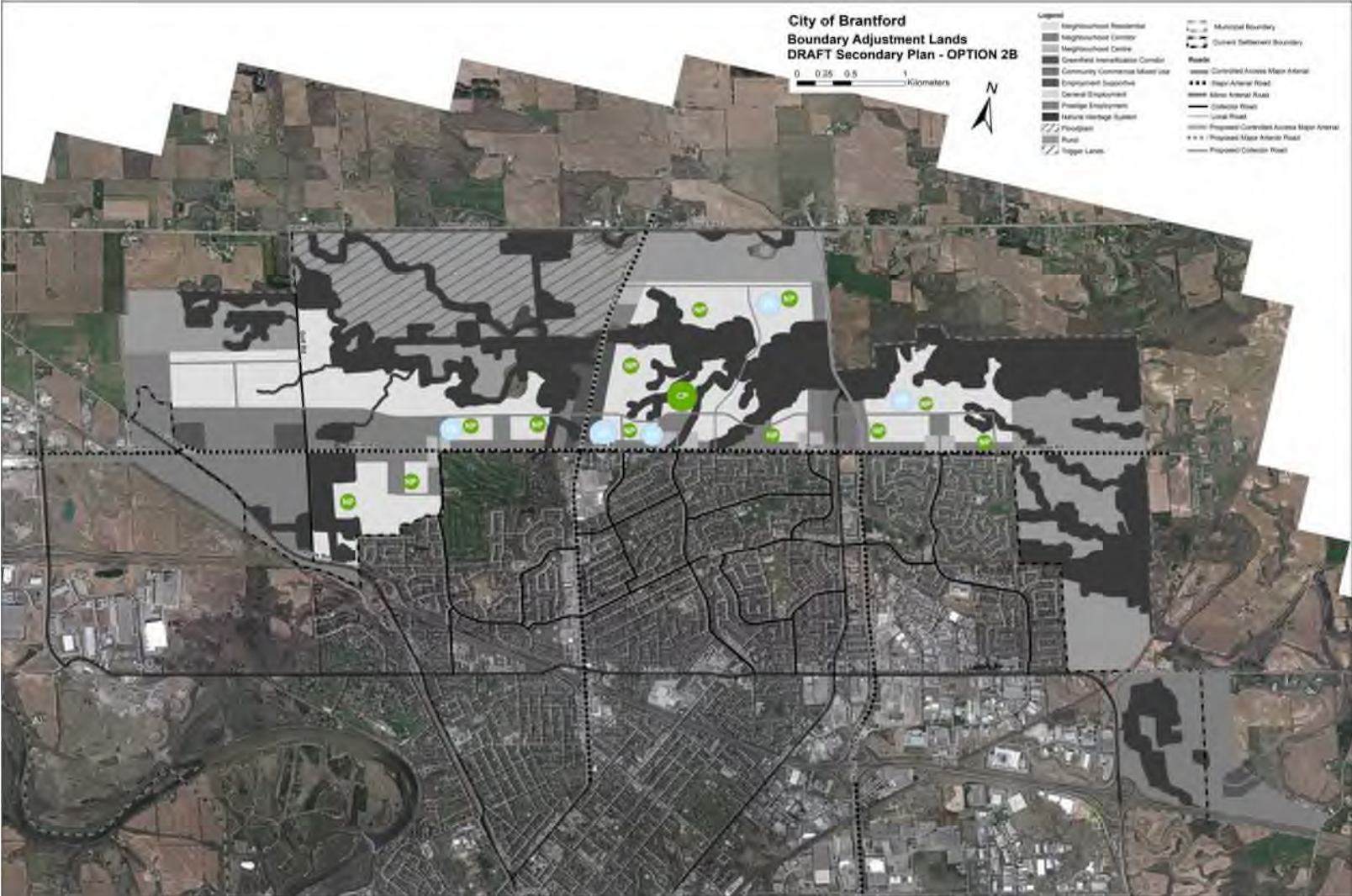
- Options 1B and 2B:
 - Community Park located further to the west.
 - Secondary School near King George Rd.



Land Use Options

Parks and Schools

- Option 2B



Land Use Options

Natural Heritage System

- Natural Heritage System same in all options.
- Includes significant natural heritage features and buffers.
- Includes headwater drainage features that have to be protected and maintained.



Land Use Options

Natural Heritage System

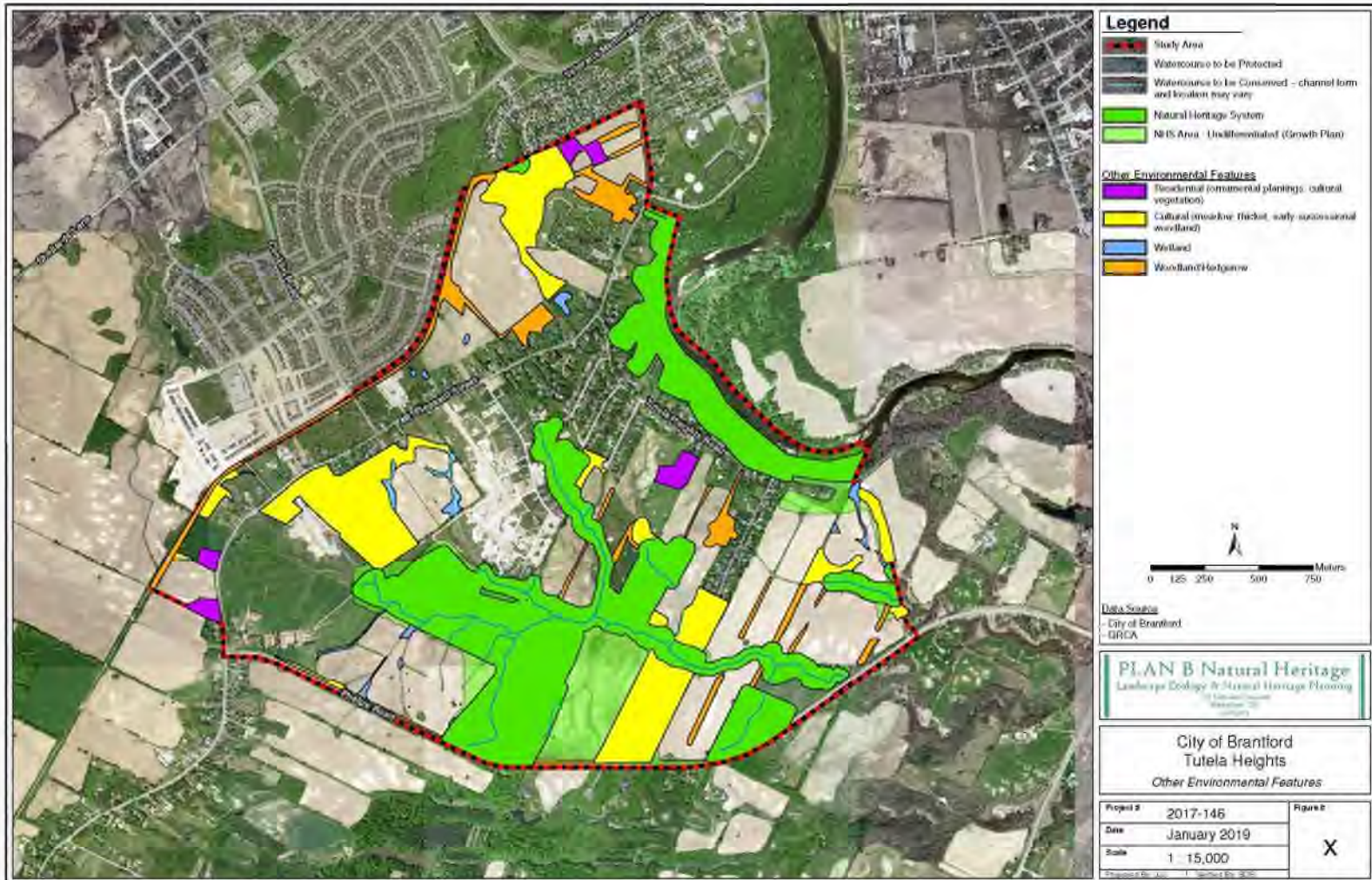
- All headwater drainage features evaluated.
- Categorized into Protection, Conservation and Mitigation.
- Protection to remain with buffer.
- Conservation to remain but can be moved.
- Mitigation can be removed but function must be maintained.



Land Use Options

Natural Heritage System

- Other Environmental Features also identified.
- Features to be studied through an EIS at draft plan of subdivision stage.



Tutela Heights Land Use Options

Option 1

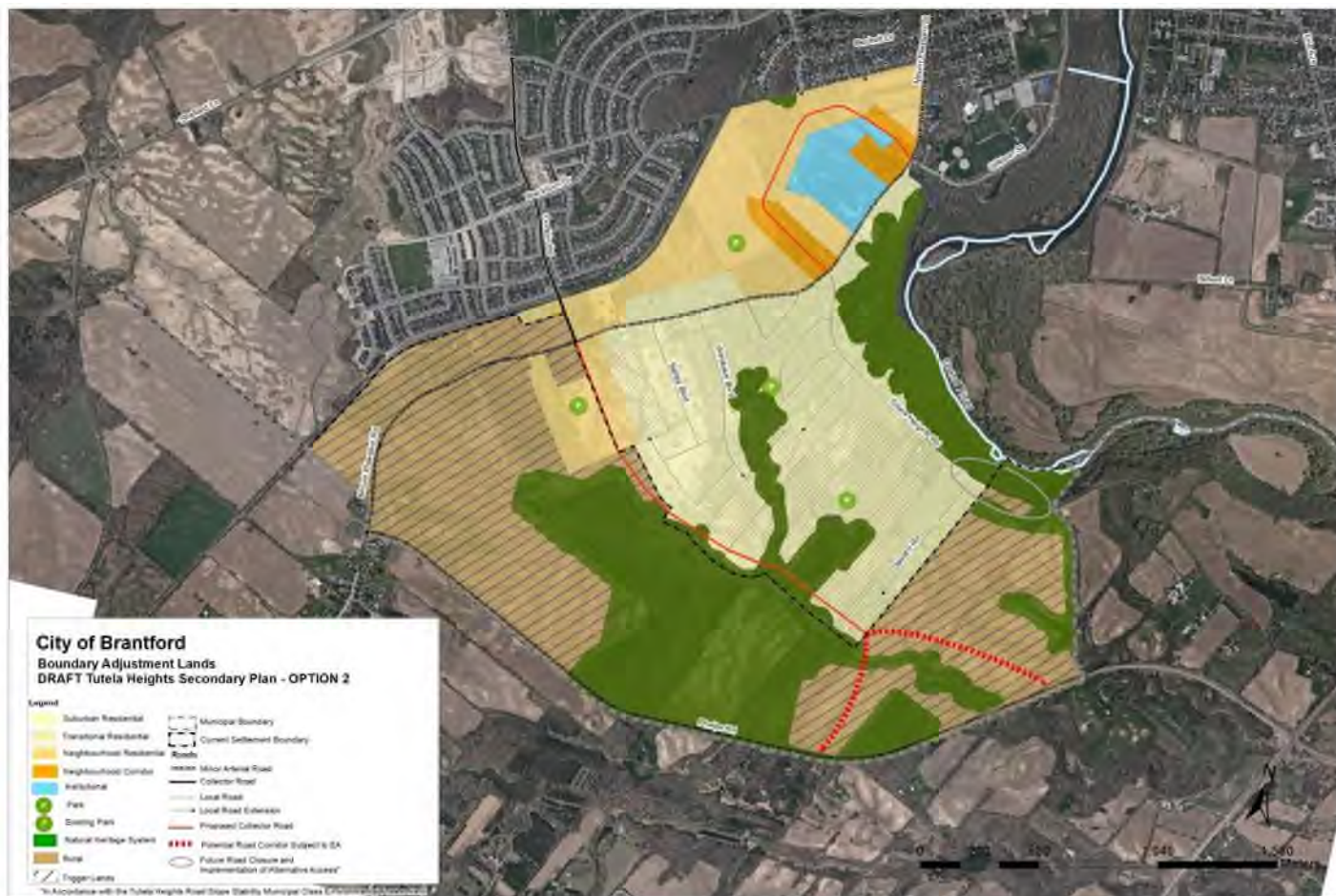
- Conklin Rd. extended to link to Phelps Rd.
- Suburban Residential:
 - Existing Residential Area.
 - Large estate lots.
- Transitional Residential:
 - Large urban lots act as a transition to estate lots.
 - Abutting Suburban Residential lots.
- Neighbourhood Residential:
 - Similar permitted uses as in North Options.
- Neighbourhood Corridor:
 - Similar permitted uses as in North Options.
 - Located at Conklin Road and opposite Tutela Heights Road at Mount Pleasant Road.
- Parks: 3 new parks.
- Road Closure.



Tutela Heights Land Use Options

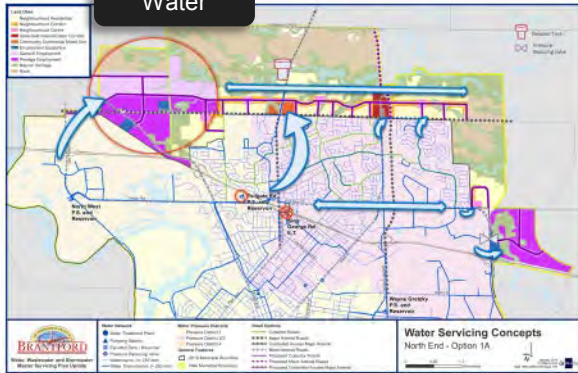
Option 2

- Transitional Residential:
 - Larger area than in Option 1.
- Neighbourhood Corridor:
 - Located on new collector road.



North Lands– Water, Wastewater, and Stormwater Servicing

Water



Wastewater – Landuse Option 1A/B



Stormwater

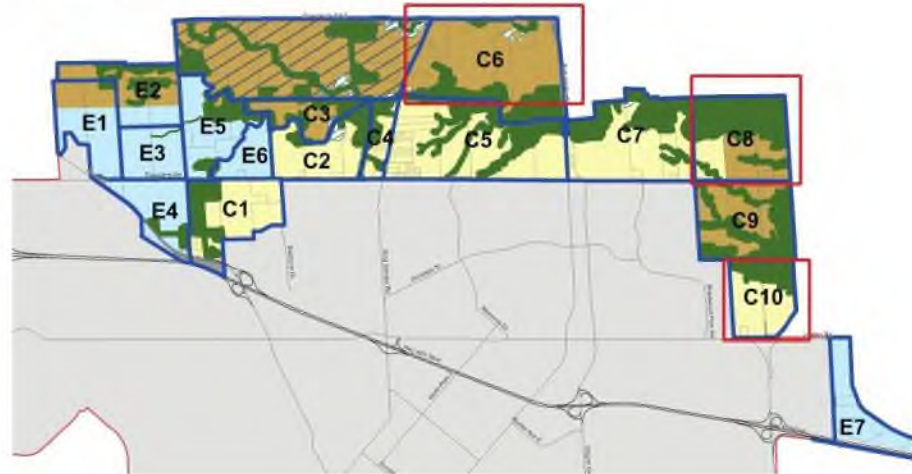


Wastewater – Land Use Option 2A/B

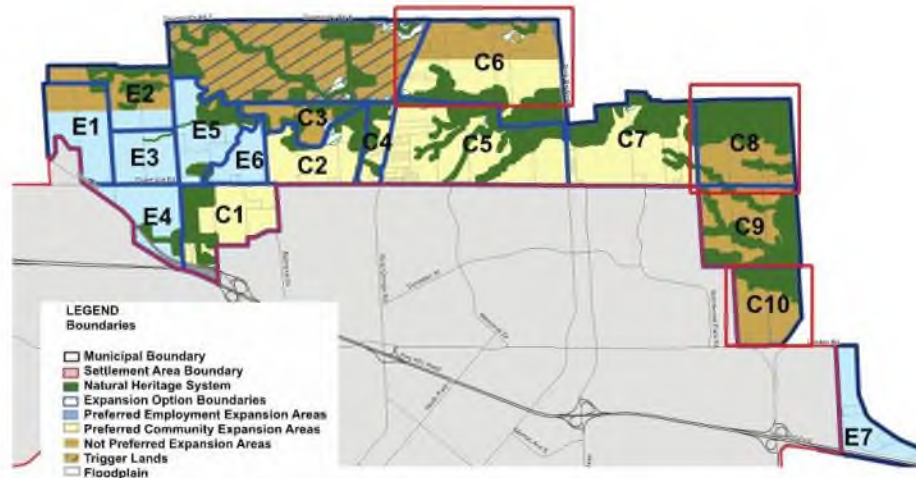


Table Group Discussion #1

OPTION 1



OPTION 2



Options 1 and 2 illustrate choices for expansion in Areas C6, C8 and C10.
What do you prefer Option 1 or 2 and why?

Table Group Discussion #2

OPTION 1A



OPTION 1B



- LEGEND**
- Neighbourhood Corridor
 - Neighbourhood Centre
 - Greenfield Intensification Corridor
 - Employment Supportive
 - Service, Employment
 - Prestige Employment
 - Parks
 - Schools
 - Forest
 - Future Growth
 - Municipal Boundary
 - Neighbourhood Boundary
 - Road
 - Light Rail
 - Major Arterial Road
 - Collector Road
 - Local Road
 - Transit Precinct (Light Rail Station)
 - Transit Precinct (Major Arterial Road)
 - Transit Precinct (Collector Road)

Looking at:

- Parks
- Schools

Which do you prefer and why?

Looking at:

- Greenfield Intensification Corridor
- Neighbourhood Corridor
- Neighbourhood Centre

Which do you prefer and why?

Looking at:

- Employment Supportive
- Prestige Employment

Which do you prefer and why?

Table Group Discussion #2

OPTION 2A



OPTION 2B



Looking at:

- Parks
- Schools

Which do you prefer and why?

Looking at:

- Greenfield Intensification Corridor
- Neighbourhood Corridor
- Neighbourhood Centre

Which do you prefer and why?

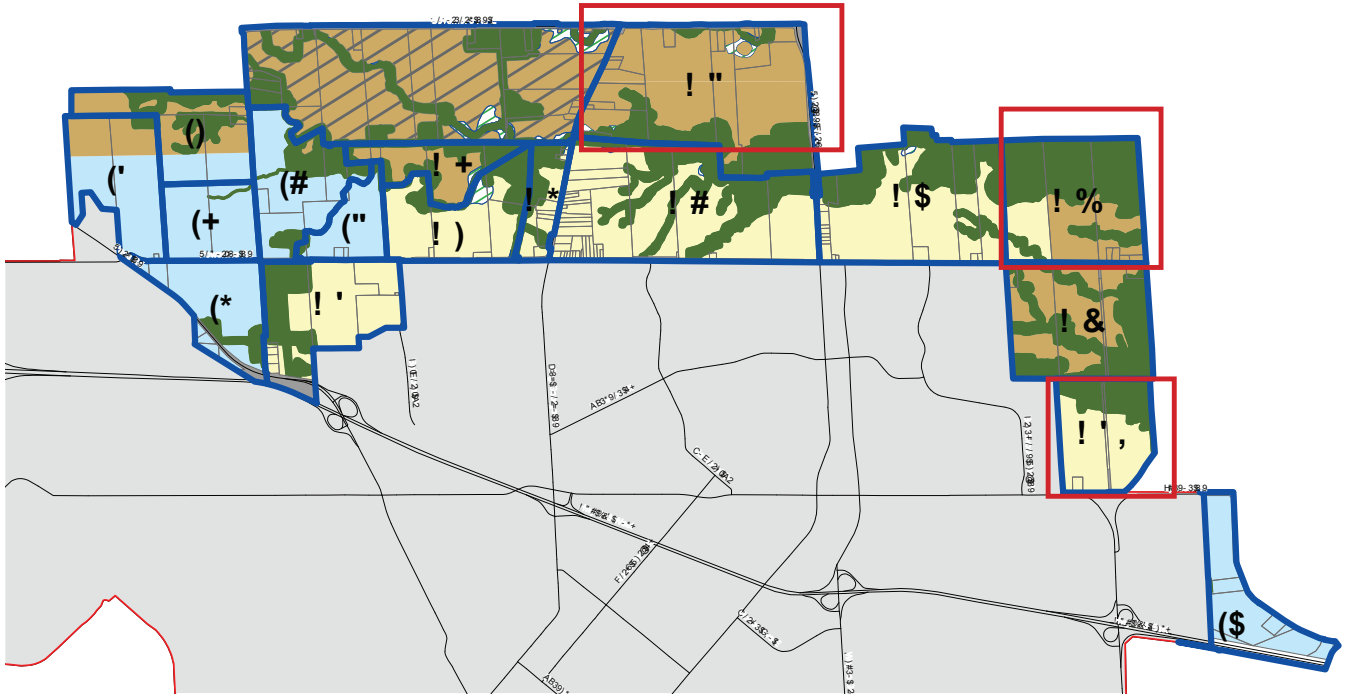
Looking at:

- Employment Supportive
- Prestige Employment

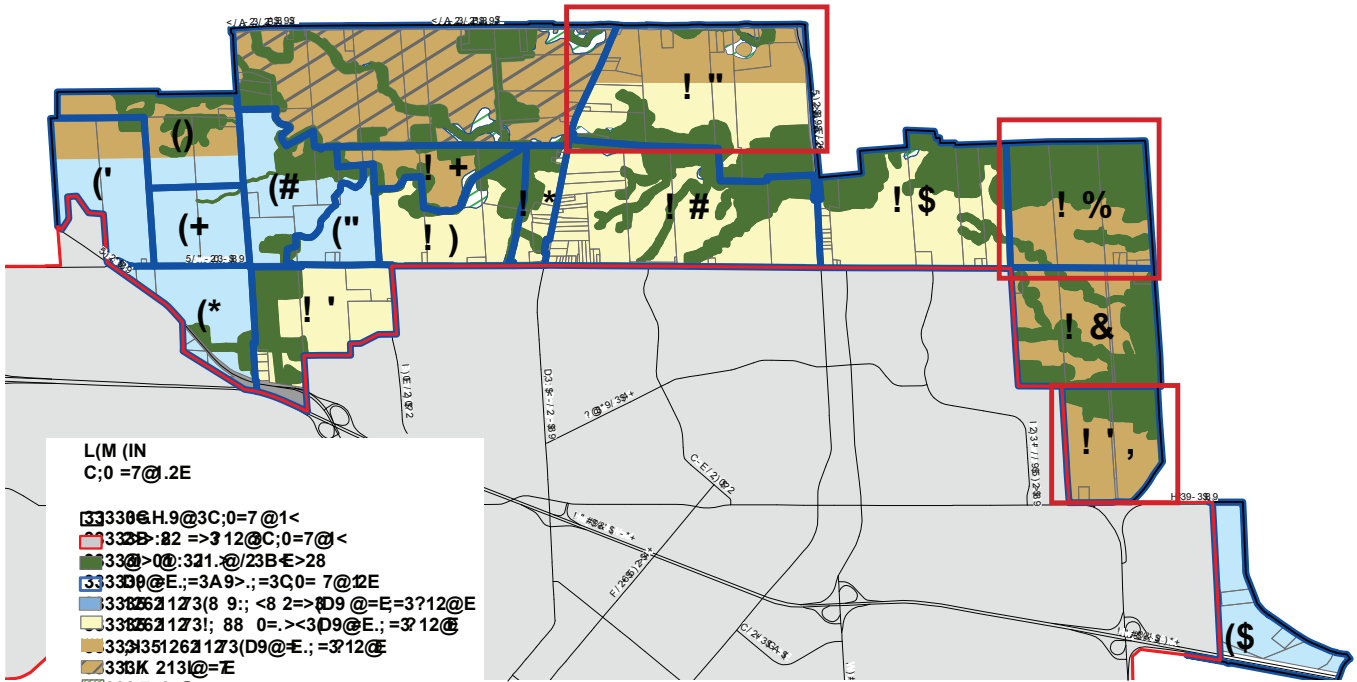
Which do you prefer and why?

Table Group Discussion #1

OPTION 1



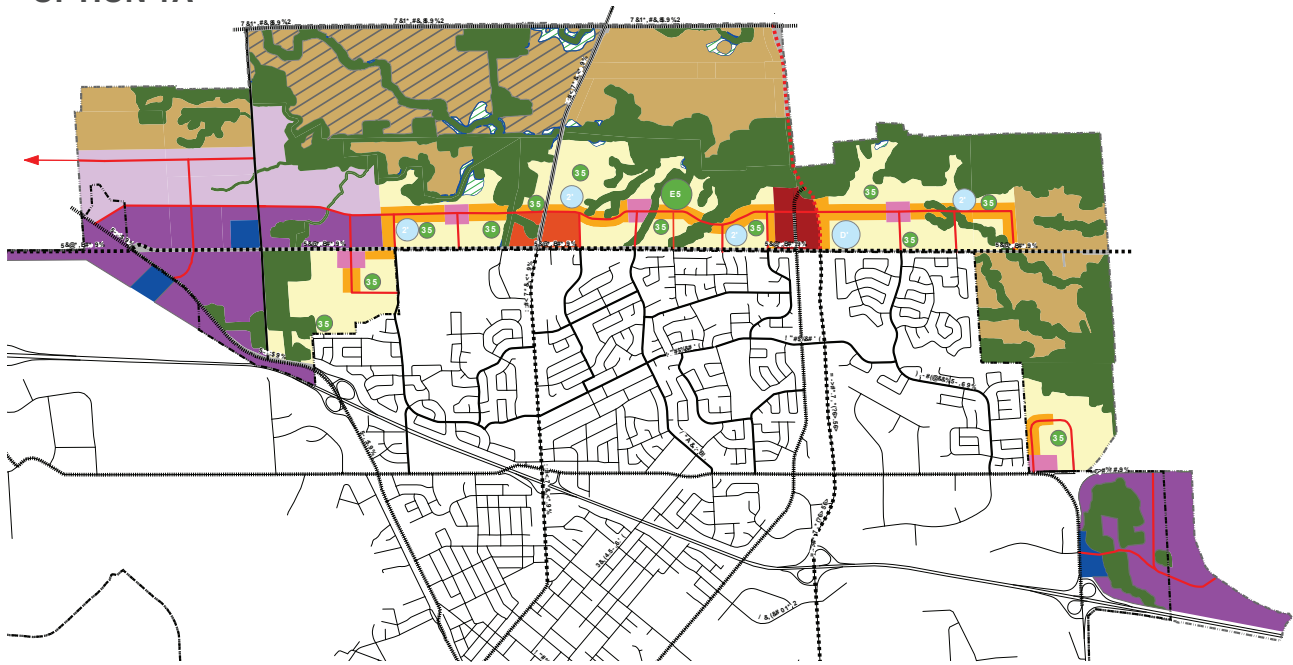
OPTION 2



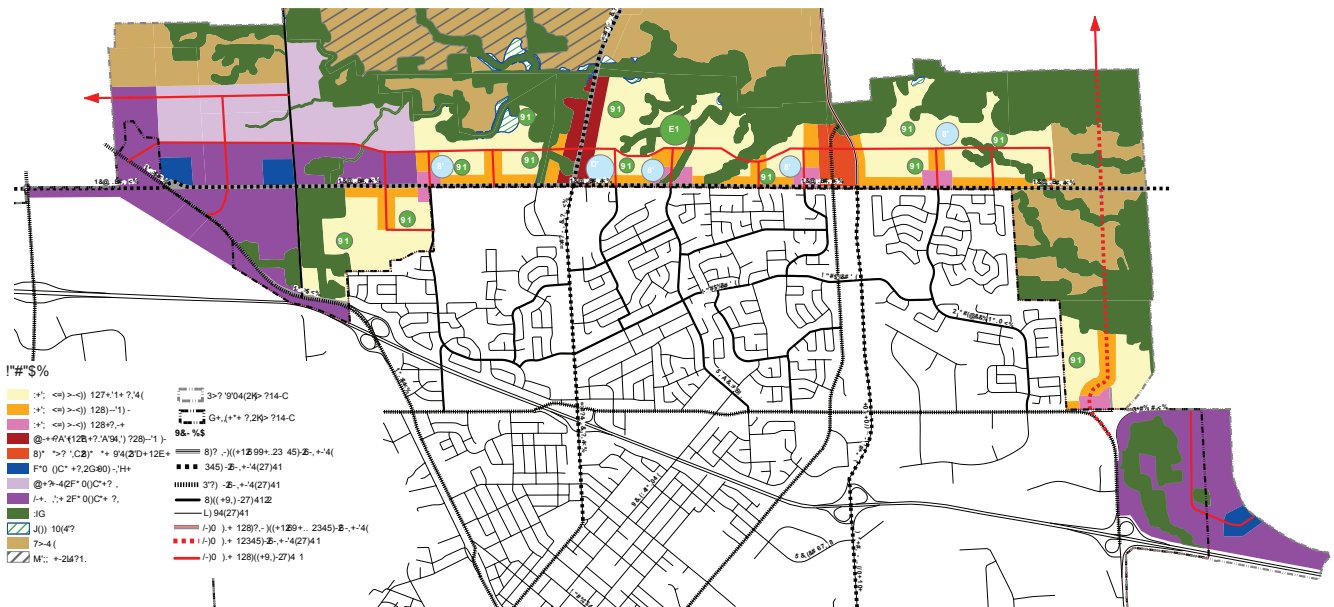
Options 1 and 2 illustrate choices for expansion in Areas C6, C8 and C10.
What do you prefer Option 1 or 2 and why?

Table Group Discussion #2

OPTION 1A



OPTION 1B



Looking at:

- NP Parks
- HS Schools

Which do you prefer and why?

Looking at:

- Greenfield Intensification Corridor
- Neighbourhood Corridor
- Neighbourhood Centre

Which do you prefer and why?

Looking at:

- Employment Supportive
- Prestige Employment

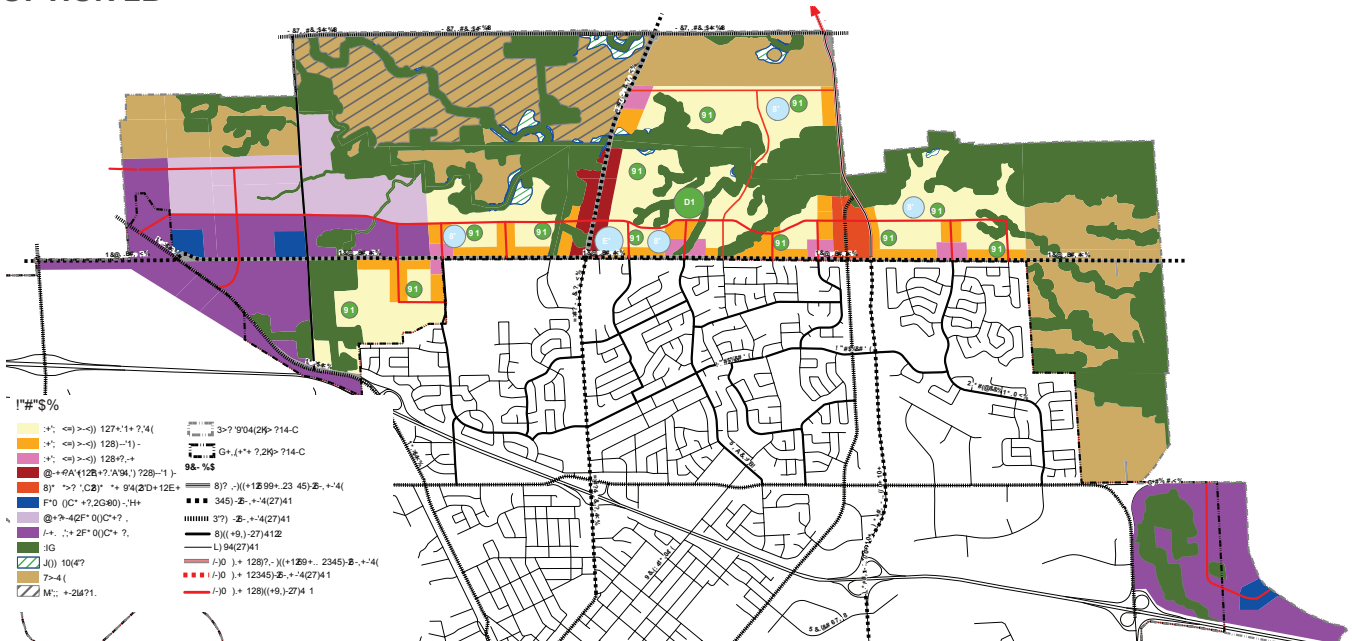
Which do you prefer and why?

Table Group Discussion #2

OPTION 2A



OPTION 2B



Looking at:

- NP Parks
- ES ● HS Schools

Which do you prefer and why?

Looking at:

- Greenfield Intensification Corridor
- Neighbourhood Corridor
- Neighbourhood Centre

Which do you prefer and why?

Looking at:

- Employment Supportive
- Prestige Employment

Which do you prefer and why?

Table Group Discussion #3

OPTION 1



OPTION 2



Two options illustrate choices for Tutela Heights. Look at areas 1, 2 & 3. They show choices for:

- Neighbourhood Residential
- Transitional Residential
- Neighbourhood Corridor

Which options do you prefer and why?

CITY OF BRANTFORD
OFFICIAL PLAN



ENVISIONING OUR CITY: 2041

WHAT WE HEARD

Public Information Centre #5

January 17, 2019

The Planning Partnership





Introduction

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

1. Official Plan Review
2. Master Servicing Plan Update
3. Transportation Master Plan Update

The fifth Public Information Centre took place on Thursday, January 17, 2019 from 6:00-8:30 p.m. at the Brantford and District Civic Centre Auditorium.

Approximately 120 people attended.

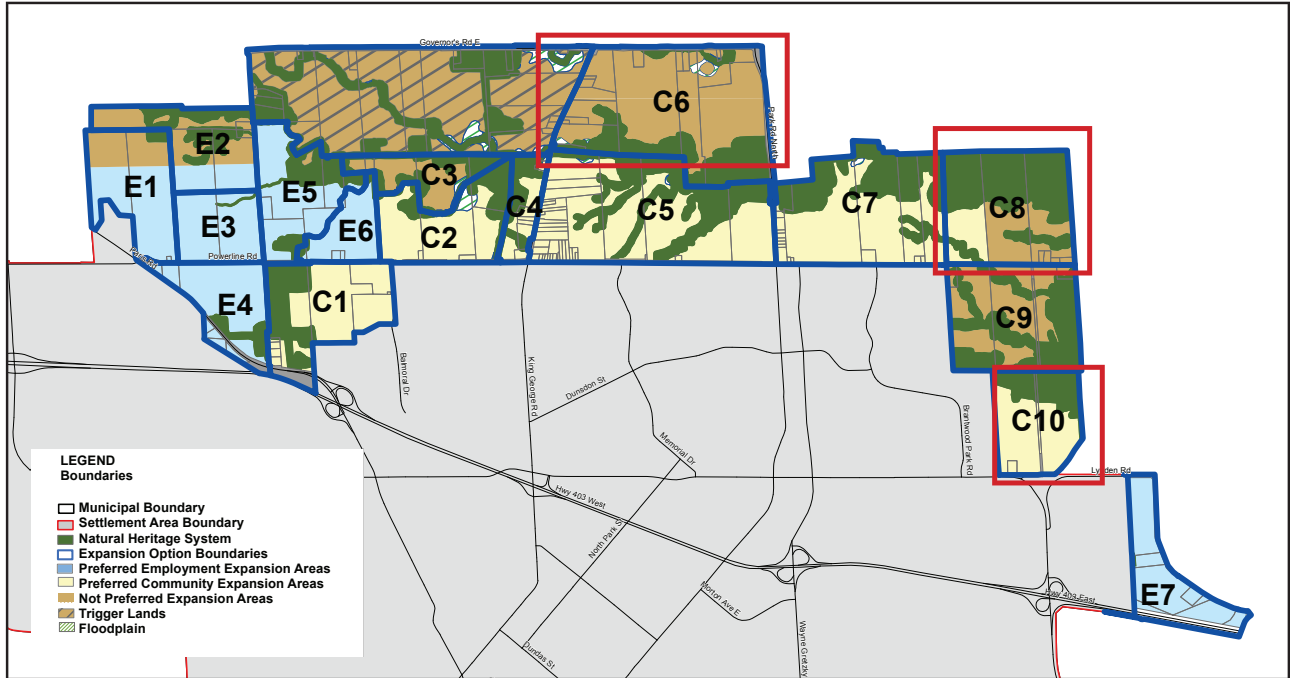
The purpose of the Public Information Centre was to present two Settlement Area expansion options with land use concepts for the North Expansion Area and Tutela Heights.

The Public Information Centre included a presentation and table group discussions to receive input on the Settlement Area expansion options and land use concepts. People were also invited to speak to members of the team regarding servicing and transportation.

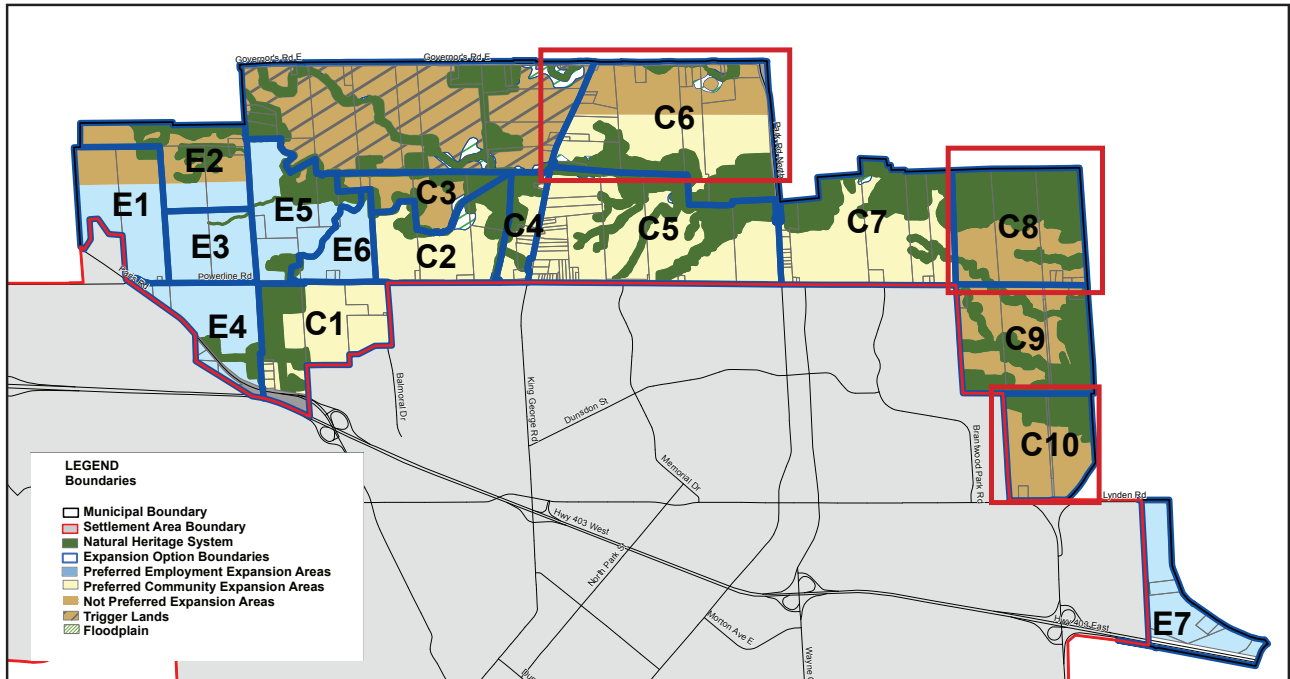
[Input from the Public Information Centre is summarized in this report.](#)

TABLE GROUP DISCUSSION #1

Options 1 and 2 illustrate choices for expansion in Areas C6, C8, and C10



OPTION 1 - Envisioning Our City: 2041 - January 17th, 2019



OPTION 2 - Envisioning Our City: 2041 - January 17th, 2019

Input received on Discussion Topic #1

What do you prefer: Option 1 or 2, and why?

OPTION 1

Reduces risk of NHS rules, option 2 may create issues

Better use of 'blocked areas.' Spreads out the density of future population/expansion

C10 is too close to Highway 403

OPTION 2

Provides more variation and options for the future

More options – better traffic/transportation flow to Gretzky Pkwy

Less restriction/restrictive growth potential in North expansion land, improved community growth, and traffic flow opportunities

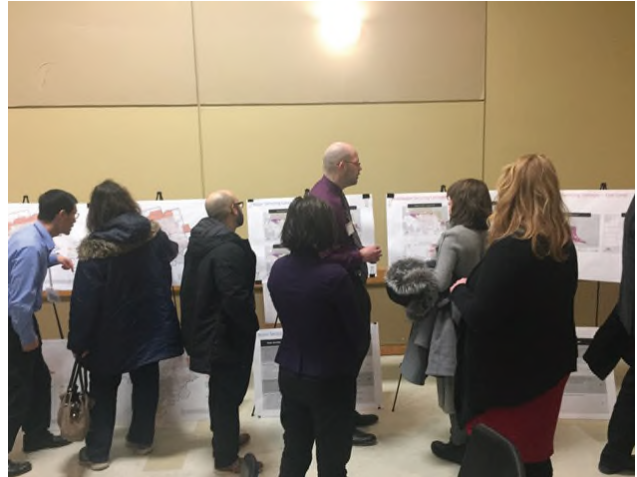
Allows for consideration for transportation, and Natural Heritage System control at same time as growth

Better transportation options, and services available

506 and 508 King George residential or commercial (not rural)

Provides more option for the future

Allows for developers and services to have a surplus of land rather than a shortage



More accessibility in relation to future employment, residential, and commercial lands

More advantages for maximizing traffic growth and community growth in the future

Better allocation and diversity for growth and community expansion

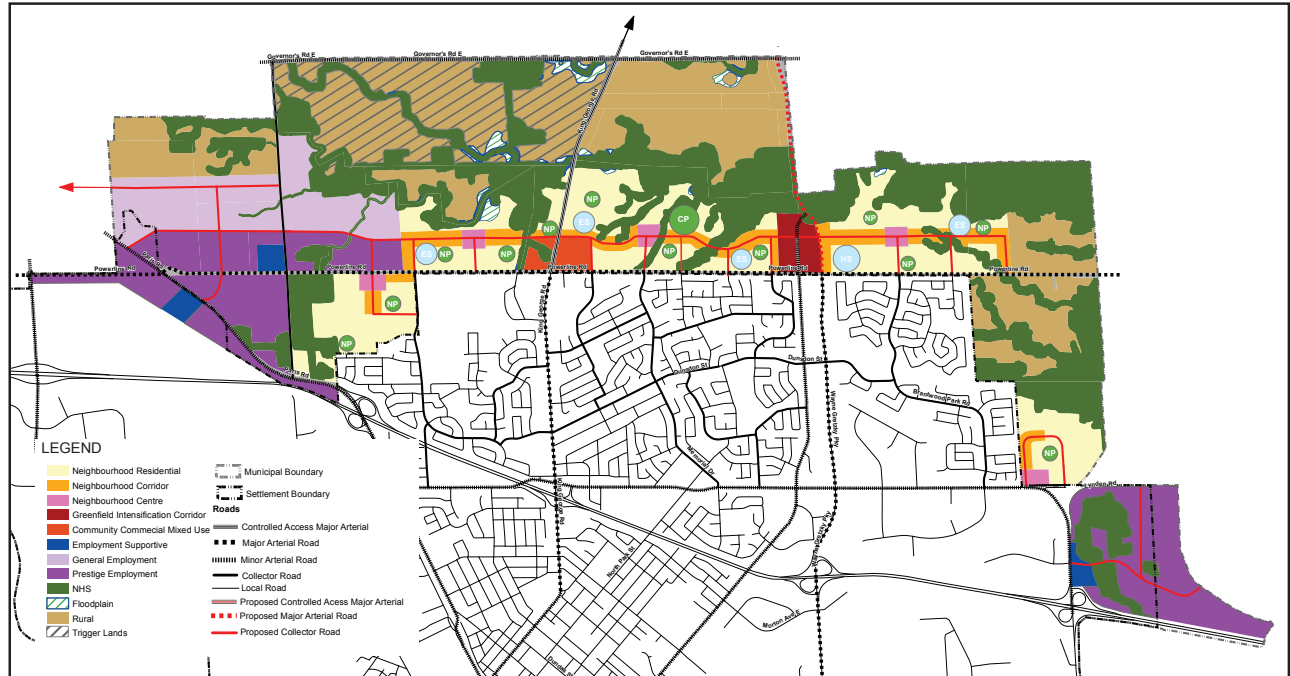
C10 should not be residential because it is on the rail line

C10 is too noisy right now with the train, and is too far from downtown Brantford

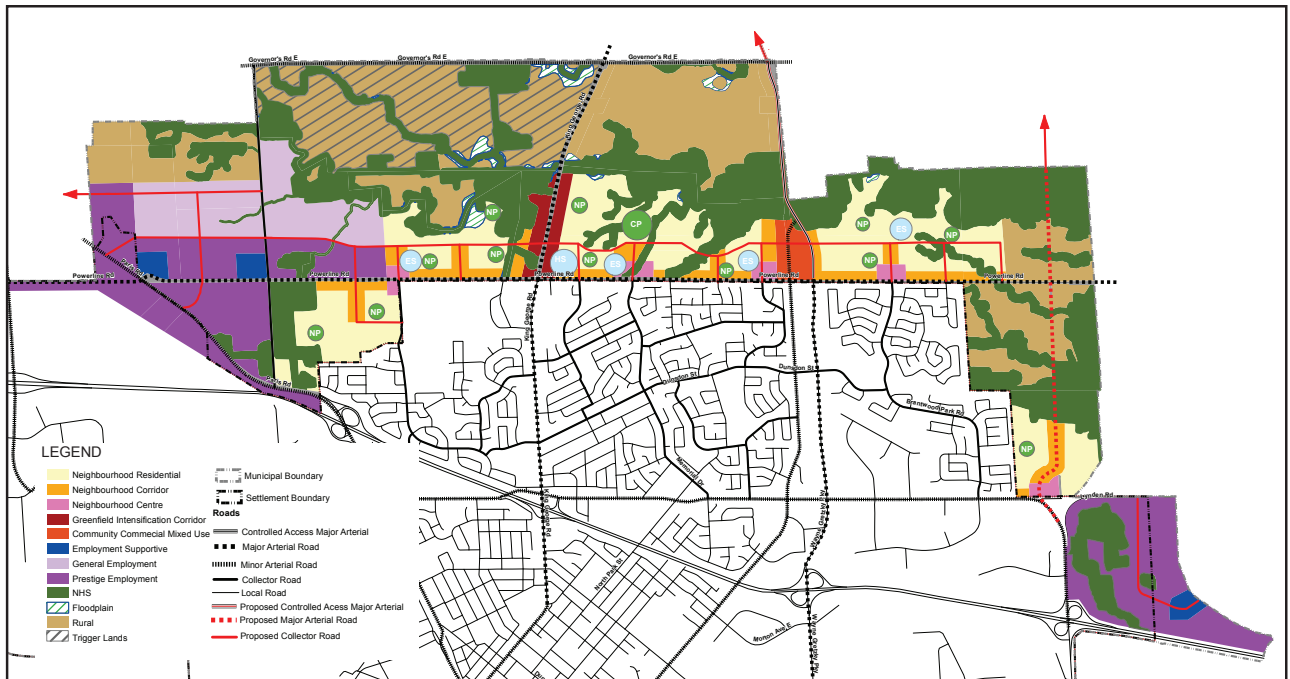
Use all of C6, finishing down to Governors Rd on King George Rd, and Park Rd to Governors Rd

TABLE GROUP DISCUSSION #2

Options 1A and 1B reflect answers for questions 1, 2, and 3 on page 5



OPTION 1A - Envisioning Our City: 2041 - January 17th, 2019



OPTION 1B - Envisioning Our City: 2041 - January 17th, 2019

Input received on Discussion Topic #2

Looking at Parks and Schools, which do you prefer, and why?

OPTION 1A

Better transportation, especially for Garden Ave

C6 stay transition land

OPTION 1B

Better transportation, especially for Garden Ave

The section on Powerline Rd between Memorial Dr and Old Farm Rd; City owned land, should be for schools, banks, hospitals, and community centres

Looking at Employment Supportive and Prestige Employment, which do you prefer, and why?

OPTION 1A

It relates to the Employment Supportive best, with easy access off of Highway 403 and Powerline Rd

It's good to split Employment Support on both Paris Rd and Powerline Rd

OPTION 1B

No comments received

Looking at Greenfield Intensification Corridor, Neighbourhood Corridor, and Neighbourhood Centre, which do you prefer, and why?

OPTION 1A

Further away from farms

Prefer this land use Corridor. Powerline Rd has too much infrastructure to deal with (Hydro Line)

Intensification along Powerline Rd does not make sense (what's already built across the street)

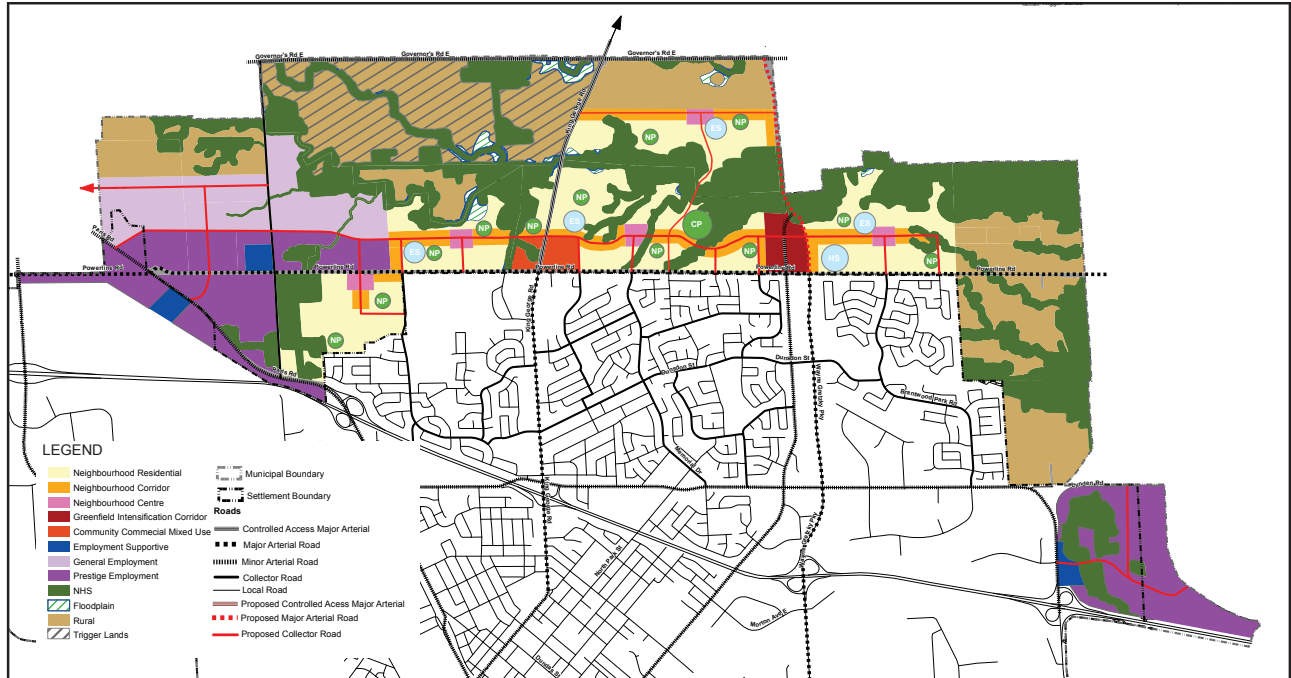
Do not like Greenfield Intensification Corridor along Highway 24. Roadway should be a "thru" road, not a stop/start etc. Remain Highway 24 as an access artery.

OPTION 1B

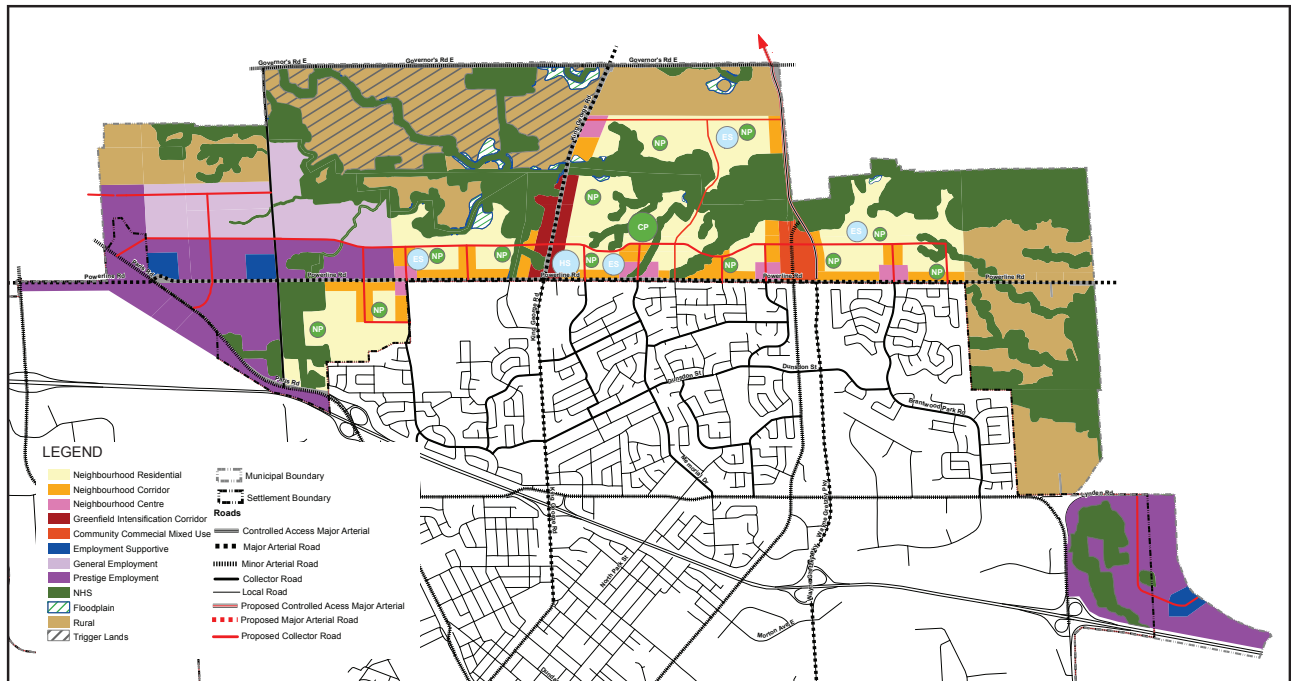
Neighbourhood Corridor is on a new road (use all of C6)

TABLE GROUP DISCUSSION #2

Options 2A and 2B reflect answers for questions 1, 2, and 3 on page 7



OPTION 2A - Envisioning Our City: 2041 - January 17th, 2019



OPTION 2B - Envisioning Our City: 2041 - January 17th, 2019

Looking at Parks and Schools, which do you prefer, and why?

OPTION 2A

Re-purposing and halting Powerline Rd for roadwork and servicing will waste time

Money, also for organizing and planning services for schools will require more access and alternative routes

King George Rd doesn't need more access

OPTION 2B

Do not put Garden Ave through the wetlands

Looking at Employment Supportive and Prestige Employment, which do you prefer, and why?

OPTION 2A

The Employment Supportive works well

Makes sense to have employment support on both Paris Rd and Powerline Rd

Takes the load away from Powerline Rd traffic

Prefer this road pattern

OPTION 2B

Less environmental impact to Greenlands area. Concerned about the type of employment development allowed south of Lynden Rd. Immediately across the road on agricultural land, 347 Lynden Rd. One country road width of protection is not enough of a buffer

Looking at Greenfield Intensification Corridor, Neighbourhood Corridor, and Neighbourhood Centre, which do you prefer, and why?

OPTION 2A

Dovetails and flows well with Brant Country expansion to the North, but adjust your residential border all the way North to Governors Rd

Makes more sense to keep development South of Natural Heritage area

Move park to Parkway area

OPTION 2B

Better to extend Wayne Gretzky Pkwy as restricted access than to extend King George. (Use all of C6)

We want Neighbourhood Corridor on option 2A because of Powerline Rd restrictions (towers and new Powerline Rd rebuild) Powerline Rd can't take more density

Want to keep natural areas with no Intensification Corridors.



TABLE GROUP DISCUSSION #3

Option 1 and 2 illustrate choices for Tutela Heights, highlighted in areas 1, 2 & 3:
Neighbourhood Residential, Neighbourhood Corridor, and Transitional Residential



OPTION 1 - Envisioning Our City: 2041 - January 17th, 2019



OPTION 2 - Envisioning Our City: 2041 - January 17th, 2019

Input received on Discussion Topic #3

Which Options do you prefer in Tutela Heights, and Why?

OPTION 1

Meets intensification targets a bit better

Concerning road closure on Tutela Heights Rd, an effective immediate solution to the problem of road stability would be to reduce heavy truck traffic down that road.

Property west of Davern Rd should remain as estate lots for future development

OPTION 2

There is more Transitional Residential, while keeping in line with existing neighbourhood

Neighbourhood Corridor adjacent to the cemetery which provides separation

Flexibility preferred as to the location of the new Collector Rd opposite Gilkison

Support medium density in Neighbourhood Corridor (towns, stacked towns, and walk up apartments)

Better residential flow

In Zone 1, to the right of bottom left corner across from Park (P) an additional Neighbourhood Corridor added as well, high density





Public Information Centre No. 6 - October 2019



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



Notice of Public Information Centre
City of Brantford Official Plan Review – Project Update

Monday October 7, 2019
6:30 – 8:00 pm
Brantford and District Civic Centre Auditorium
69 Market Street South, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Expansion Lands that were transferred from Brant County to the City in 2017, and conform to the Province of Ontario's 2019 Growth Plan for the Greater Golden Horseshoe.

What will Brantford look like in the future?

Earlier this year, City Council endorsed a future Settlement Area boundary and targets for intensification and density to shape where Brantford will grow. The Official Plan Review program is now expanding its recent focus on the municipal Boundary Expansion Lands to also address the land use plan and urban design guidelines for the entire City of Brantford.

The purpose of this meeting is to provide an update on the City of Brantford's Official Plan Review program. A presentation will be provided, along with some examples to illustrate city building and urban design principles proposed to guide the future development and redevelopment of Brantford.



FOR MORE INFORMATION, PLEASE CONTACT:

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AWaterfield@brantford.ca

Joshua Schram, Policy Planner
Long Range Planning
519-759-4150 ext.5873
JSchram@brantford.ca

LEARN MORE AT:

Brantford.ca/OfficialPlan

We look forward to your attendance,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning

City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

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CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



ENVISIONING OUR CITY: 2041
PUBLIC INFORMATION CENTRE #6

October 7, 2019

Purpose of this PIC

1) Recap on Boundary Expansion

- Council Endorsed Settlement Area Boundary
- Preferred Land Use Plans

2) Update on Official Plan

3) Introduce Urban Design Guidelines

4) Outline Next Steps

Brantford's Projected Growth

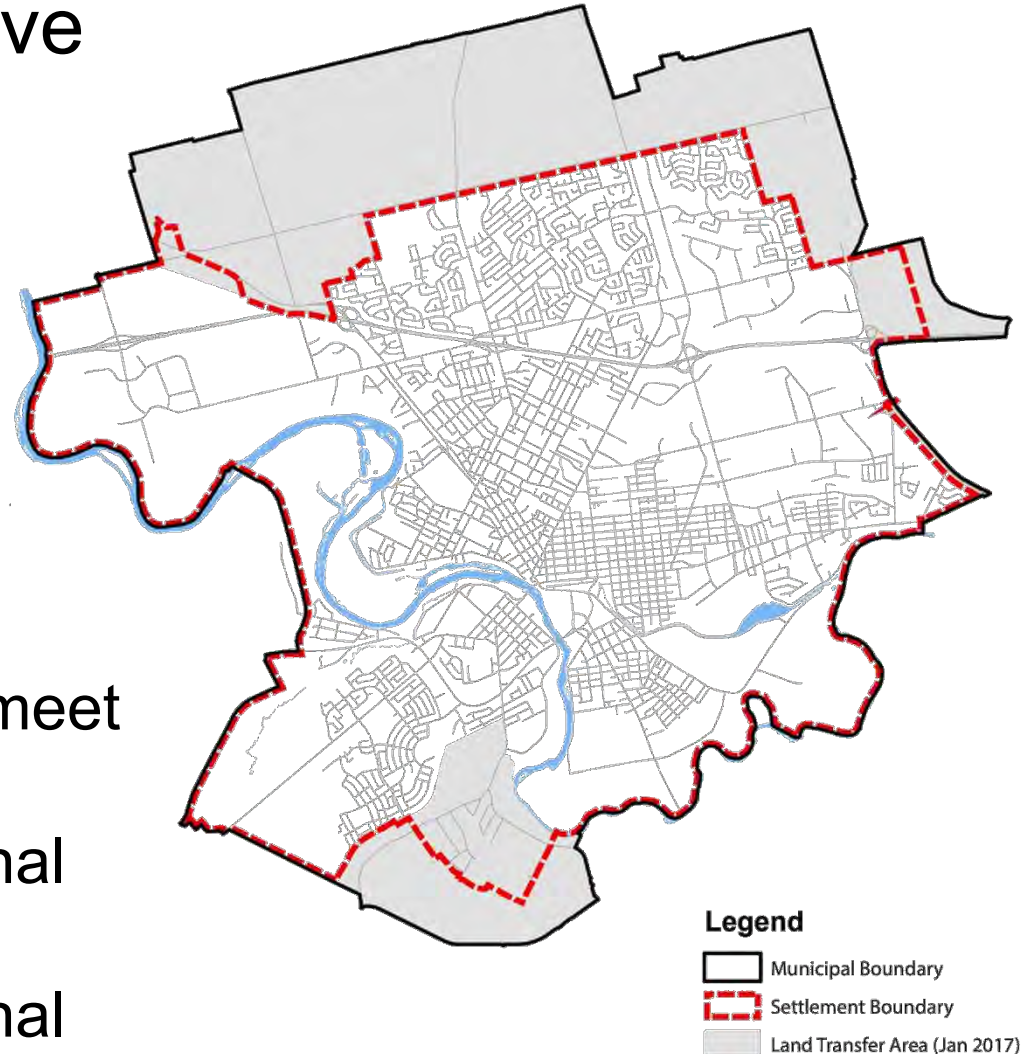
- Official Plan guides the City's development to 2041
- Growth is projected in the Province's Growth Plan

Year	Population	Employment
2016	101,710	44,890
2041	163,000	79,000
<i>Growth</i>	<i>61,290</i>	<i>34,110</i>

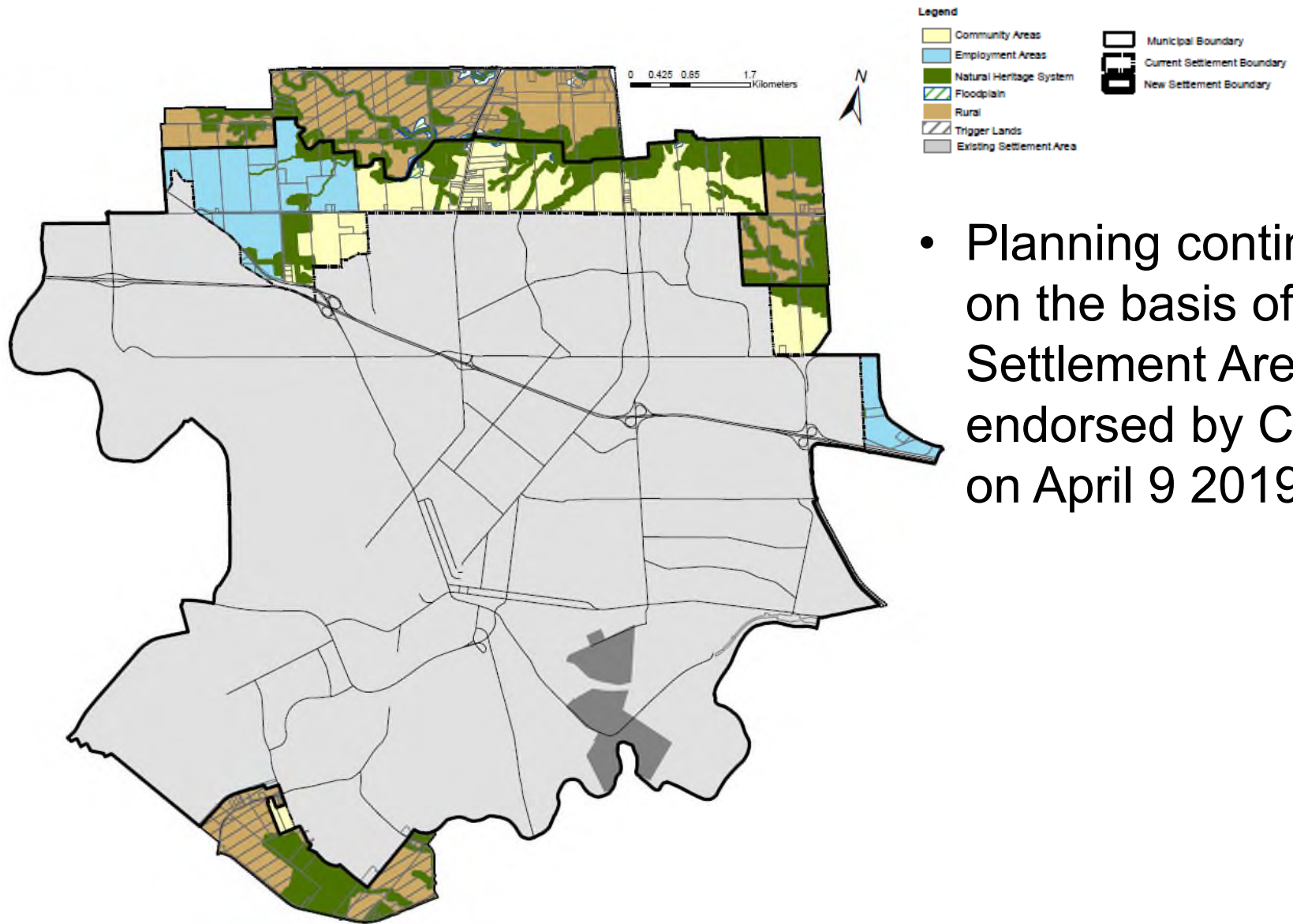
Brantford's Land Need

Municipal Comprehensive Review determined:

- How much growth can be accommodated through intensification and development of remaining vacant land in the existing Settlement Area
- Additional land needed to meet projected growth:
 - 336 hectares of additional Employment Area
 - 460 hectares of additional Community Area



Preferred Settlement Area Expansion



- Planning continues on the basis of the Settlement Area endorsed by Council on April 9 2019

Draft Planning Principles



Natural Heritage Preservation



Cultural Heritage Protection and Integration



Housing Choice



Full Range of Community Amenities



Mobility Choice



Walkability

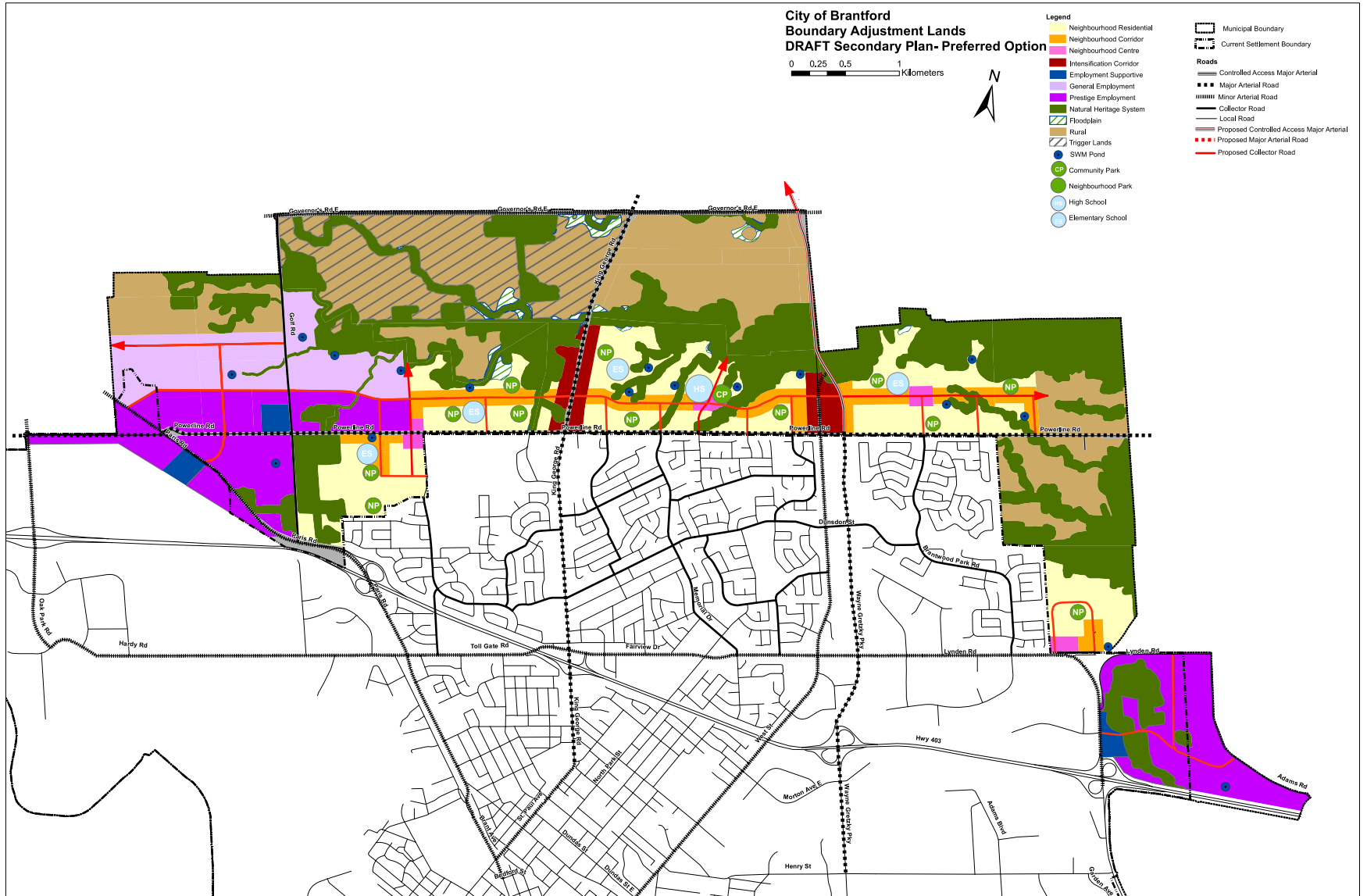


Sustainability

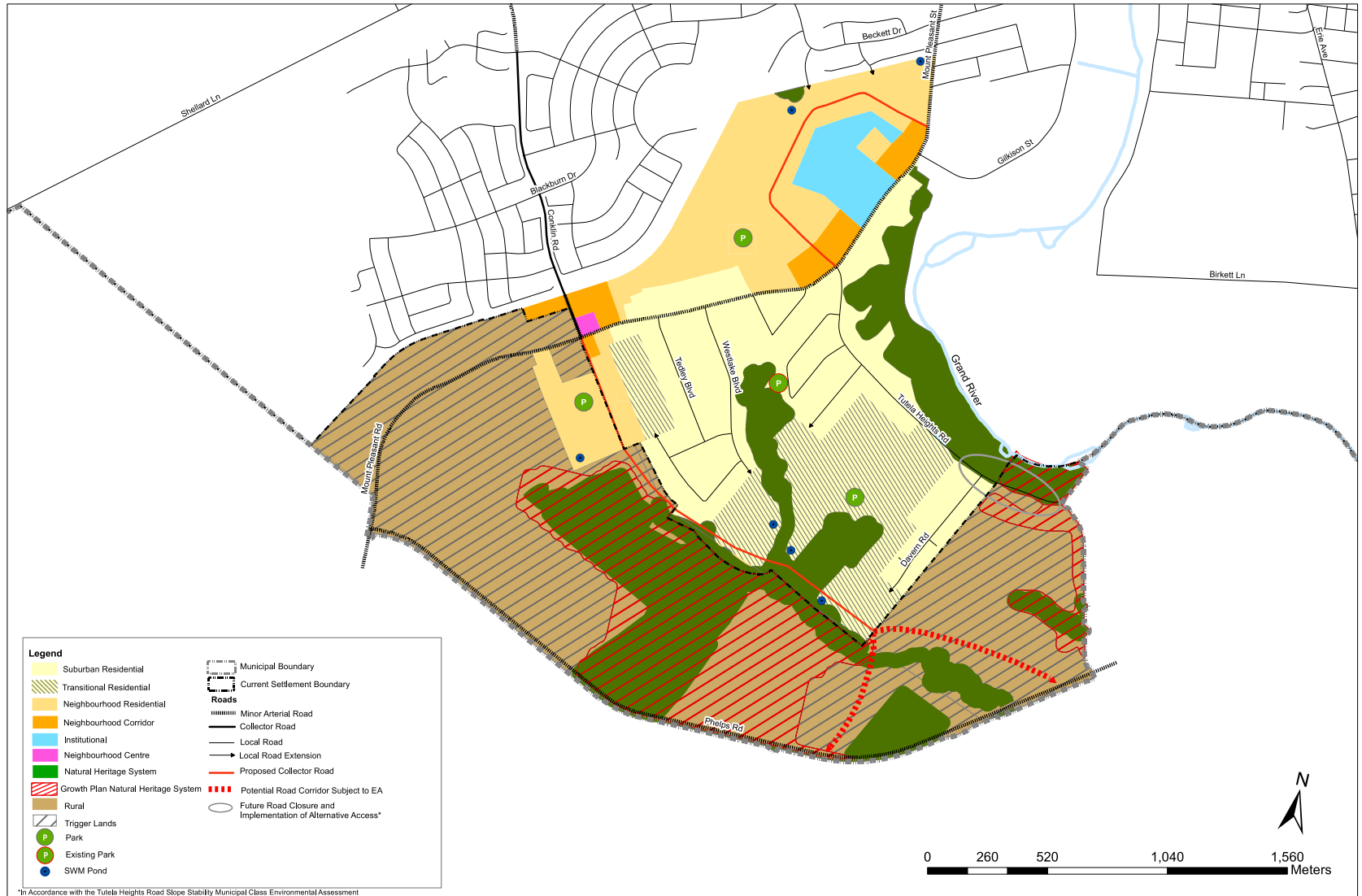


Sense of Place

Preliminary Preferred Land Use Plan - North



Preliminary Preferred Land Use Plan - Tutela Heights



Official Plan Update

The Official Plan was originally released to the public in DRAFT form in July of 2016. Since that time, there have been a number of significant planning events that will have an impact on the content and scope of that DRAFT Official Plan, including:

- The Municipal Boundary adjustment of 2,700 hectares to accommodate growth in Brantford to the year 2041, and beyond;
- A new Growth Plan (2017, then 2019) from the Province that changes some of the key growth assumptions for the City (and throughout the GGH) to the year 2041;
- Bill 108, from the Province that changes a number of important pieces of legislation related to planning and development across the Province; and,
- Proposed changes to the Provincial Policy Statement from the Province affecting planning frameworks across the Province.

OP Topics

- Vision and Guiding Principles
- Growth Management
- Sense of Place
- Healthy Neighbourhoods/Communities
- Housing, Economy and Creative Culture
- Public Health and Safety
- Land Use Designations/Regulations
- Transportation System and Service Infrastructure
- Implementation and Interpretation

Draft Vision Statement

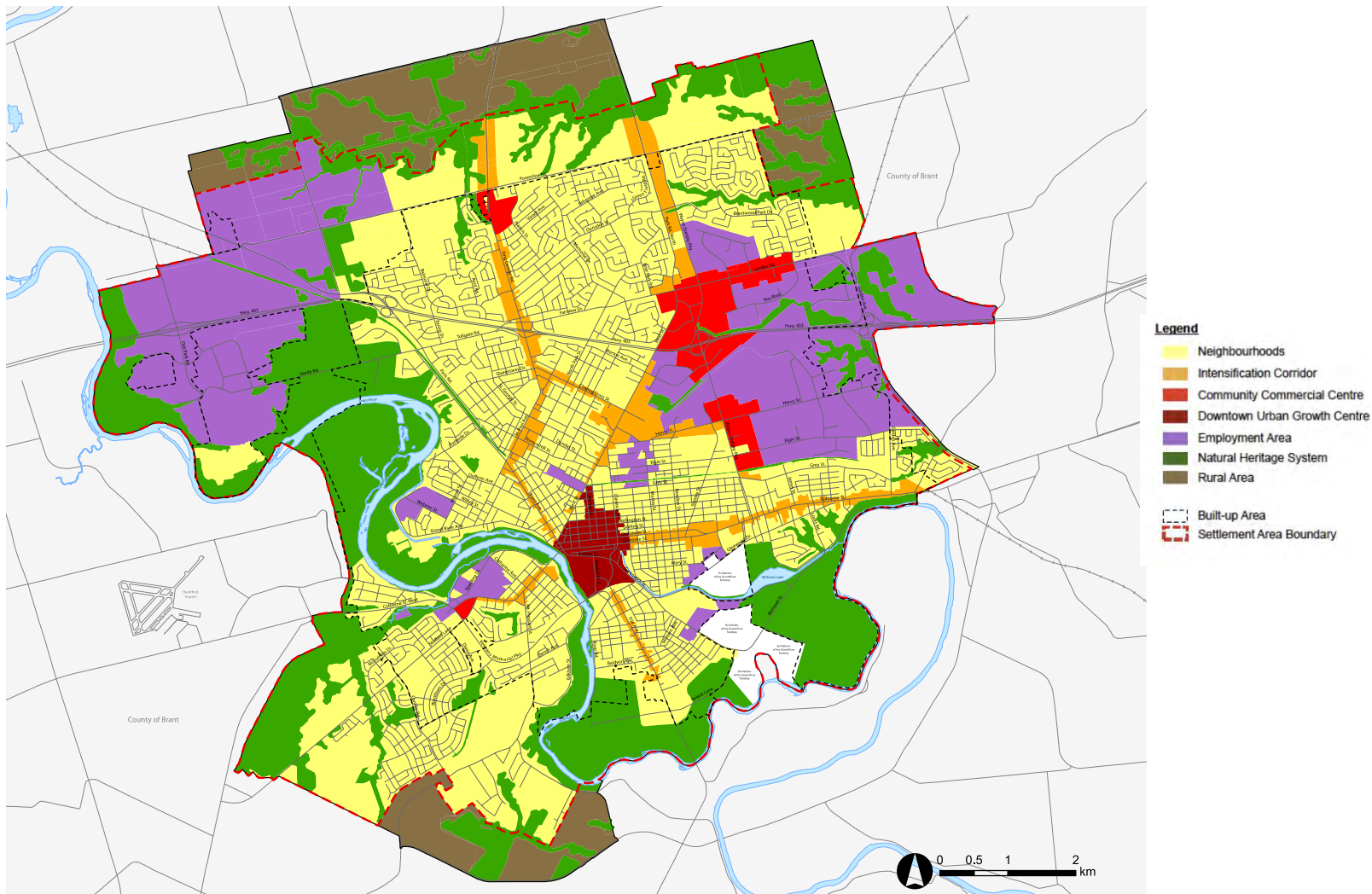
(from 2016 Draft Official Plan)

*Brantford has grown to become a **unique urban community** that has retained connections to its small town origins. It is defined by the **Grand River**, which is cherished for its natural features, historic legacy, and recreational amenities.*

*The people of Brantford are healthy and prosperous. They live in **complete communities** that are inclusive, accessible, compact, and well connected for all modes of travel. Residents have access to a **range of community services and recreational amenities** to support their well-being. The **local economy** thrives because it is diverse and adaptable to changing trends, just as it has been over the course of Brantford's history.*

*The entire community comes together in the **Downtown**, which is recognized as the heart of the community with a mix of activities, and the **highest quality public realm to present a distinct image** of the City. As Brantford grows, the success of existing communities is strengthened, and the features that make the City unique remain as valued assets for future generations to enjoy.*

Draft Urban Structure – Citywide



Natural Heritage System

- Protect and enhance significant natural heritage features.
- Integrate natural features into neighbourhood design.



Employment Areas

- Prestige Employment comprised of offices & light industrial.
- General Industrial comprised of full range of manufacturing and outdoor storage.
- Employment Supportive comprised of retail and service commercial serving the employment areas.

Neighbourhoods

Neighbourhood Residential

- Comprised primarily of single detached and semi-detached houses with some townhouses.



Neighbourhood Corridor & Neighbourhood Centre

- Comprised of low rise multi-unit housing - townhouses, low rise apartments.
- Neighbourhood Centres also comprised of grocery stores and local retail, services, library and community centre.



Commercial Mixed Use Focus Areas

Downtown Urban Growth Centre

- Central focal area for office, institutional, retail and residential uses, cultural heritage and events.



Community Commercial Centre

- comprised of multi-unit housing, major retail and mixed use.
 - Focused at major nodes (e.g. Lynden Park Mall)

Intensification Corridor

- comprised of multi-unit housing, retail and mixed use.
 - Focused along major roads and transit corridors



Urban Design Guidelines

Purpose:

- Achieve high quality design
- Complete, functional, sustainable, attractive built environment
- Unique new and redevelopment
- Promote sustainable design (public transit and active transportation)
- Consistent direction on design

City Building and Place Making Guidelines

- Update and consolidation of City Wide Urban Design Guidelines
- Reflect the City's vision for city building and creating great places
- Includes Vision and Guiding Principles, the community structure in the OP, Public and Private Realm Guidelines, and Implementation Guidance.

Demonstration Sites

- 3 demonstration sites from across the City
 - Site 1 - Colborne St and Icomm Dr.
 - Site 2 - Future East/West Collector/Civic Hub
 - Site 3 - King George Road and Varadi Ave.
- Provide examples of:
 - Draft Official Plan designations;
 - Good Urban Design Principles; and
 - City Building and Place Making Guidelines

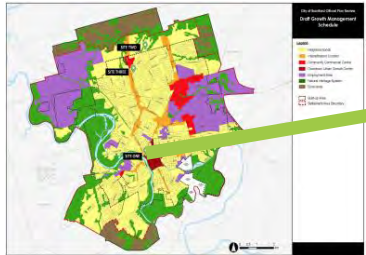
Site 1

Historic Mainstreet/Lower Downtown



1
2

COMMERCIAL/
COMMUNITY USES
COMMERCIAL/



Key Map

in concept
ed for
discussion
and does not
ual
proposal.



Existing Site



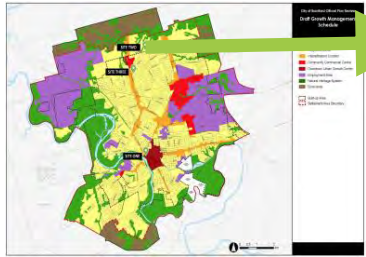
View A



View B

Site 2

Expansions Lands Intensification Corridor



Key Map



Demonstration Plan

- 1 HIGH SCHOOL
- 2 COMMUNITY BUILDING
- 3 MIXED USE COMMERCIAL/
RESIDENTIAL



View A



Existing Site

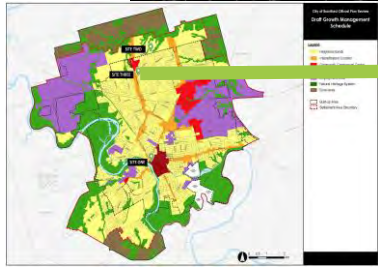


View B

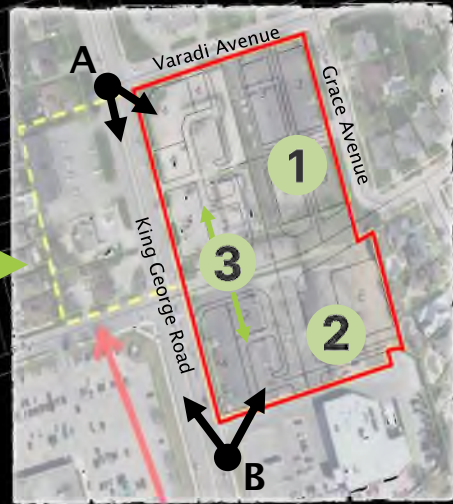
Note: This design concept has been prepared for illustrative and discussion purposes only and does not represent an actual development proposal.

Site 3

Intensification Corridor



Key Map



- 1
- 2
- 3



View A



Existing Site



View B

Input From Tonight's PIC will

- Confirm the Vision and help shape the City's future;
- Inform the development of the guidelines; and
- Ensure creation of successful Places and Spaces throughout the City.

Next Steps

Step/Event	Timing
PIC (Public Information Centre) #6	Oct 7 2019
Development of the land use plan, OP policy and urban design guidelines, and infrastructure analysis continues	Ongoing
Continue to meet with the Province (Municipal Affairs & Housing)	Ongoing
Master Servicing Plan and Transportation Master Plan PICs	Jan 2020
PIC #7, to present Draft OP policy, schedules (maps), and urban design guidelines	Early Spring 2020
PIC #8, Draft OP document released for Public Comment	June 2020
Statutory Open House (PIC #9) regarding the Final Draft OP	Fall 2020
Council Adoption of Final Draft OP at Statutory Public Meeting	Fall 2020
Submit the Council Adopted OP to the Province for Approval	Fall 2020

**Public Information Centre No. 7 - February 2020
(W&WW MSP Update 3)**



CITY OF BRANTFORD MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041

Notice of Public Information Centre **Water, Wastewater, and Stormwater Master Servicing Plan and Transportation Master Plan Updates**

The City of Brantford is undertaking three studies to guide the City's future development through to 2041. The City's Official Plan, Master Servicing Plan, and Transportation Master Plan are being updated, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this TMP is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement, and automobiles.

The Master Servicing Plan and Transportation Master Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear From You

What should the City of Brantford look like in 2041? The decisions we make as a community today will shape our City's future tomorrow. At our last Public Information Centre (PIC) in October 2019, we presented how much growth we target to accommodate through intensification and development of remaining vacant land in the existing Settlement Area.

At our next PIC, we will present the opportunities and constraints associated with meeting this growth using existing transportation and servicing infrastructure. Where transportation and servicing constraints are identified, we will identify infrastructure/strategy improvement opportunities to meet these challenges in the future and answer any questions you may have.

Join us on

Monday, February 10, 2020
6:30 p.m. to 8:00 p.m.

**Brantford and District Civic Centre Auditorium,
69 Market St. S., Brantford**

A series of PICs will be held to provide information about the studies, gather input and receive feedback from the public. If you wish to submit comments or would like to be added to the project mailing list, please contact:

MASTER SERVICING PLAN brantford.ca/MasterServicingPlan

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Join the Conversation



Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Welcome

Why Are We Here?

- The City is updating the 2014 Water, Wastewater and Stormwater Master Plan (MSP) and the 2014 Transportation Master Plan (TMP)
- These updates will develop long term servicing and transportation strategies to ensure the maintenance of services for existing residents and business as well as support future growth of the community
- Public Consultation and feedback are important components of these projects

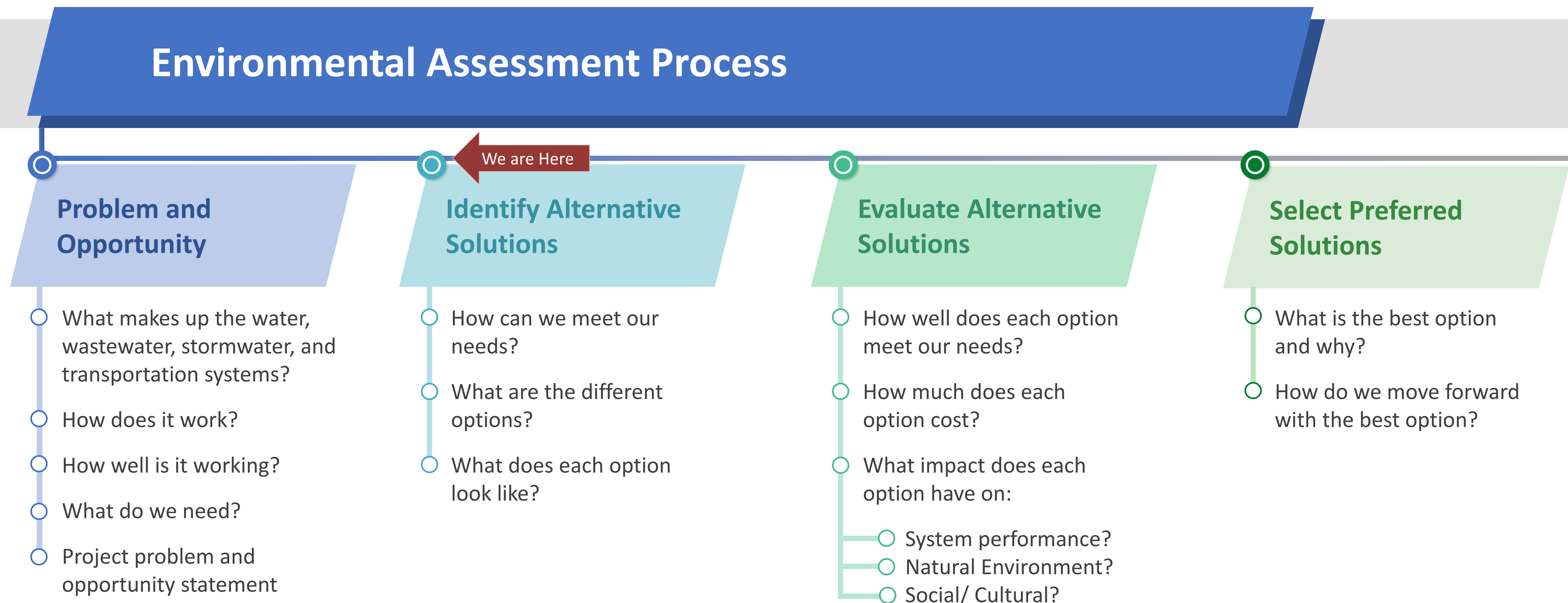
We Need Your Help!

You will have the opportunity to review and discuss the strategic approach to both the MSP and TMP updates including:

- Recap on growth areas within the expanded City Boundary
- The opportunities and constraints with meeting the City's growth to 2041 using existing water, wastewater, stormwater and transportation infrastructure systems
- Infrastructure strategy improvement opportunities to meet future constraints and challenges for these four infrastructure systems

Municipal Class EA Process

The Water, Wastewater, and Stormwater Master Servicing Plan Update and Transportation Master Plan Update involve the completion of Phases 1 and 2 of the MEA Municipal Class EA process

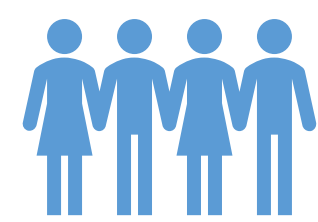


The study follows the Master Plan process as outlined in Section A.2.7 of the Municipal Engineers Association (MEA) Municipal Class Environmental Assessment (Oct 2000, as amended in 2007, 2011, and 2015).

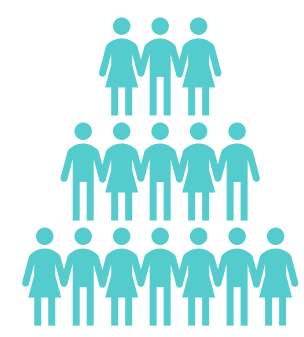
Vision

Supporting a Strong and Growing Brantford

To establish a preferred servicing plan for the City's water, wastewater, stormwater, and transportation systems that:



Meets current needs



Supports growth and expansion of the City's urban boundary (i.e. Settlement Area)



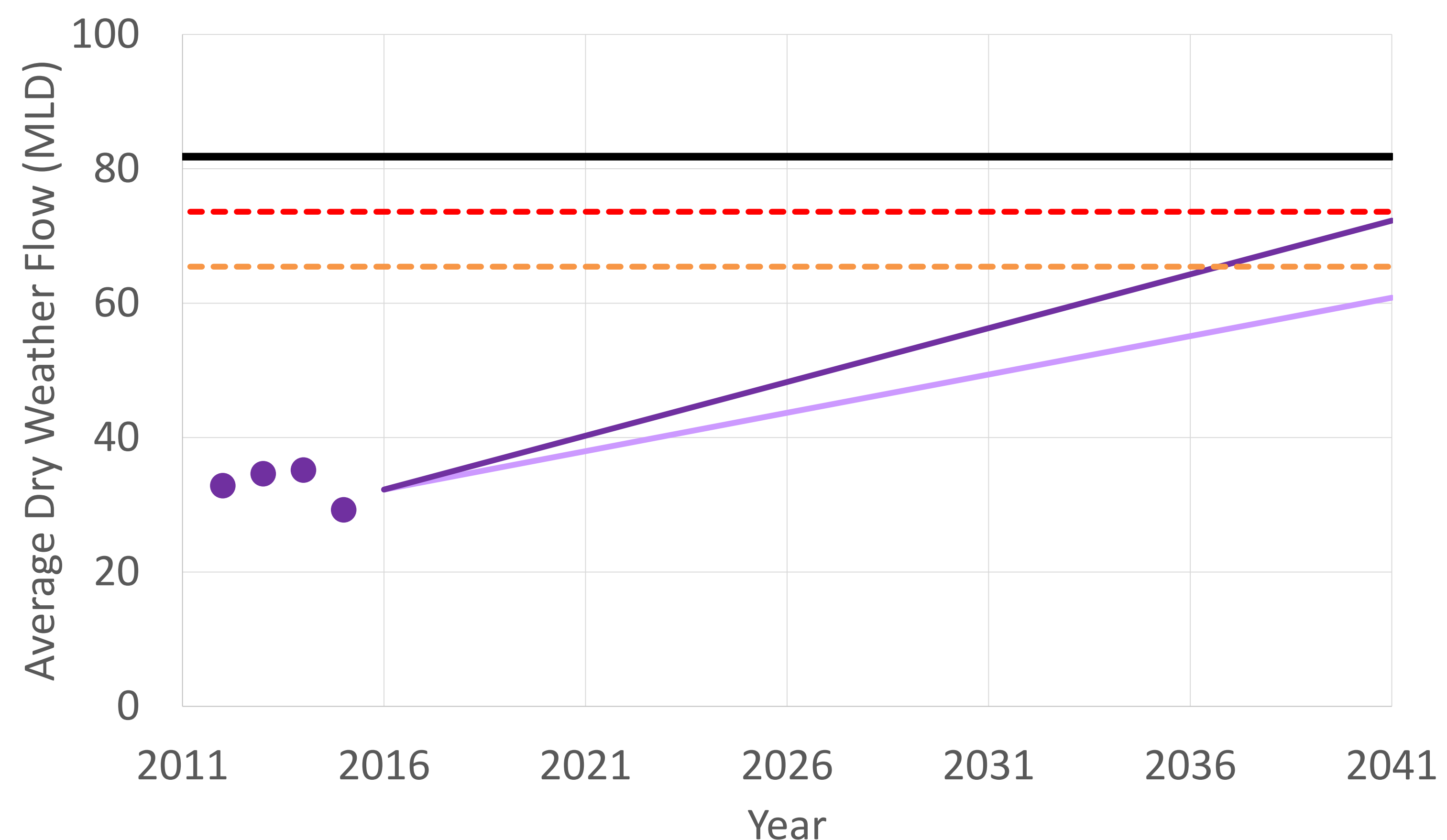
Maintains or improves service levels



Considers priority areas of climate change, infrastructure optimization and renewal, and system resiliency

Water and Wastewater Treatment Plants

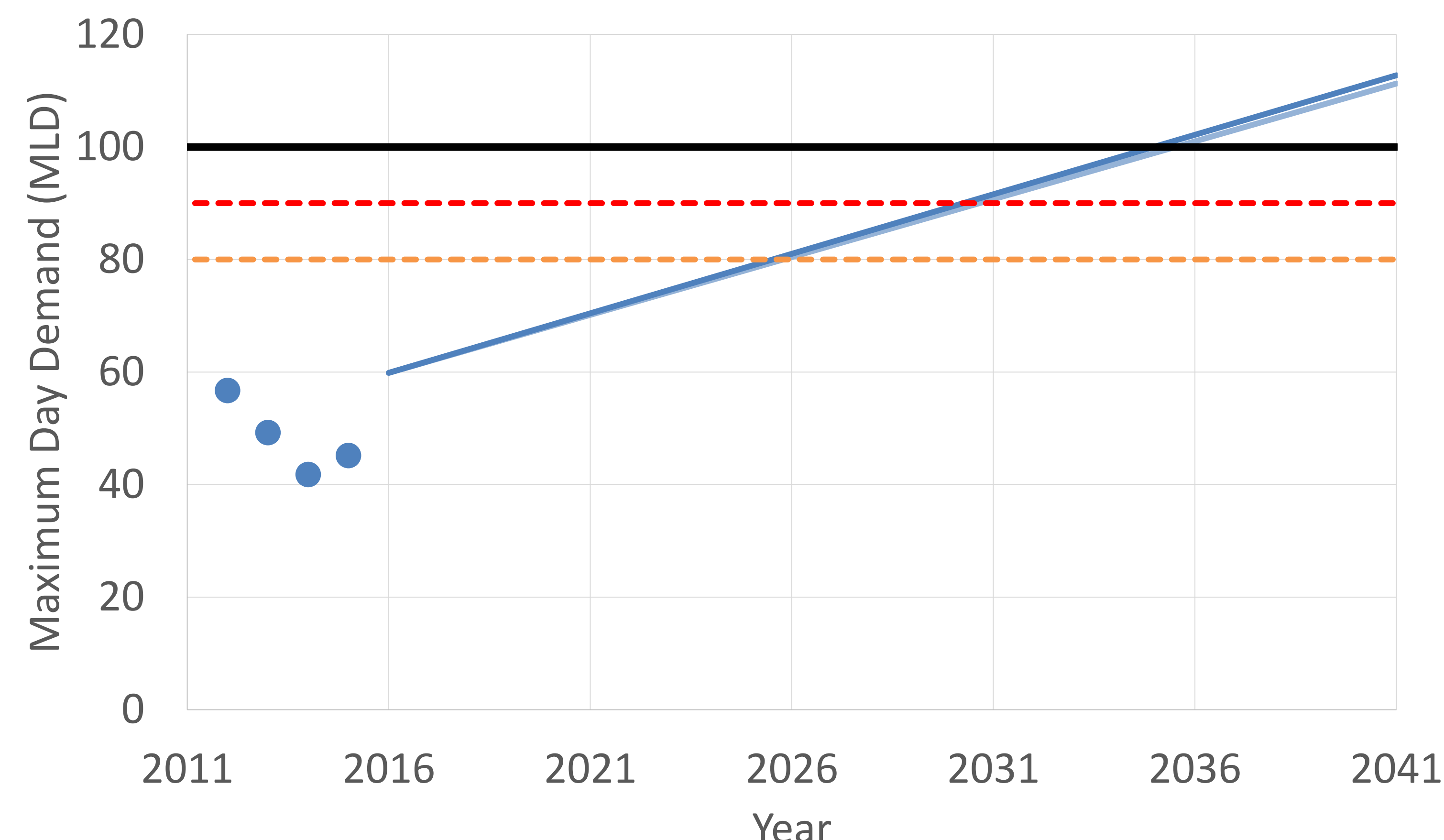
Wastewater Treatment Plant (WWTP) Capacity



— Wastewater Flow Projection (Flow from Brantford Only) — Wastewater Flow Projection (Flow from Brantford, Cainsville, and Airport)
— WWTP Capacity - - - 90% WWTP Capacity
- - - 80% WWTP Capacity ● Historic

- Capacity upgrades to meet 2041 growth needs may be required; dependent on the negotiations of servicing agreements with the County of Brant
- WWTP process optimization and upgrades are needed to re-establish current rated capacity
- Opportunity to optimize processes with inadequate capacity in the short-term with further capacity upgrades in the long-term

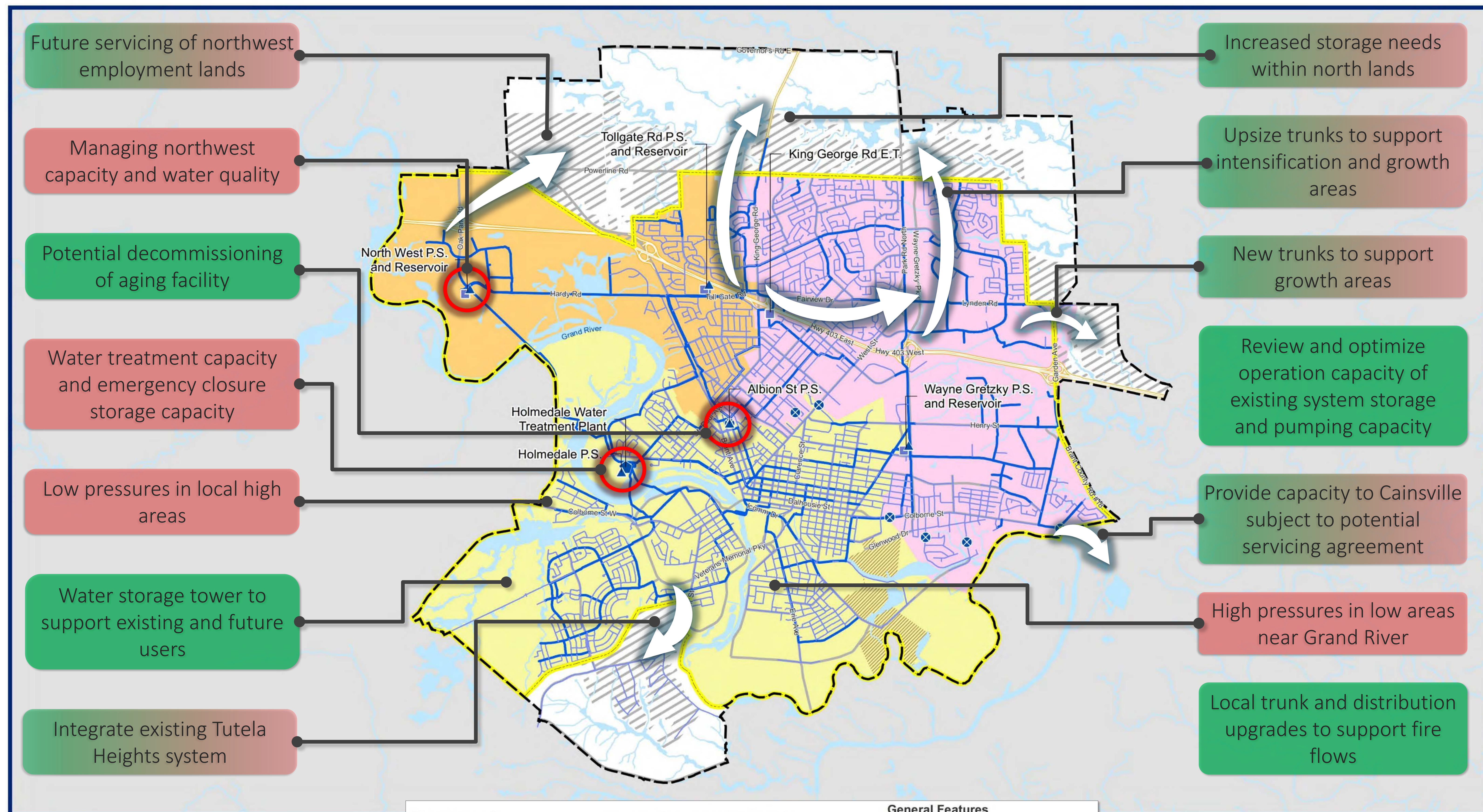
Water Treatment Plant (WTP) Capacity



— Water Demand Projection (Supply to Brantford Only) — Water Demand Projection (Supply to Brantford and Cainsville)
— WTP Capacity - - - 90% WTP Capacity
- - - 80% WTP Capacity ● Historic

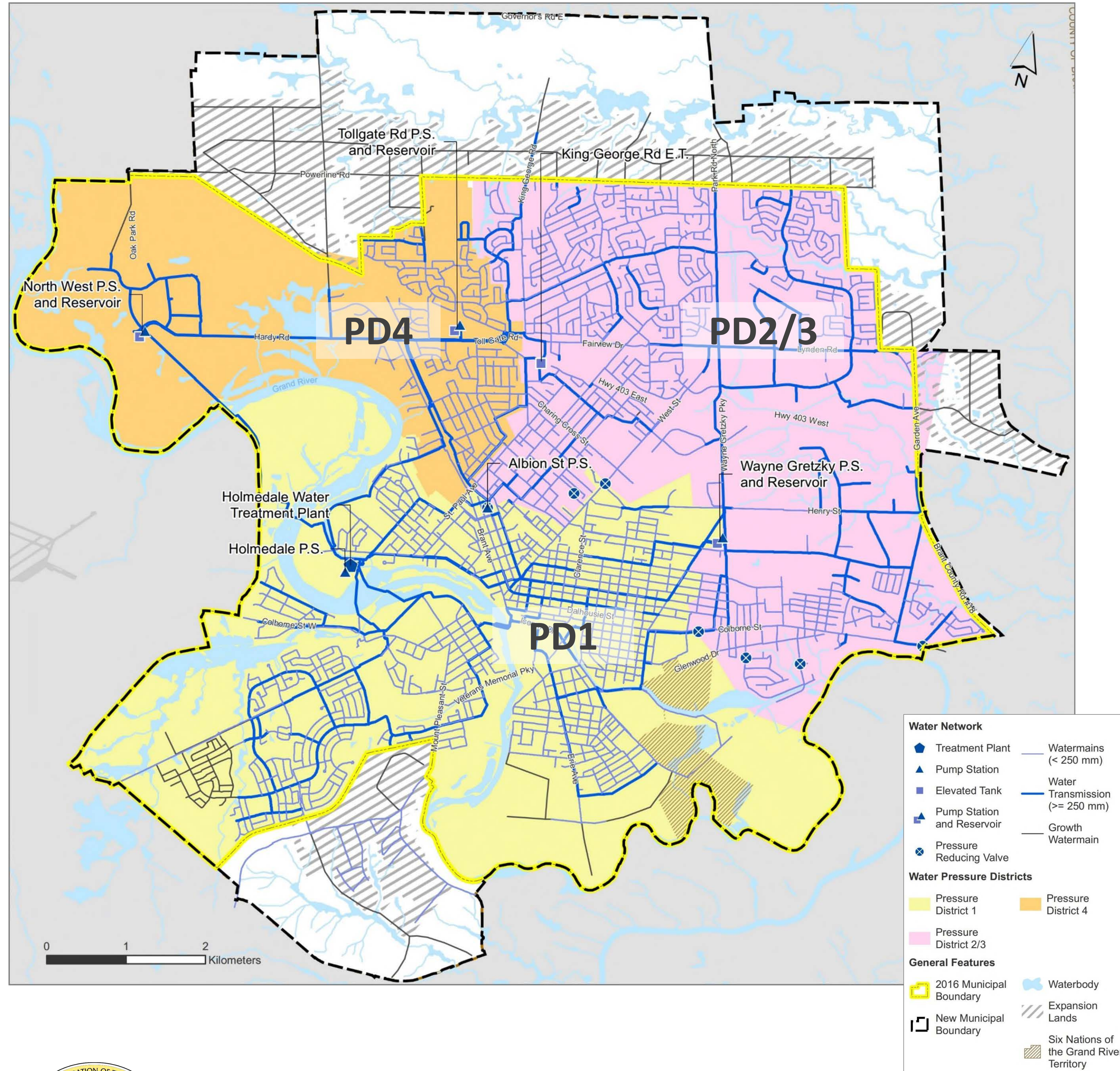
- Capacity upgrades needed to meet 2041 growth
- Opportunity to implement process optimization and mechanical upgrades to increase rated capacity

Water Opportunities and Constraints



Water Network		Water Pressure Districts		General Features	
	Water Treatment Plant		Pressure District 1		2016 Municipal Boundary
	Pumping Station		Pressure District 2/3		New Municipal Boundary
	Elevated Tank / Reservoir		Pressure District 4		Six Nations of the Grand River Territory
	Pressure Reducing Valve				Expansion Lands
	Watermains (< 250 mm)				
	Water Transmission (>= 250 mm)				

Water Opportunities and Constraints



Storage

- More water storage, either elevated or pumped, is needed in all pressure districts to accommodate 2041 growth
- Opportunity to increase elevated storage to decrease pumping needs
- Opportunity to replace aging King George Elevated Tank with new larger elevated tank

Pumping

- Limited pumping upgrades needed in PD1 or PD2/3 to accommodate 2041 growth
- PD4 may need pumping upgrades; dependent on storage strategy
- Opportunity to decommission aging Albion PS

Transmission (Watermains)

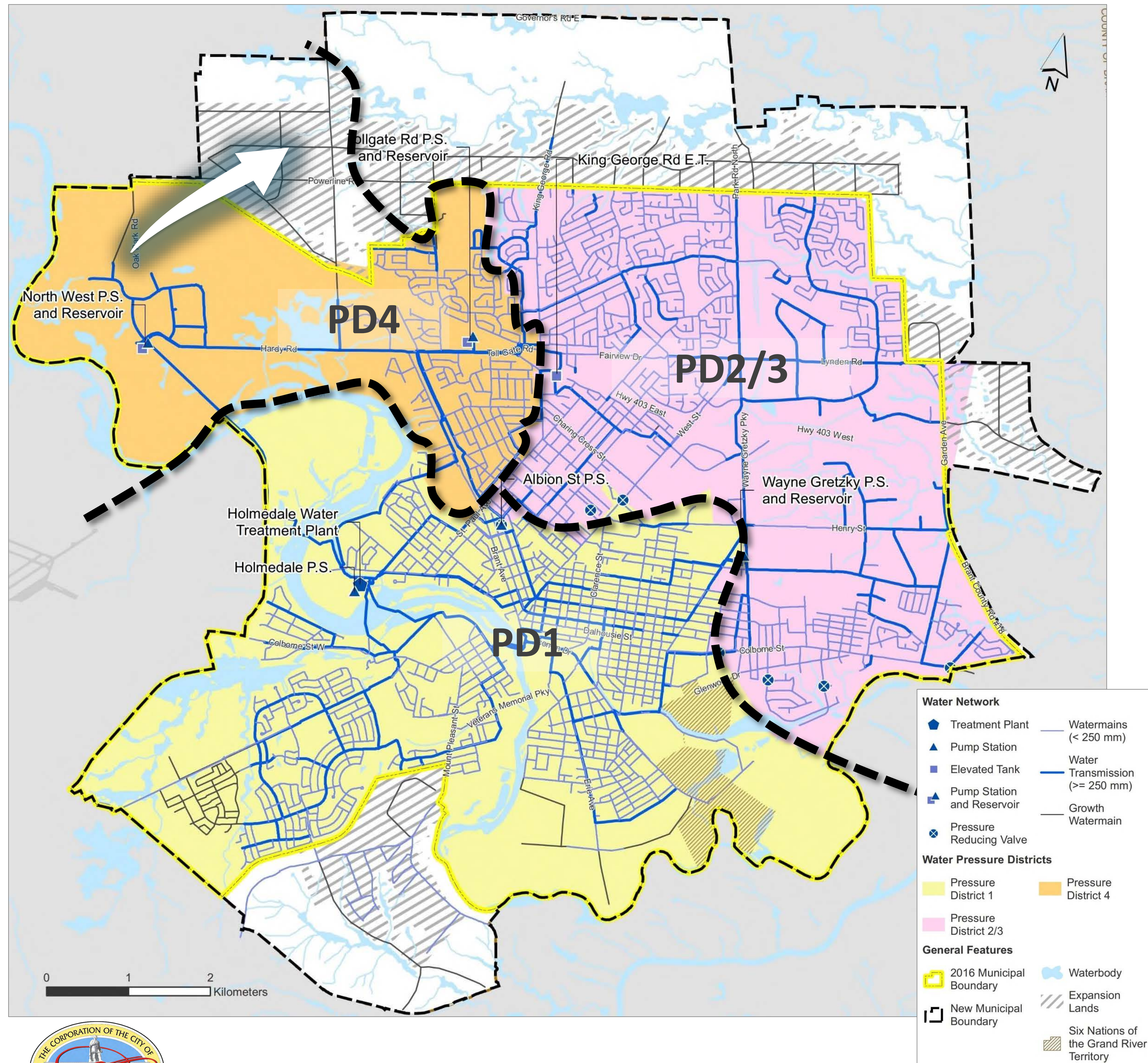
- Aging watermains will need to be replaced to improve local conveyance
- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Pressure

- High and low pressures exist due to variation in elevations

Water Servicing Concept 1 – Status Quo

- Maintains current servicing strategy, including current pressure district boundaries
- Pressure district boundary for PD4 within expansion lands to be optimized based on local elevations and demands



Storage

- More water storage, as either elevated or pumped water storage, is needed in all pressure districts

Pumping

- No pumping upgrades needed in PD1 or PD2/3
- PD4 may need pumping upgrades; dependent on storage strategy

Transmission (Watermains)

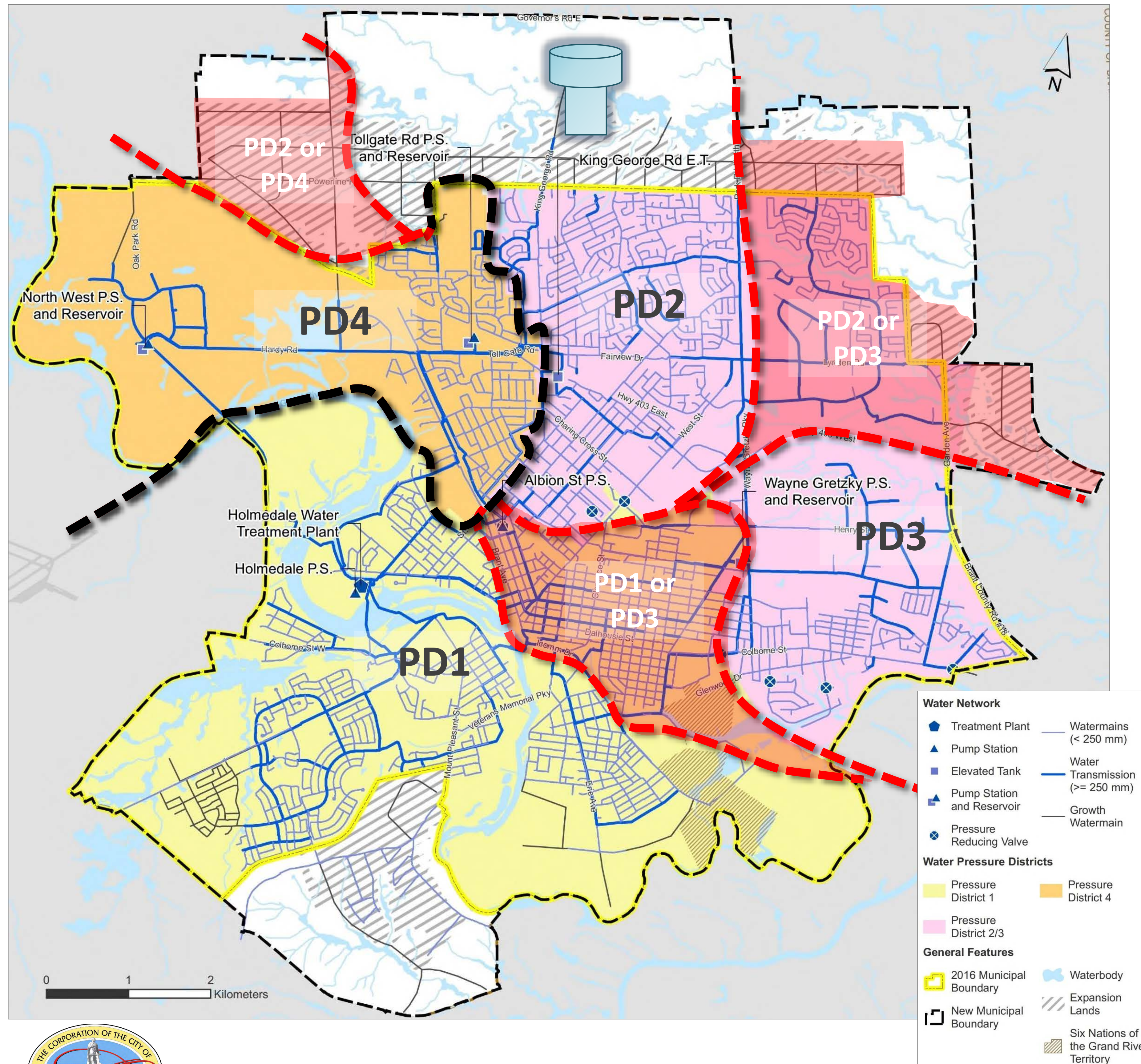
- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Pressure

- Current pressures are maintained

Water Servicing Concept 2 – Split Pressure District 2/3 into PD2 and PD3

- Split PD2/3 into two pressure districts to optimize pressures and facility needs
- Pressure district boundary realignment is flexible due to ground elevations



Storage

- New water storage, as either elevated or pumped storage, is needed in PD1 and PD4
- New PD2 elevated tank to replace existing King George Elevated Tank and to support growth
- Water storage needs in PD3 are dependent on the boundary realignment

Pumping

- No pumping upgrades needed in PD1
- Minor upgrades to PD2 and PD3 may be needed to support new pressure districts
- Potential PD4 upgrades needed; dependent on storage strategy and boundary realignment

Transmission (Watermains)

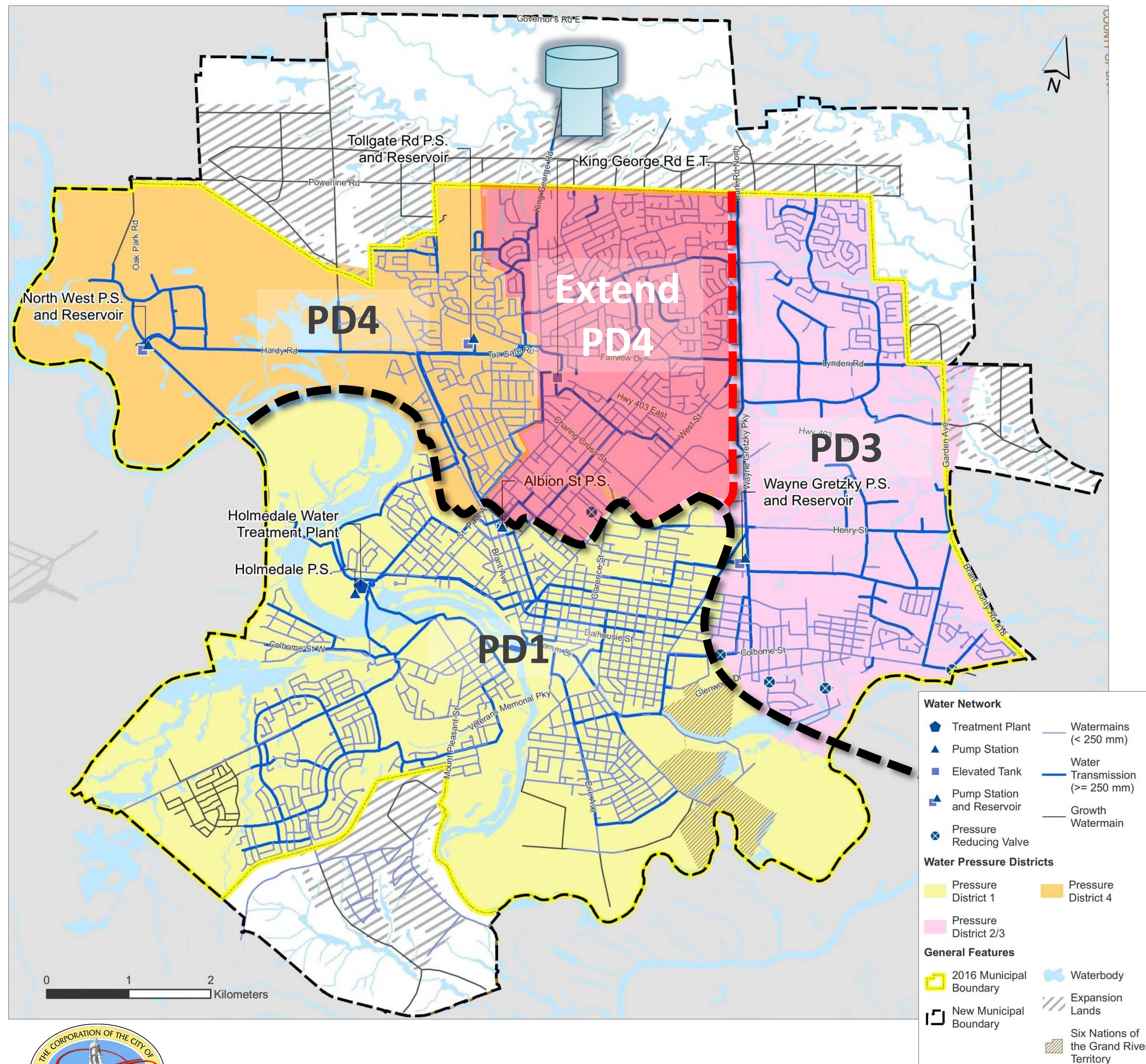
- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Pressure

- Improved pressures in PD2 and PD3

Water Servicing Concept 3 – Maximize Pressure District 4

- Expansion of PD4 eastwards to eliminate PD2 with the PD3 boundary realigned to Wayne Gretzky Parkway
- Pressure district boundary realignment to optimize pressures and facility needs



Storage

- New PD4 elevated tank to replace King George Elevated Tank to support new pressure district operations and growth
- Potential PD3 storage upgrades needed

Pumping

- No pumping upgrades are needed in PD1
- Pumping upgrades needed in PD3 and PD4 to accommodate new pressure districts

Transmission (Watermains)

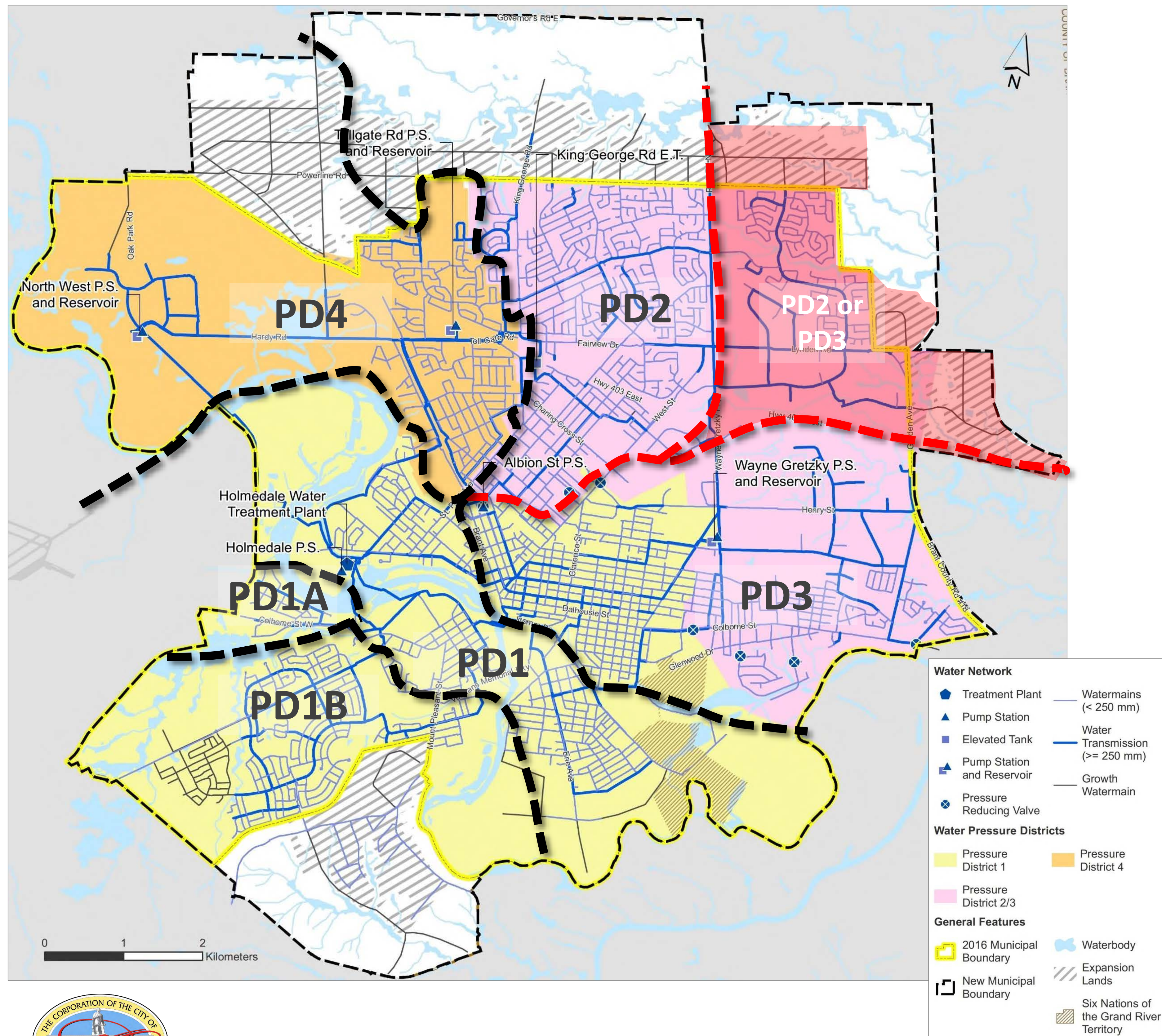
- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Pressure

- Improved pressures in PD3 and PD4

Water Servicing Concept 4 – Split Pressure District 1

- Split PD1 into three pressure districts to optimize PD1 pressures
- Split PD2/3 into two pressure districts to optimize pressures and facility needs
- Pressure district boundary realignment is flexible due to ground elevations



Storage

- More water storage, as either elevated or pumped water storage, is needed in all pressure districts

Pumping

- New pumping facilities are needed to accommodate PD1A and PD1B
- Minor upgrades to PD2 and PD3 may be needed to support new pressure districts
- Potential PD4 upgrades needed; dependent on storage strategy and boundary realignment

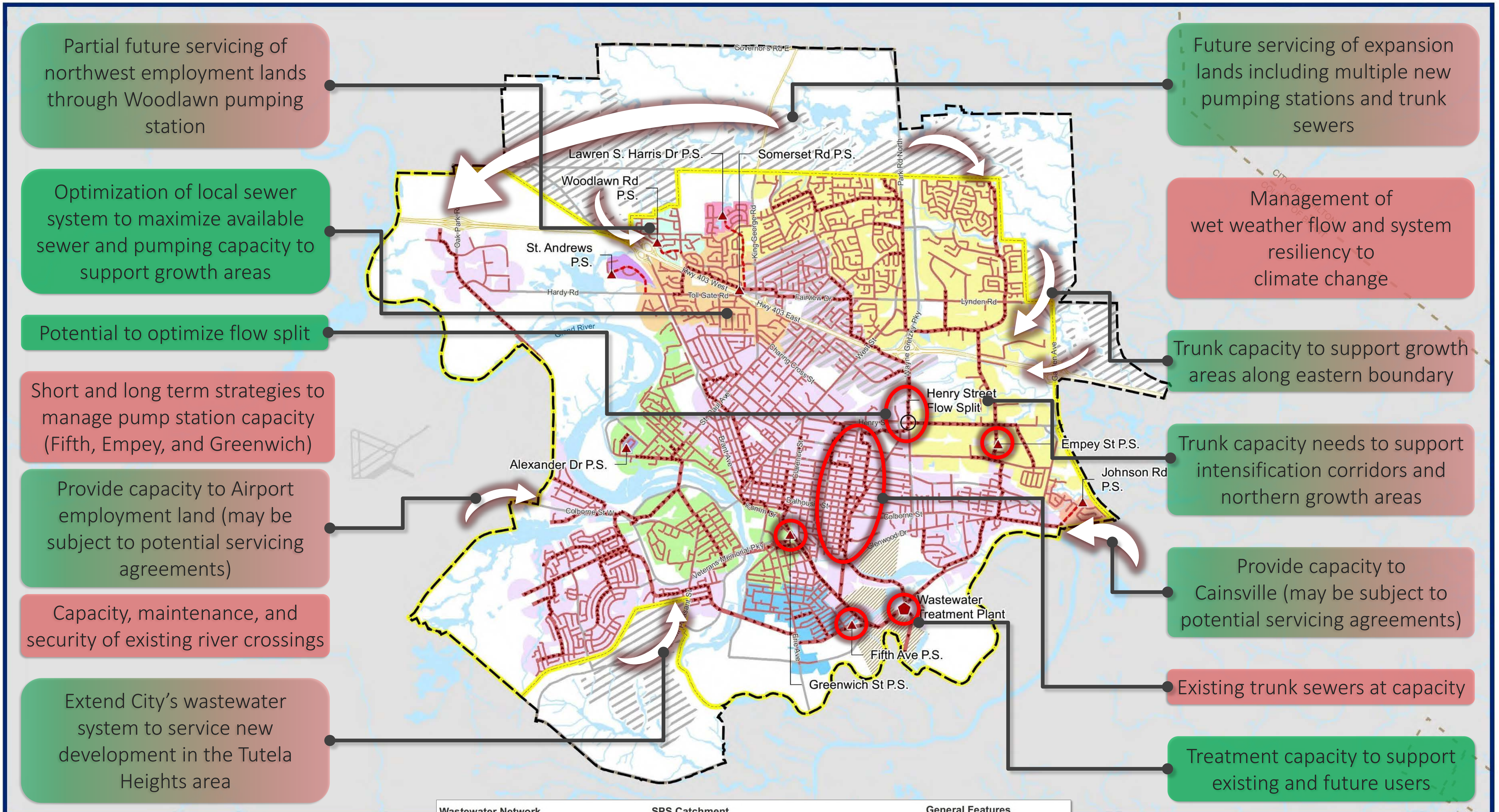
Transmission (Watermains)

- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Pressure

- Improved pressures in PD1, PD2, and PD3

Wastewater Opportunities and Constraints

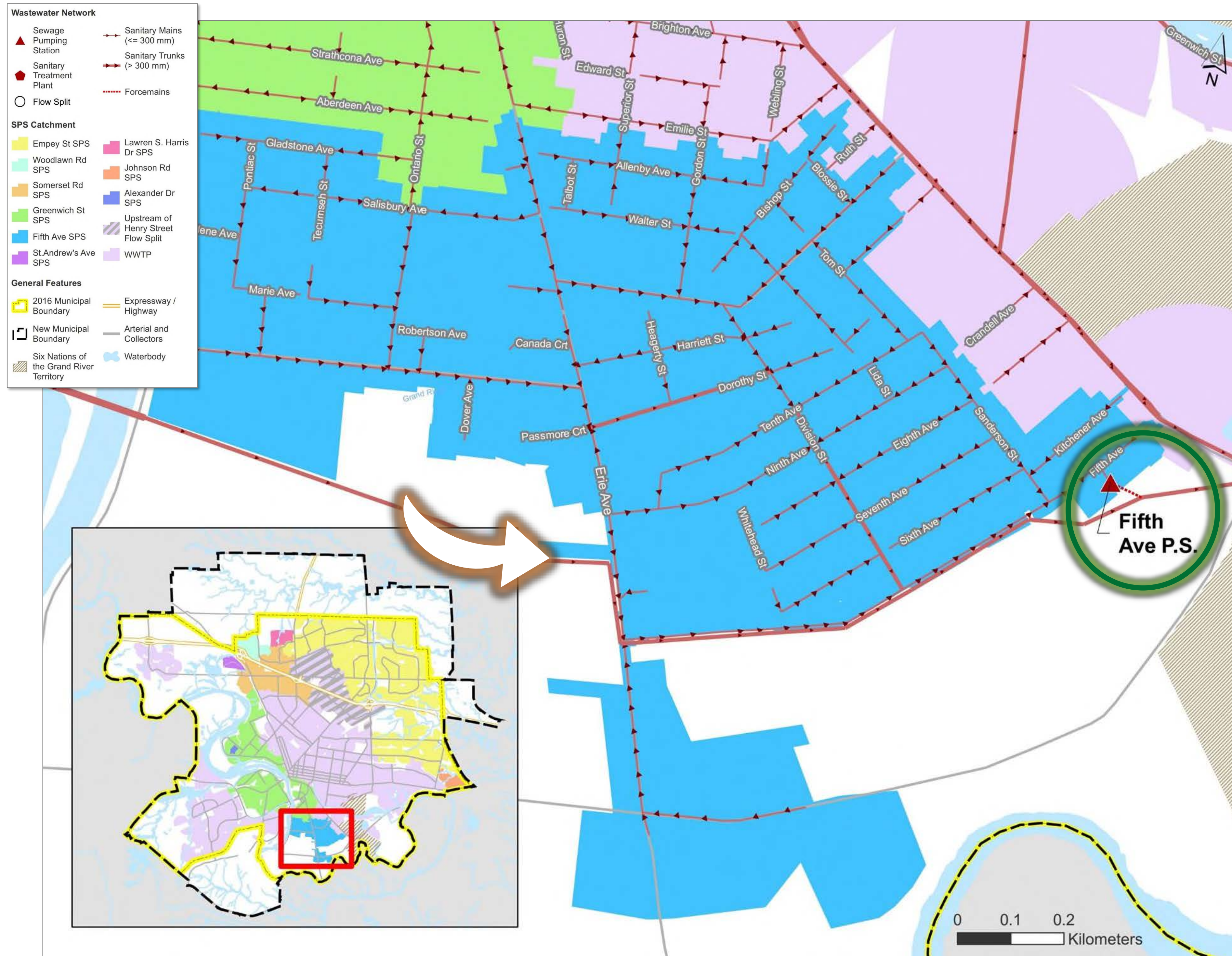


Wastewater Network		SPS Catchment		General Features	
Sewage Treatment Plant	Force mains	Alexander Dr	Somerset Rd	2016 Municipal Boundary	New Municipal Boundary
Sewage Station	Sanitary Mains (<= 300 mm)	Empey St	St. Andrew's Ave	Six Nations of the Grand River Territory	Expansion Lands
Flow Split	Sanitary Trunks (> 300 mm)	Fifth Ave	Woodlawn Rd		
		Greenwich St	Upstream of Henry St Flow Split		
		Johnson Rd	Wastewater Treatment Plant		
		Lawren S. Harris Dr			



Fifth Avenue Pumping Station Catchment Concepts

- Fifth Avenue Pumping Station catchment has high rates of inflow and infiltration limiting existing pumping station and sewer capacity
- Intensification occurring along Erie Avenue will contribute additional flows to the pumping station and sewers



Diversion

- Opportunity to reconfigure upstream areas to divert flow away from Fifth Avenue Pumping Station
- Diversion opportunities are limited and unlikely to eliminate the need for pumping station upgrades

Pumping

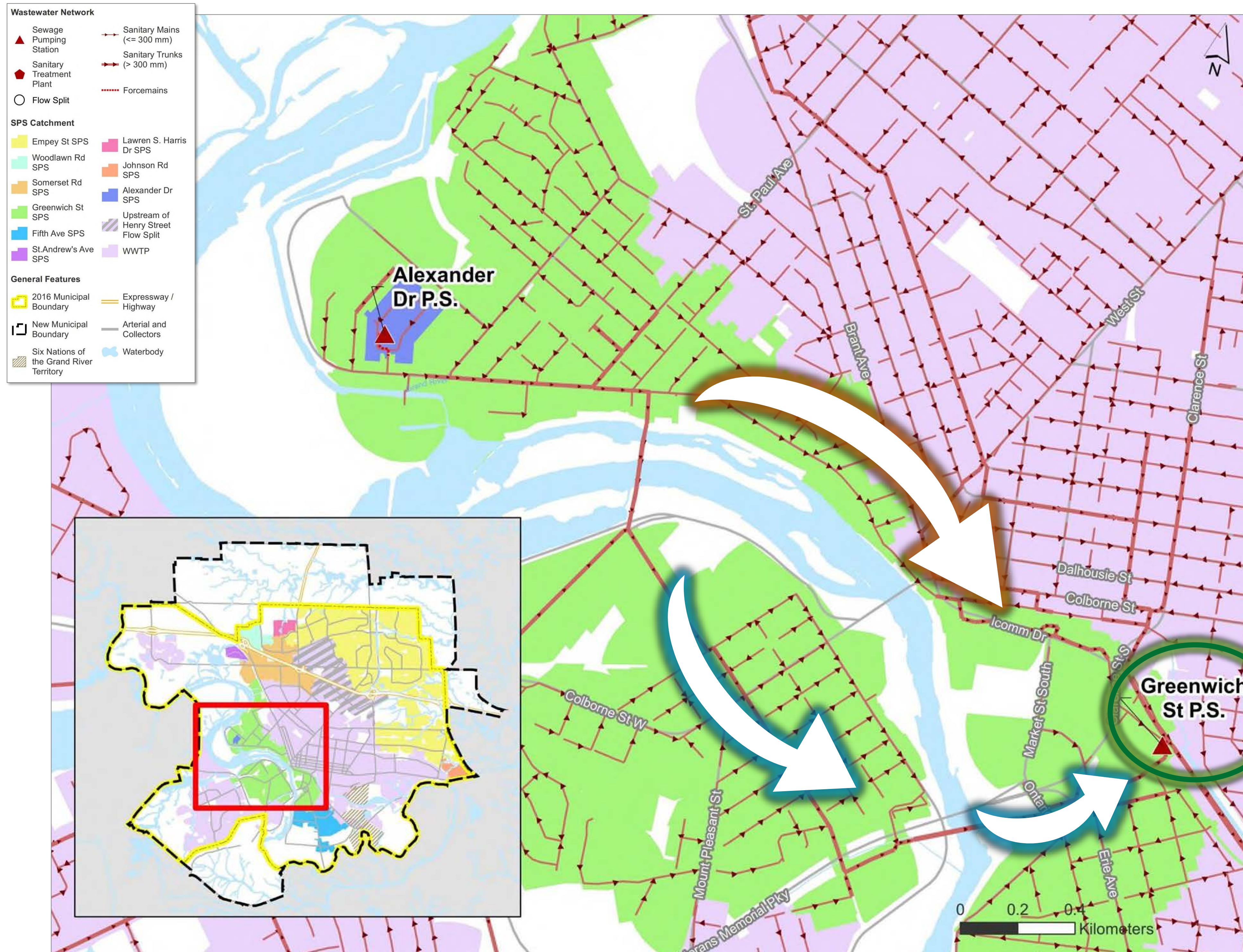
- City is currently undertaking pumping station upgrades, sized to meet 2041 flow targets

Inflow and Infiltration Reduction

- Opportunity to implement inflow and infiltration reduction strategies to optimize existing pumping station and sewer capacity

Greenwich Pumping Station Catchment Concepts

- Greenwich Pumping Station Catchment has high rates of inflow and infiltration, limiting existing pumping station and sewer capacity
- Intensification occurring in downtown, along Icomm Drive



Diversion

- Opportunity to reconfigure upstream areas to divert flow away from Greenwich Avenue Pumping Station
- Diversion opportunities are limited and unlikely to eliminate the need for pumping station upgrades

Trunk Sewer Upgrades

- Sewer upgrades needed to address existing issues and to support growth
- Potential to optimize flow splits to minimize sewer upgrades

Pumping

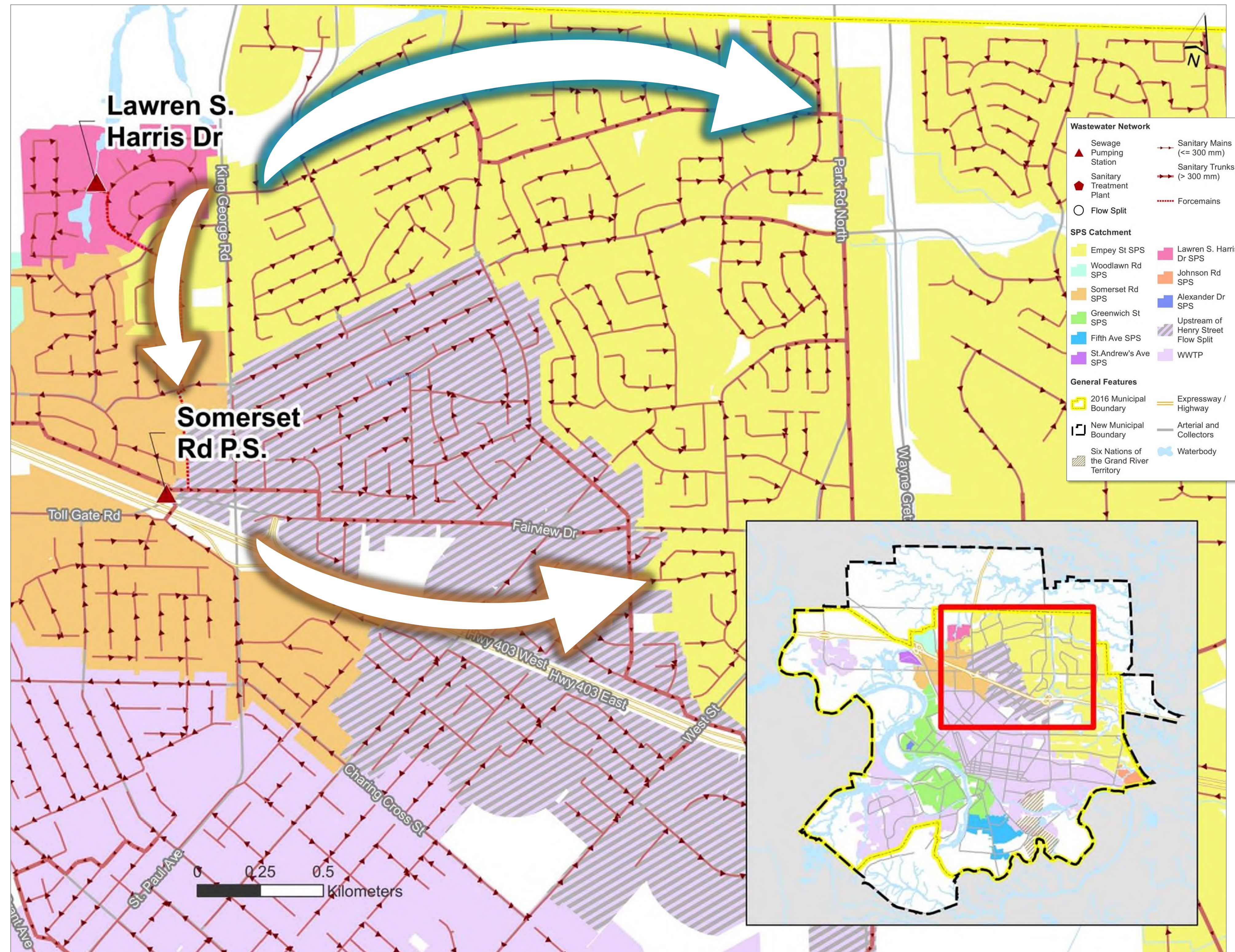
- Pumping station upgrades are needed to support growth

Inflow and Infiltration Reduction

- Opportunity to implement inflow and infiltration reduction strategies to optimize existing pumping station and sewer capacity

North Brantford Catchment Concepts

- Limited sewer capacity along King George Road and Powerline Road
- Limited capacity restricts sewer servicing options for North Expansion Lands
- Sewer upgrades are needed to support intensification corridors



Diversion

- Opportunity to construct a new interceptor sewer to service intensification corridors and provide alternate servicing to the North expansion lands

Trunk Sewer Upgrades

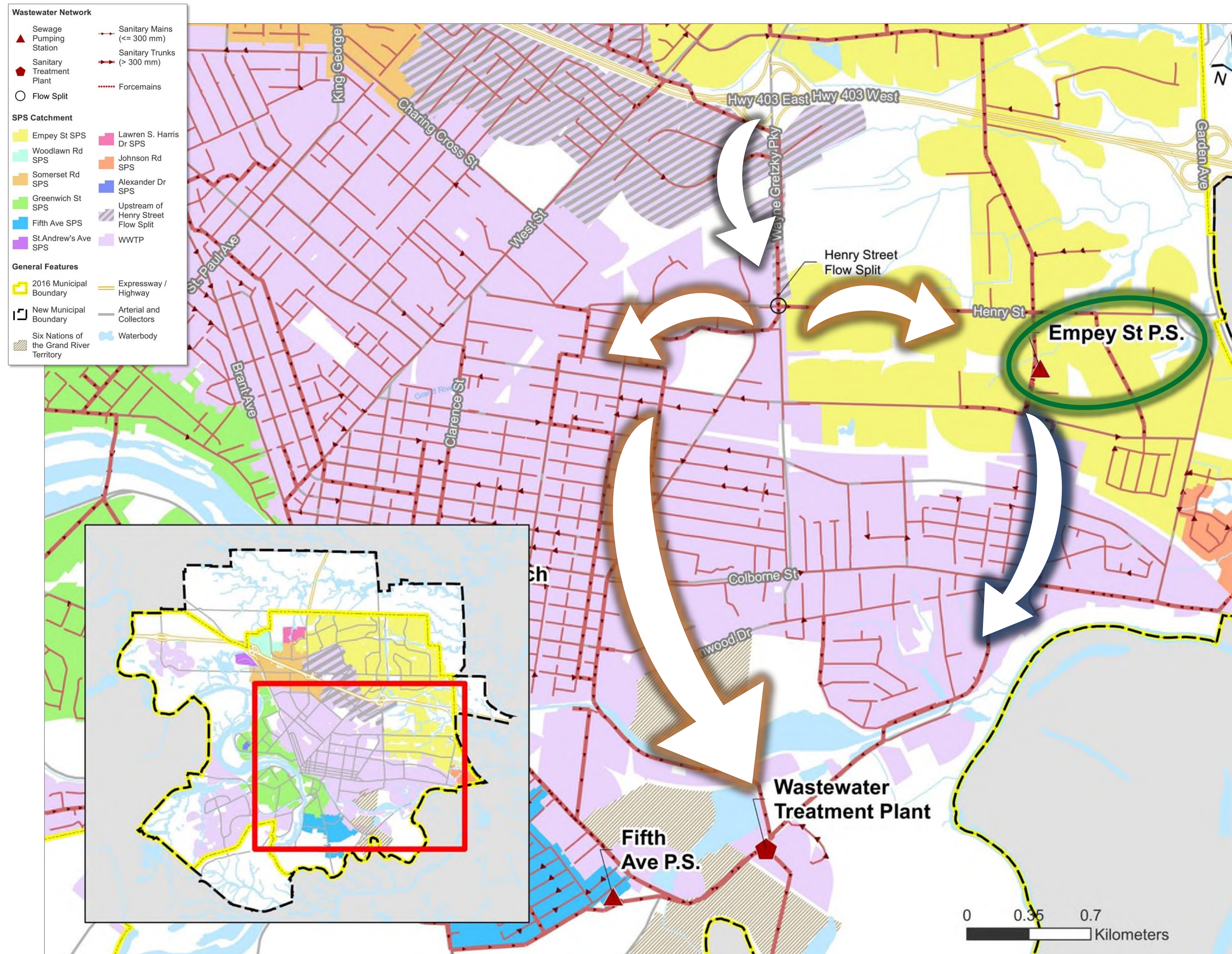
- Trunk sewer upgrades needed to support intensification corridors
- North and east expansion lands will trigger trunk sewer upgrades

Inflow and Infiltration Reduction

- Opportunity to implement inflow and infiltration reduction strategies to optimize existing pumping stations and sewer capacity

Empey Street Pumping Station Concepts

- Significant growth and intensification expected upstream of the Empey Pumping Station, which has existing capacity restrictions
- Existing trunk sewer downstream of the Henry Street flow split is constrained



Diversion

- Opportunity to adjust Henry Street flow split to concentrate upgrades to either the downstream sewer or at Empey Street Pumping Station

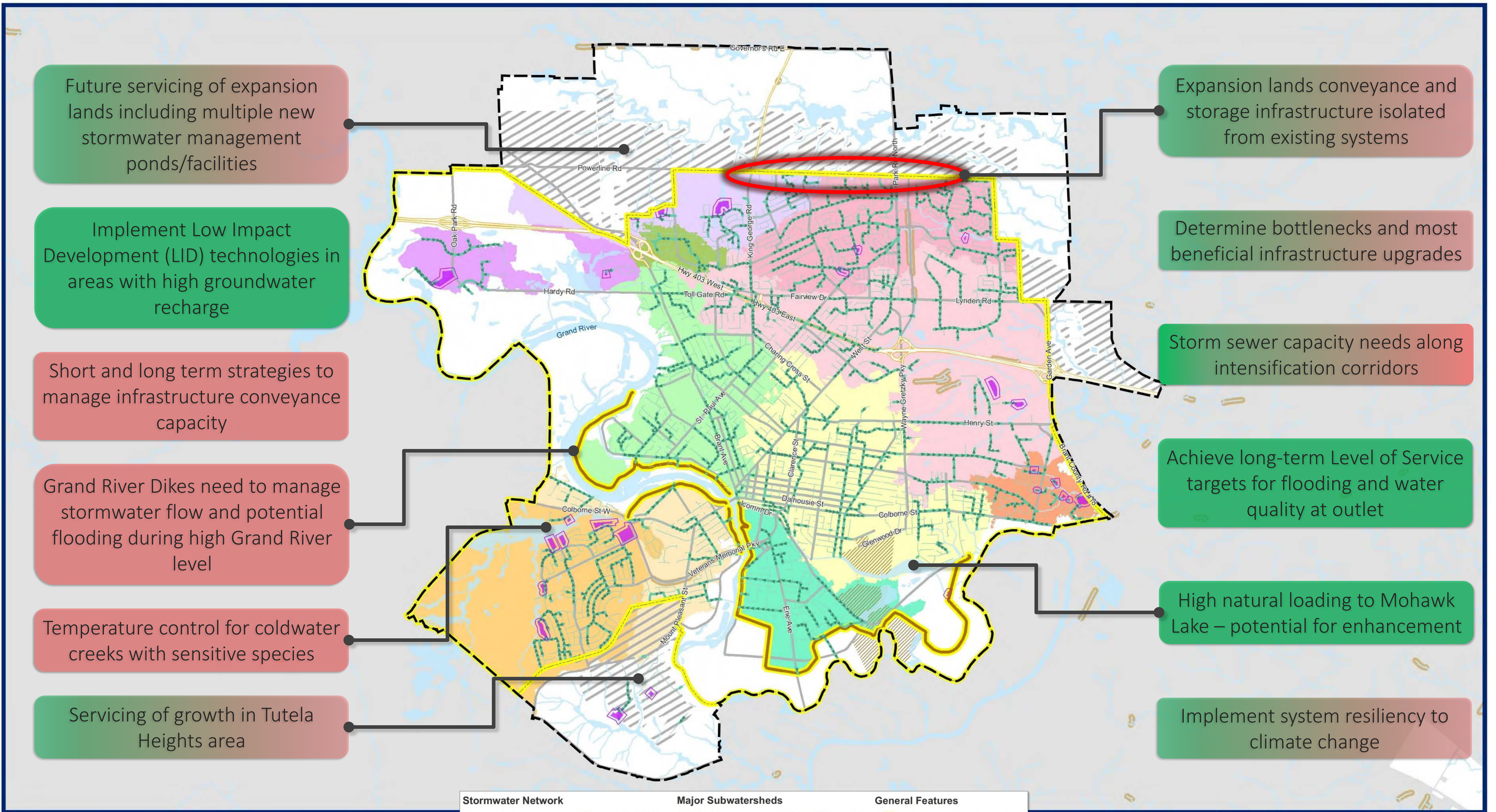
Tunneling

- Potential to bypass the Empey Street Pumping Station by constructing a deep tunneled sewer

Pumping

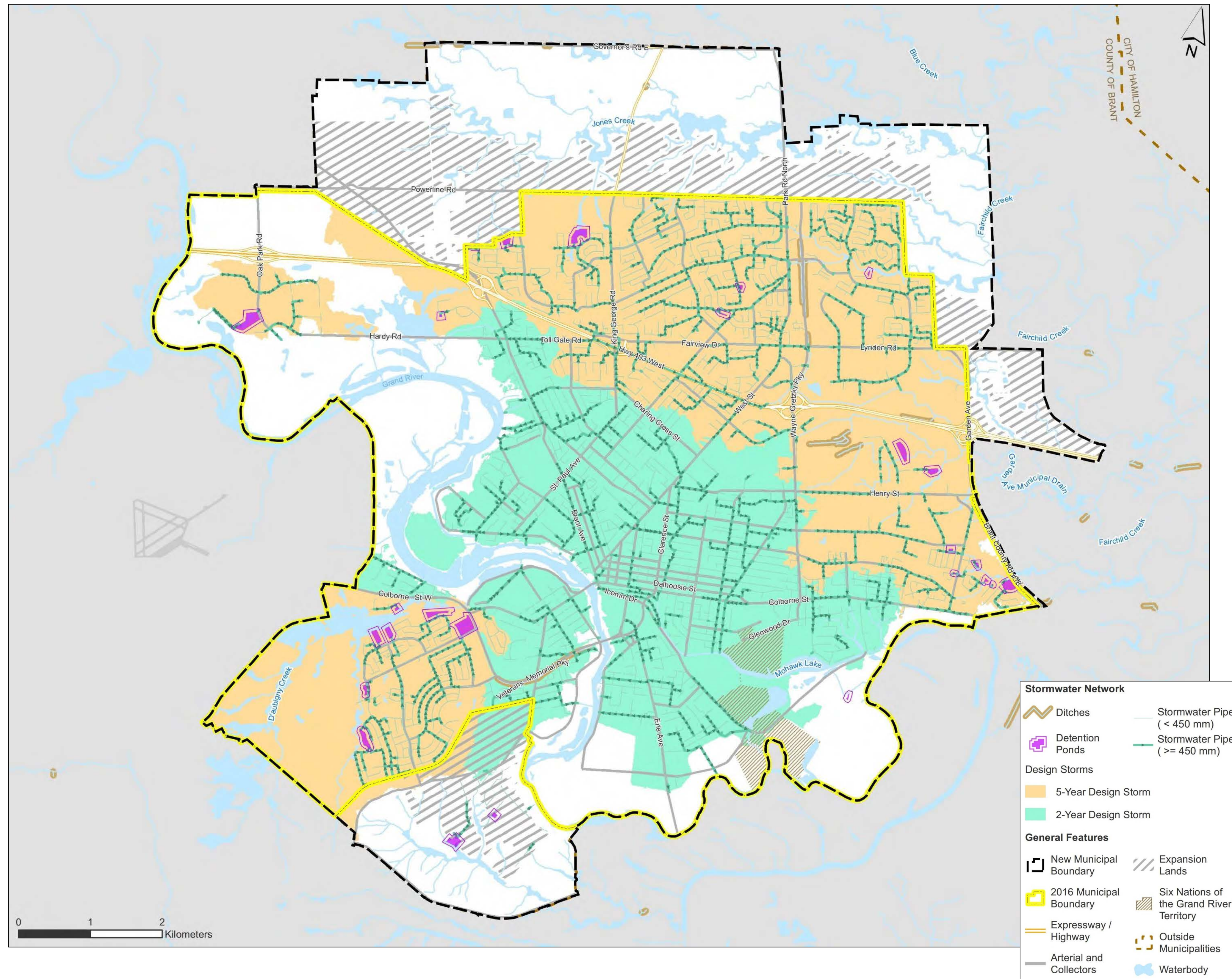
- Pumping station upgrades are dependent on diversion and tunneling strategy
- Opportunity to accommodate pumping station upgrades at the existing Empey site

Stormwater Opportunities and Constraints



Stormwater Network		Major Subwatersheds		General Features	
	Ditches		Stormwater Pipes (< 450 mm)		2016 Municipal Boundary
	Dikes		Stormwater Pipes (>= 450 mm)		New Municipal Boundary
	Detention Ponds				Six Nations of the Grand River Territory
					Expansion Lands

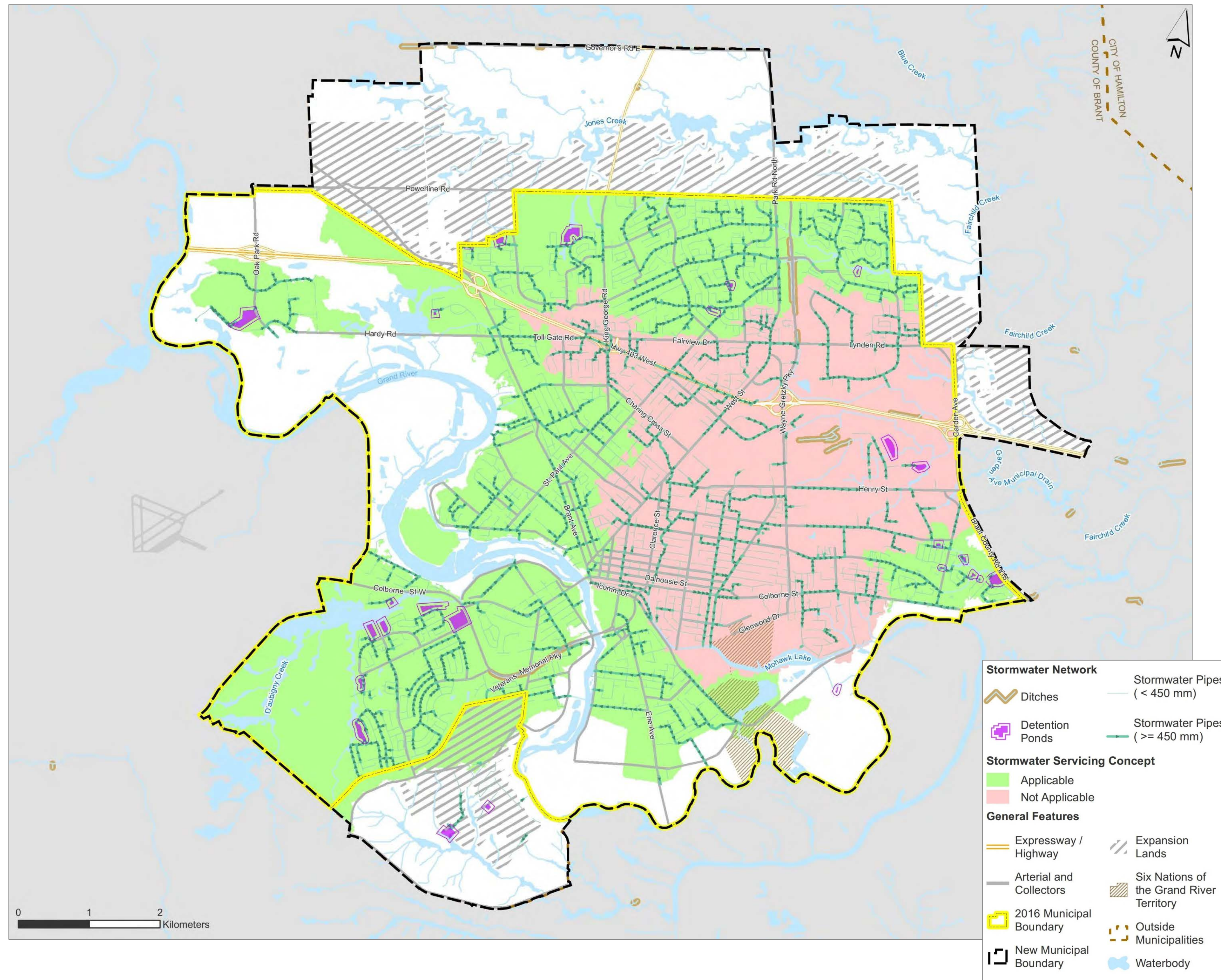
Stormwater Performance Targets



Storm Sewer Capacity

- Storm sewer network built over time using different standards
- Older portions of the city have less capacity as compared to the newer portions
- Significant undertaking to elevate performance in older areas
- Target for minor storm network:
 - 2-year design storm in older areas
 - 5-year design storm in newer areas
- Major storm network to support 100-year design storm

Stormwater Servicing Concept – Status Quo



Strategy Summary

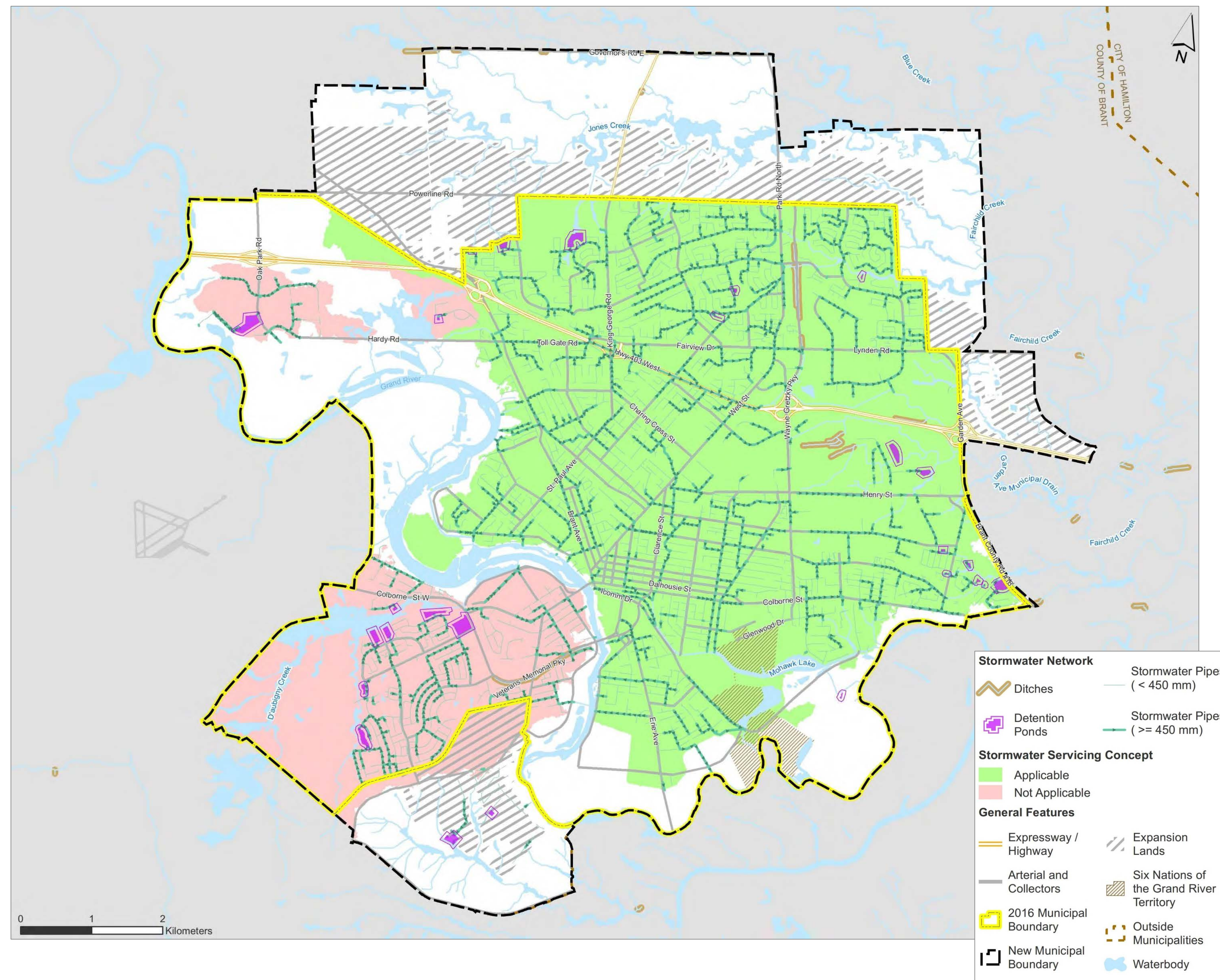
- Leave existing system as-is
- Ideal in locations that do not have existing or growth related issues or where benefit does not justify costs
- Certain areas do not have any applicable solution without changing entire system
- Can be combined with major system upgrades to minimize risk and/or on site management controls to limit impacts of growth

Applicable Locations

- Grand River (Northwest, Eagle Place, Southwest, and Holmedale)
- Fairchild Creek (North, South, and Jones)
- D'Aubigny Creek

Stormwater Servicing Concept – Minor System Upgrades

The objective of the **minor system** is to prevent nuisance flooding under 1 in 5 year storms (frequently occurring). Elements of the minor system include: roadside ditches, downspouts, foundation drains, small channels and swales, road and roof gutters, catch basins, storm sewers, and service connections.



Strategy Summary

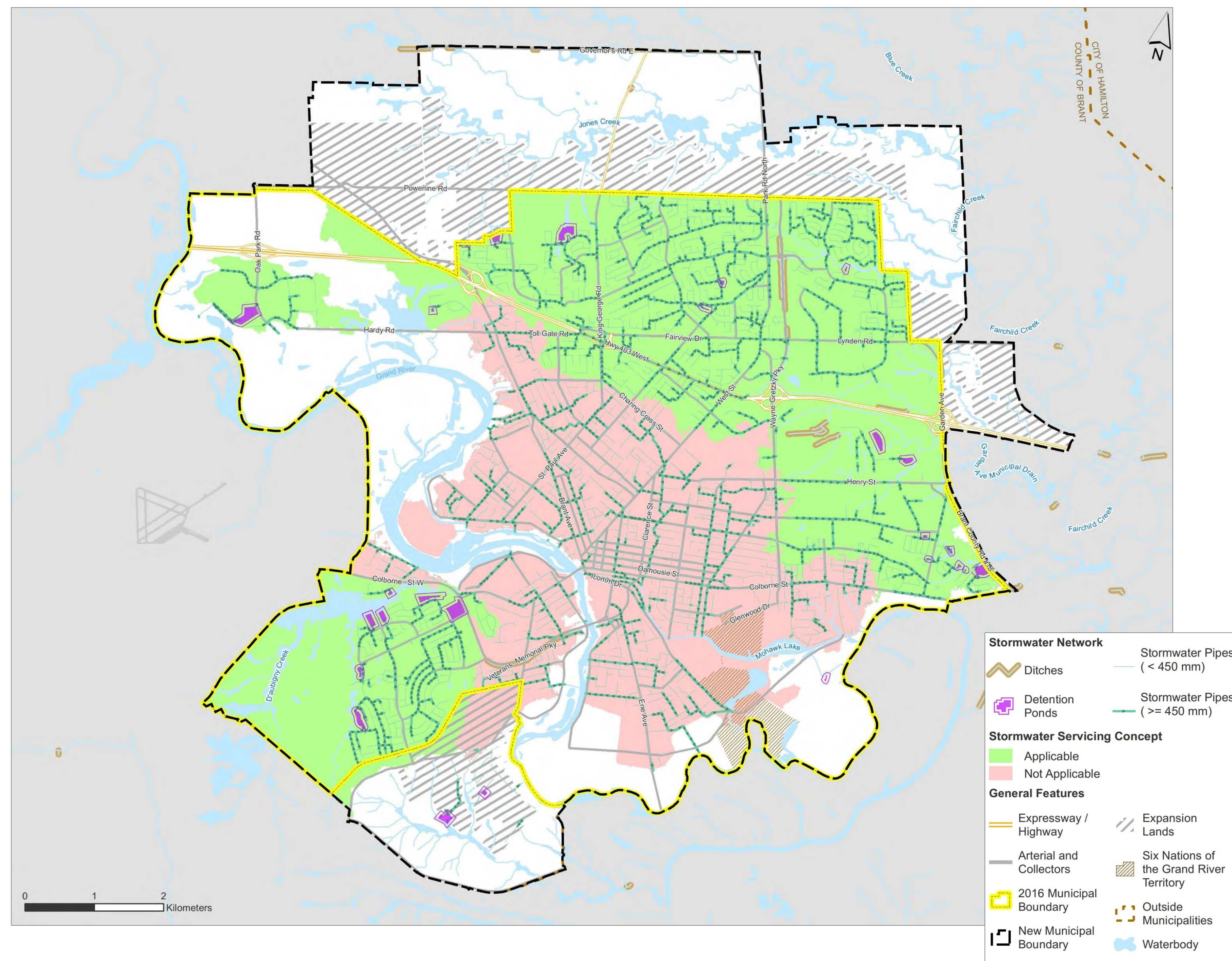
- Upgrade the sewers to increase capacity
- Dependent on location as some places have bottlenecks, while others need entire system upgraded/replaced
- Addresses localized flooding issues but can create downstream issues

Applicable Locations

- Grand River (Eagle Place and Holmedale)
- Mohawk Lake
- Fairchild Creek (Garden, North, South, and Jones)
- North Expansion Lands and Tutela Heights

Stormwater Servicing Concept – Quantity Control

The potential impacts of increased peak flows include flooding and increased risks to life and property. In order to minimize these risks, the stormwater **quantity control** requirements for development should ensure that the post-development peak flow rates are not to exceed the corresponding pre-development peak flow rates.



Strategy Summary

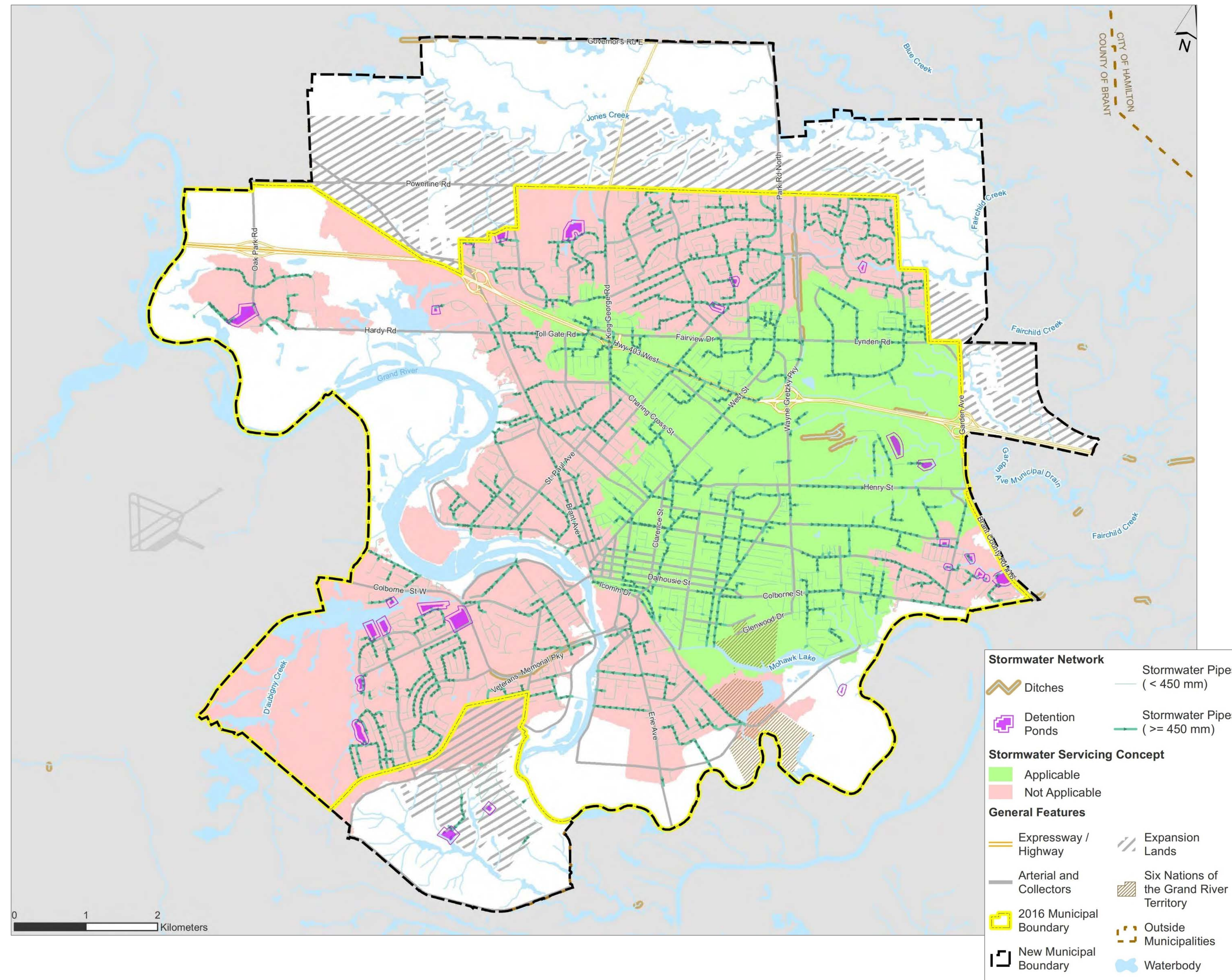
- Stormwater management ponds or on-site underground storage
- Storage is used to hold back water; reducing peak flows
- Addresses localized flooding issues by reducing sewer capacity needs and/or safely managing local floodwaters

Applicable Locations

- Grand River (Northwest)
- Fairchild Creek (Garden, North, South, and Jones)
- D'Aubigny Creek
- North Expansion Lands and Tutela Heights

Stormwater Servicing Concept – Low Impact Development

Low impact development is a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater quality, managing runoff as close to its source as possible. These practices include but are not limited to: bioretention, perforated pipe system, permeable pavements, green roofs, enhanced grass swales, and rainwater harvesting.



Strategy Summary

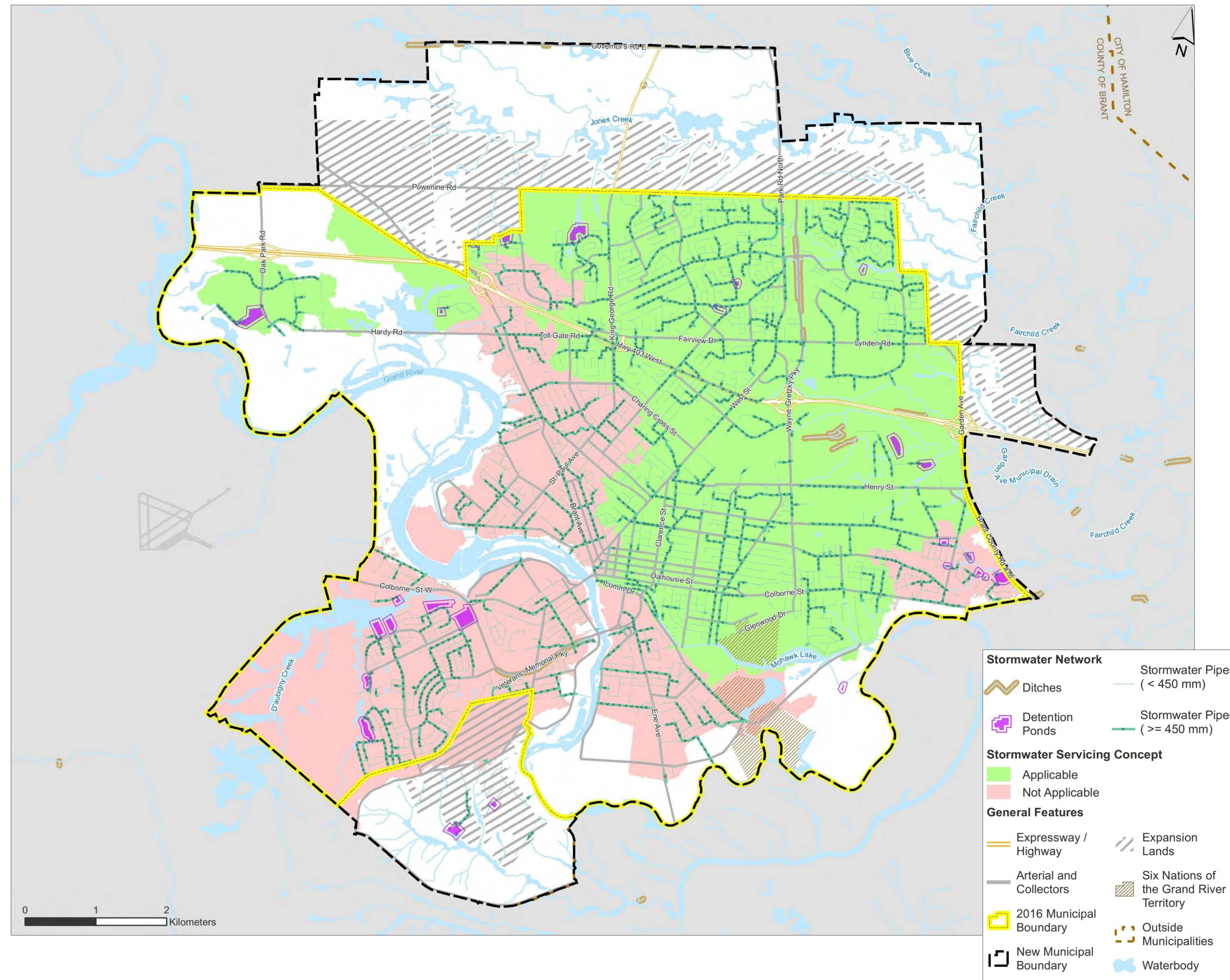
- Low impact developments rely on decentralized stormwater management facilities
- Low impact developments mimic nature's process of managing stormwater through natural systems
- Can reduce peak flows to the storm network by either reducing total runoff or providing storage function

Applicable Locations

- Mohawk Lake (Downtown)
- Fairchild Creek (Garden District)
- North Expansion Lands and Tutela Heights

Stormwater Servicing Concept – Major System Upgrades

The objective of the **major system** is to reduce risk to life and property damage under 1 in 100 year storms (infrequent). Elements of the major system include: overland flow routes, natural streams, valleys, roads, channels, and stormwater management ponds.



Strategy Summary

- Improve surface drainage routes (streets and channels) to safely manage stormwater
- Conveys all flow exceeding the capacity of the minor system
- Limited by existing topography and by features such as available outlets and river dykes

Applicable Locations

- Mohawk Lake
- Grand River (Northwest)
- Fairchild Creek (Garden District, North, and Jones)

Thank you for your participation!

We want to hear from you!

Please let us know your thoughts by filling out a comment form. If you have any questions or input, please speak with one of the project team members here, and/or you may contact the City of Brantford Project Manager:

JOIN THE
CONVERSATION



facebook.com/CityofBrantford



@CityofBrantford

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Master Servicing Plan Update

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Transportation Master Plan Update

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**CITY OF BRANTFORD WATER, WASTEWATER AND STORMWATER MASTER
 SERVICING PLAN AND TRANSPORTATION MASTER PLAN
 PUBLIC INFORMATION CENTRE NO. 7
 BRANTFORD AND DISTRICT CIVIC CENTRE AUDITORIUM
 69 MARKET STREET SOUTH, BRANTFORD
 MONDAY FEBRUARY 10, 2020; 6:30 P.M. – 8:00 P.M.**



	NAME (first name, last name) PLEASE PRINT CLEARLY	Add me to the POST MAIL list Y / N	ADDRESS (#, Street Name, Postal Code) PLEASE PRINT CLEARLY	Add me to the EMAIL list Y/N *	EMAIL PLEASE PRINT CLEARLY
1	[REDACTED]			Y	[REDACTED]
2	Mark Maxwell	Y	Brantford, ONT	Y	mark.maxwell@brant.ca
3	[REDACTED]		[REDACTED]	Y	[REDACTED]
4	[REDACTED]			Y	[REDACTED]
5	[REDACTED]	@	[REDACTED]		
6	Nelle Ryan		[REDACTED]	Y	[REDACTED]
7	Darrin Knill			Y	darrink@sentrypropertygroup.ca
8	[REDACTED]		[REDACTED]	Y	[REDACTED]
9	JAN HITCHCOCK		[REDACTED]	X	jhitchcock@waterwsholder
10	[REDACTED]			Y	[REDACTED]

SIGN-IN SHEET (PAGE 1 of 1)

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1	Nathan Jamieson	N		Y	nathan.jamieson@stantec.com
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3	[REDACTED]				
4	Max Lysyk			Y	mlysyk@urbantech.com dleighon@urbantech.com
5	[REDACTED]		[REDACTED]	Y	[REDACTED]
6	KRISTEN BOULARD	N	[REDACTED]	Y	kristen.boulard@bchu.org.
7	[REDACTED]				
8	[REDACTED]	Y		Y	[REDACTED]
9	John Oreskovic (S. LAWSON ASSOC.)	N		Y	joreskovic@sla.on.ca.
10	Odete Gomes	N	360 James St. N Ham	Y	odete.gomes@ibigroup.com

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**CITY OF BRANTFORD WATER, WASTEWATER AND STORMWATER MASTER
 SERVICING PLAN AND TRANSPORTATION MASTER PLAN
 PUBLIC INFORMATION CENTRE NO. 7
 BRANTFORD AND DISTRICT CIVIC CENTRE AUDITORIUM
 69 MARKET STREET SOUTH, BRANTFORD
 MONDAY FEBRUARY 10, 2020; 6:30 P.M. – 8:00 P.M.**



	NAME (first name, last name) PLEASE PRINT CLEARLY	Add me to the POST MAIL list Y/N	ADDRESS (#, Street Name, Postal Code) PLEASE PRINT CLEARLY	Add me to the EMAIL list Y/N*	EMAIL PLEASE PRINT CLEARLY
1	MATT NINOMIYA	N	675 QUEEN ST. S. KITCHENER.	Y	mninomiya@walterfedy.com
2	David Argue	Y	R.J Burnside 17345 Leslie St Ste 200 Newmarket L3Y 0A4	Y	david.argue@ rjburnside.com
3	[REDACTED]	N	[REDACTED]	Y	[REDACTED]
4	[REDACTED]			Y	[REDACTED]
5	NATALIE Shuragina	Y	Sorbara Group		
6	[REDACTED]	Y	[REDACTED]	Y	[REDACTED]
7	Rob Mezick	Y			rmezick@ute85.com
8	[REDACTED]	Yes	[REDACTED]	Y	[REDACTED]
9	[REDACTED]				[REDACTED]
10	Rushin Khakhria	N	675 Queen Street S. Kitchener	Y	rkhakhria@walterfedy.com

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1	Juli Laudadio - DG Group	Y	30 Floral Pkwy	Y	jlaudadio@dggroup.ca
2	[REDACTED]				
3	[REDACTED]				
4	Diana Niziel			Y	dnezior@roigroup.ca
5	Daud Prang	Y	[REDACTED]	Y	daud@brcc.ca
6	EMILY ECKER	Y	51 BREITHAUPT STREET - SUITE 100 (BA CONSULTING GROUP)	Y	ecker@bagroup.com
7	[REDACTED]				[REDACTED]
8	[REDACTED]				
9	[REDACTED]		[REDACTED]	Y	[REDACTED]
10	[REDACTED]				

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1	RON RICHARDS	Y	6163 PEBBLEWOOD DR. OTTAWA ON. K4P0A1	✓	ron@vqrichards.com
2	[REDACTED]	Y	[REDACTED]		
3	[REDACTED]		[REDACTED]		
4	[REDACTED]	Y	[REDACTED]	✓	ndh700@gmail.com
5	CORRADO RUSSO			✓	crusso@dcygroup.ca
6	[REDACTED]	Y	[REDACTED]	—	—
7	[REDACTED]	Y	[REDACTED]		
8	EVAN BRAUND	Y	365 MT PLEASANT RD N3T1V3	Y	ebraund@ardency.ca
9	[REDACTED]		[REDACTED]	Y	[REDACTED]
10	[REDACTED]				

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1	Jennifer Boyer	y	County of Brant-Paris	y	Jennifer.Boyer@brant.ca
2	[REDACTED]		[REDACTED]		
3	[REDACTED]		[REDACTED]	n	[REDACTED]
4	[REDACTED]	y	[REDACTED]		[REDACTED]
5	[REDACTED]	y	[REDACTED]	y	[REDACTED]
6	[REDACTED]	n	[REDACTED]	n	
7	[REDACTED]	y	[REDACTED]		
8	[REDACTED]		[REDACTED]	y	[REDACTED]
9	[REDACTED]	y	[REDACTED]	y	n ✓
10	[REDACTED]		[REDACTED]		

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1	Ros Labaree	-	-	-	rlabaree@architectvisu.com
2	Steve Killaire	X		✓	steve.killaire@brant.ca
3	[REDACTED]	✓			[REDACTED]
4	John Castro	✓		✓	jcastro@empirecommunities.com
5	Gunther Bluzek				
6	Steve Bishop	✓		Y	sbishop@ndq.com
7	[REDACTED]	Y		Y	[REDACTED]
8	PAUL SHEPHERD			Y	PAUL.SHEPHERD@ZONO.COM
9	DON FEDAK	Y		Y	vpms@en-aibn.com
10	PETER MOGK	✓		✓	rainbow@revent.com

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1	[REDACTED]	Y	[REDACTED]		[REDACTED]
2	[REDACTED]	Y	[REDACTED]		[REDACTED]
3	[REDACTED]	Y	[REDACTED]	<input checked="" type="checkbox"/>	[REDACTED]
4	[REDACTED]	N	[REDACTED]		[REDACTED]
5	[REDACTED]	W	[REDACTED]	<input checked="" type="checkbox"/>	[REDACTED]
6	[REDACTED]	N			
7					
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1	[REDACTED]	✓	[REDACTED]		[REDACTED]
2	Douglas Stewart	✓	131 Group.		douglas.stewart@ibigroup.com
3					
4					
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City of Brantford
Water, Wastewater, and Stormwater Master
Servicing Plan and Transportation Master Plan

Public Information Centre
February 10, 2020 from 6:30 p.m. – 8:00 p.m.
Comment Sheet

Contact Information:

Name: [REDACTED] Organization: [REDACTED]
Street Address: [REDACTED] City: BRANTFORD Province: ONT
Postal Code: [REDACTED] Phone: [REDACTED] E-mail: [REDACTED] @ege rs. com

Comments:

Do you have any questions or comments on any content presented at today's event?

THE SOLUTION TO SERVICE NORTH PARADELINE RD
LANDS TO THE EAST OF KING GEORGE RD IS TO
SELL THE CITY OWNED 170 ACRES TO A DEVELOPER
THAT HAS THE FINANCIAL ABILITY TO UPGRADE
THE ENERGY EFFICIENT PUMPING STATION BRING FORWARD
UP PARADELINE RD SO ALL FUTURE LAND OWNERS CAN
PAY AS THEY DEVELOP

Do you have any additional questions or comments about the study in general?



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Water, Wastewater, and Stormwater Master
Servicing Plan and Transportation Master Plan

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Contact Information:

Name: [REDACTED] Organization: [REDACTED]
Street Address: [REDACTED] City: BRANTFORD Province: ON
Postal Code: [REDACTED] Phone: [REDACTED] E-mail: [REDACTED]@gmail.com

Comments:

Do you have any questions or comments on any content presented at today's event?

Directed to Paul - well done on the explanation of the somewhat misleading placards.

I would like further consideration to be given to traffic flow on [REDACTED] ERIE AVE [REDACTED] CLARENCE ST

Do you have any additional questions or comments about the study in general?

[REDACTED] EAGLE AVE / ALFRED STREET

Thank you



City of Brantford
Water, Wastewater, and Stormwater Master
Servicing Plan and Transportation Master Plan

Public Information Centre
February 10, 2020 from 6:30 p.m. – 8:00 p.m.
Comment Sheet

Contact Information:

Name: [redacted] Organization: [redacted]
Street Address: [redacted] City: Brantford Province: ON
Postal Code: [redacted] Phone: [redacted] E-mail: [redacted]@ca

Comments:

Do you have any questions or comments on any content presented at today's event?

- To aid Managed Travel Demand right away: ensure that Brantford Transit and schedules show up right away on Google Maps, Apple Maps, City Mapping & Transit App. Also, make it possible to track next bus in real time to allow for shorter wait & encourage drivers to take bus instead. At present it's kind of frustrating -- one never knows when the bus might show up within a 10-15 minute margin.
- Stormwater Servicing Concept: The low impact development ideas look great since some of the water is returned to ground water & ~~the~~ river flooding is reduced.

Do you have any additional questions or comments about the study in general?

- Great work visioning for the future!

**Public Information Centre No. 8 - June & July 2020
(W&WW MSP Update 4)**

Virtual PIC – June 9, 2020 and June 30, 2020

City of Brantford Water, Wastewater, and Stormwater Master Servicing Plan Update

Welcome

Why Are We Here?

- The City is updating the 2014 Water, Wastewater and Stormwater Master Servicing Plan (MSP) and the 2014 Transportation Master Plan (TMP)
- These updates will develop long term servicing and transportation strategies to ensure the maintenance of services for existing residents and business as well as support future growth of the community
- This Virtual Public Information Centre is presenting the preferred future network recommendations for:
 - Public Transit Strategy
 - Active Transportation System (cycling and walking)
 - Roadway Network Infrastructure
 - Water Servicing
 - Wastewater Servicing
 - Stormwater Servicing

We Need Your Help!

- Review the content
- Ask questions
- Provide comments



Virtual Public Information Centre (PIC)

In response to the advice of public health officials to limit in-person gatherings due to COVID-19, this Virtual Public Information Centre (PIC) has been developed. Through this Virtual PIC, you will be able to learn more about the Master Servicing Plan and Transportation Master Plan projects and provide comments on the study findings.

Virtual PIC Process

- **June 9 at 3:00 p.m.** PIC Boards and a video walkthrough of their content will be posted
- **June 9 – June 23** First question and comment submission period
- **June 30 at 3:00 p.m.** A question and answers video will be posted
- **June 30 – July 21** Second question and comments submission period
- **July 28 at 3:00 p.m.** A Frequently Asked Questions (FAQ) document will be posted

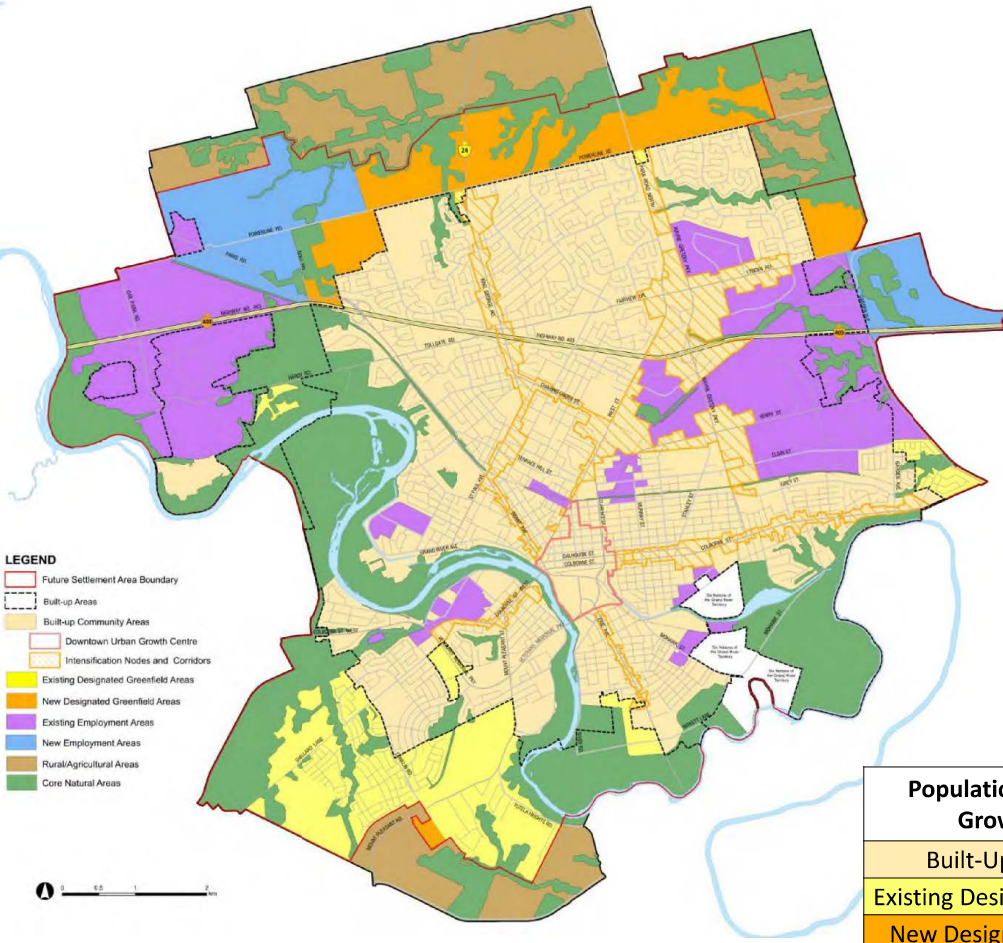
In accordance with the Municipal Freedom of Information and Privacy Protection Act, no personal information will be included with the responses presented on the project website and all comments will become part of the public record.

Growth Management Assumptions

Growth management assumptions influence how the City can accommodate forecasted growth and provide a basis for the Urban Structure as well as the development of land use designations and policies.

The Growth Plan for the Greater Golden Horseshoe projects that Brantford's population will reach 163,000 residents, with 79,000 jobs in the City, by the year 2041. As indicated in the table below, it is anticipated that new growth of 61,300 residents and 34,110 jobs will be distributed throughout the City, in a combination of intensification within the Built-up Area and growth in the City's new and existing Designated Greenfield and Employment Areas.

- The City's Built-up Area (shown in the light peach tone on the map) will accommodate over 15,000 new residents through intensification.
- Over 23,000 new residents will be added to the existing Designated Greenfield Area (yellow on the map) as it continues to develop,
- Over 22,000 new residents will be accommodated in the boundary expansion lands in the new Designated Greenfield Area (orange on the map).
- 10,450 new jobs will be located in the existing Employment Areas (purple on the map), with 8,400 new jobs in new Employment Areas in the boundary expansion lands (blue on the map). The rest of the employment growth will be located in business, office, and commercial developments located in the Downtown and other parts of the City.



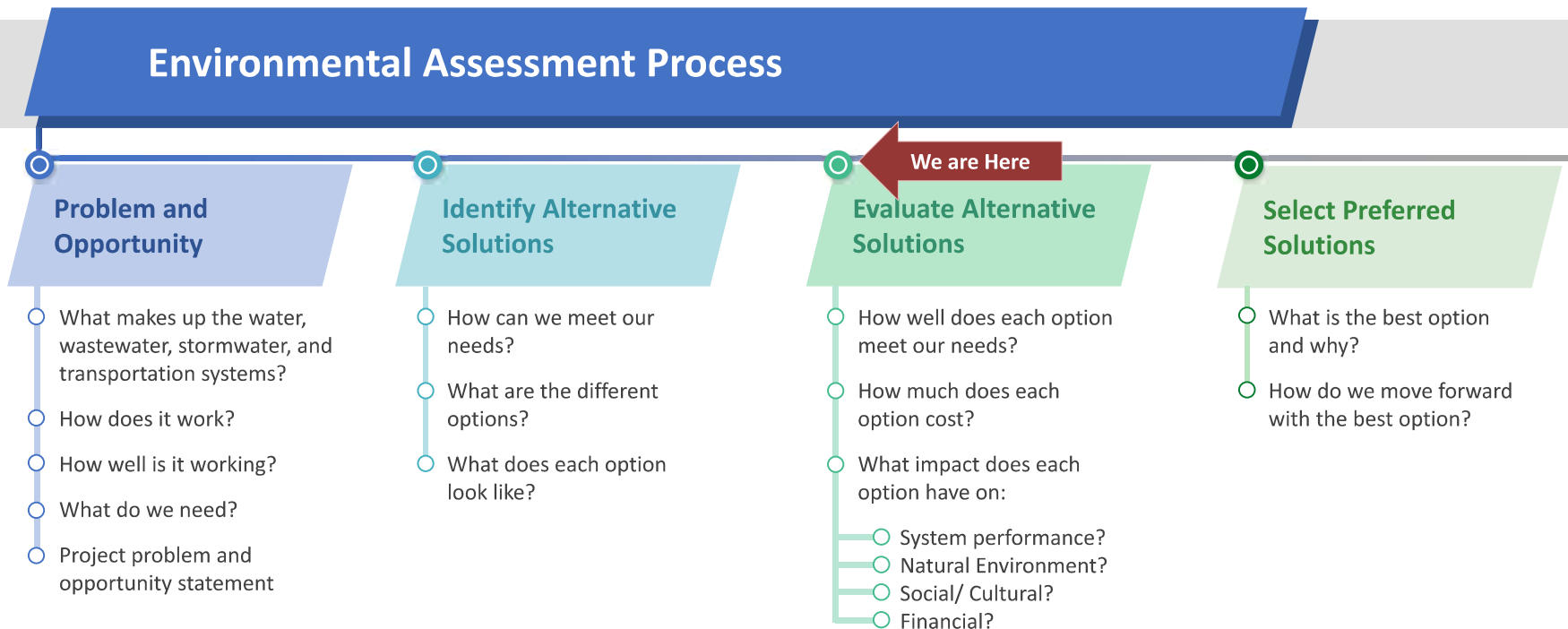
Population and Employment Growth, 2016-2041	Population			Employment		
	2016	2041	Growth	2016	2041	Growth
Built-Up Community Area	94,720	110,305	15,585	18,530	28,055	9,525
Existing Designated Greenfield Area	6,485	29,845	23,360	355	1,495	1,140
New Designated Greenfield Area	*	22,620	22,620	*	4,955	4,955
Existing Employment Area				25,575	36,025	10,450
New Employment Area				*	8,400	8,400
Rural Area	495	230	-265	430	70	-360
Total	101,700	163,000	61,300	44,890	79,000	34,110

Note: * Accounted for in the Rural Area in 2016. Most of the 2016 Rural Area population and employment will be absorbed into the New Designated Greenfield Area or New Employment Area.
Source: Envisioning Brantford – MCR Part 1 Report, SGL Planning & Design et. Al., Chapters 6&10



Municipal Class Environmental Assessment Process

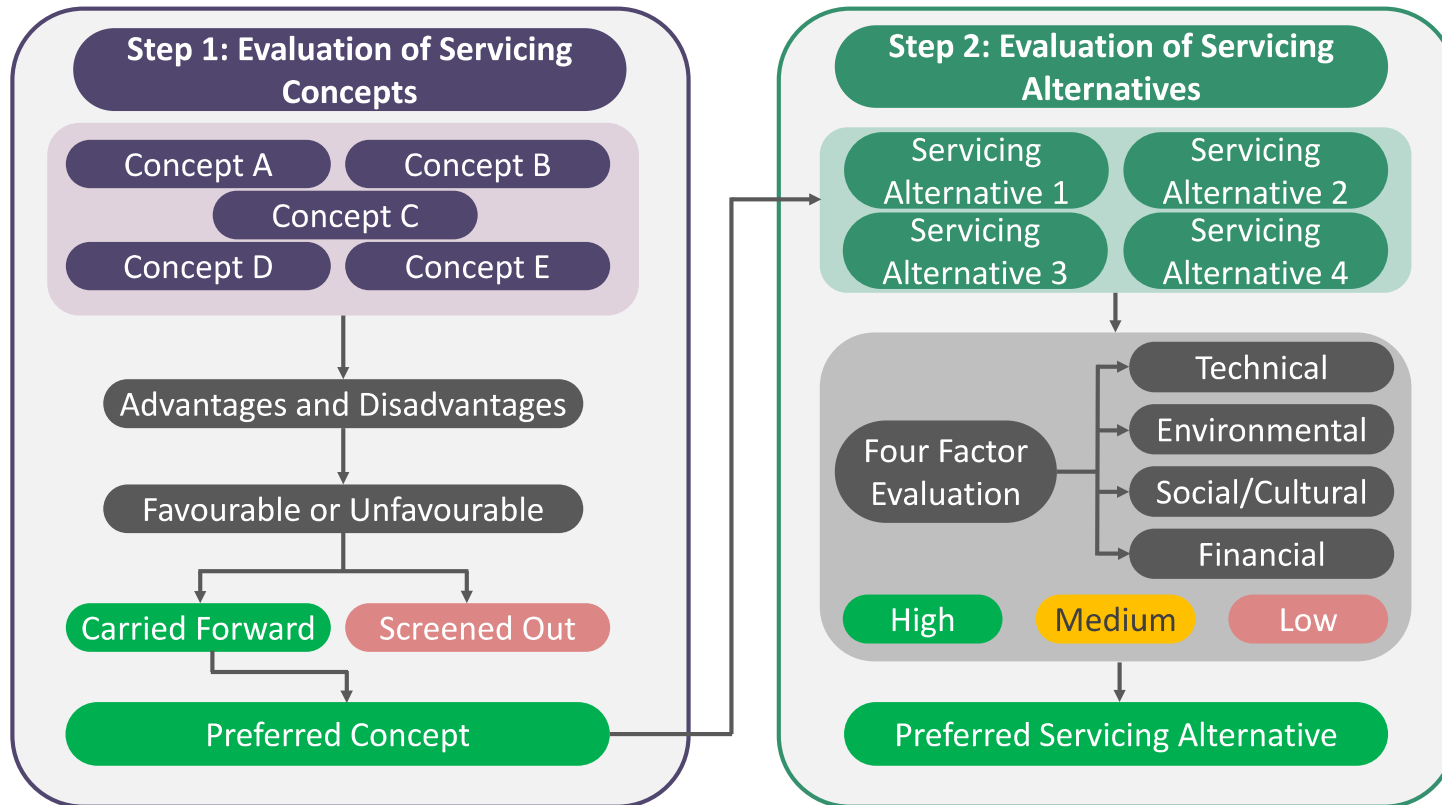
The Water, Wastewater, and Stormwater Master Servicing Plan Update and Transportation Master Plan Update involve the completion of Phases 1 and 2 of the MEA Municipal Class Environmental Assessment (EA) process



The study follows the Master Plan process as outlined in Section A.2.7 of the Municipal Engineers Association (MEA) Municipal Class Environmental Assessment (Oct 2000, as amended in 2007, 2011, and 2015).

Evaluation Methodology

- Evaluation of alternatives is done in two steps detailed in the following flow chart
- Selection will be guided by the **Reasoned Argument Approach** which provides clear and thorough rationale of tradeoffs among various criteria and highlights the reasons why one alternatives is the best alternative



- “High” alternatives generate beneficial impacts and/or has no substantial technical challenges
- “Medium” alternatives present a mix of positive and negative elements with some impacts
- “Low” alternatives present negative impacts and/or present significant technical challenges

Evaluation Criteria

Environmental Factors

- Protects environmental features
- Protects wildlife and species-at-risk
- Minimizes climate change impacts



Financial Factors

- Capital and life-cycle costs
- Operation and maintenance costs
- Aligns with approval and permitting process



Technical Factors

- Meets existing and future needs
- Provides reliable service
- Minimizes and manages construction risk
- Supports phased expansion of the system
- Operational complexity
- Resiliency to climate change


























Social and Cultural Factors

- Protects resident quality of life
- Manages and minimizes construction impacts
- Protects cultural and archaeological heritage features

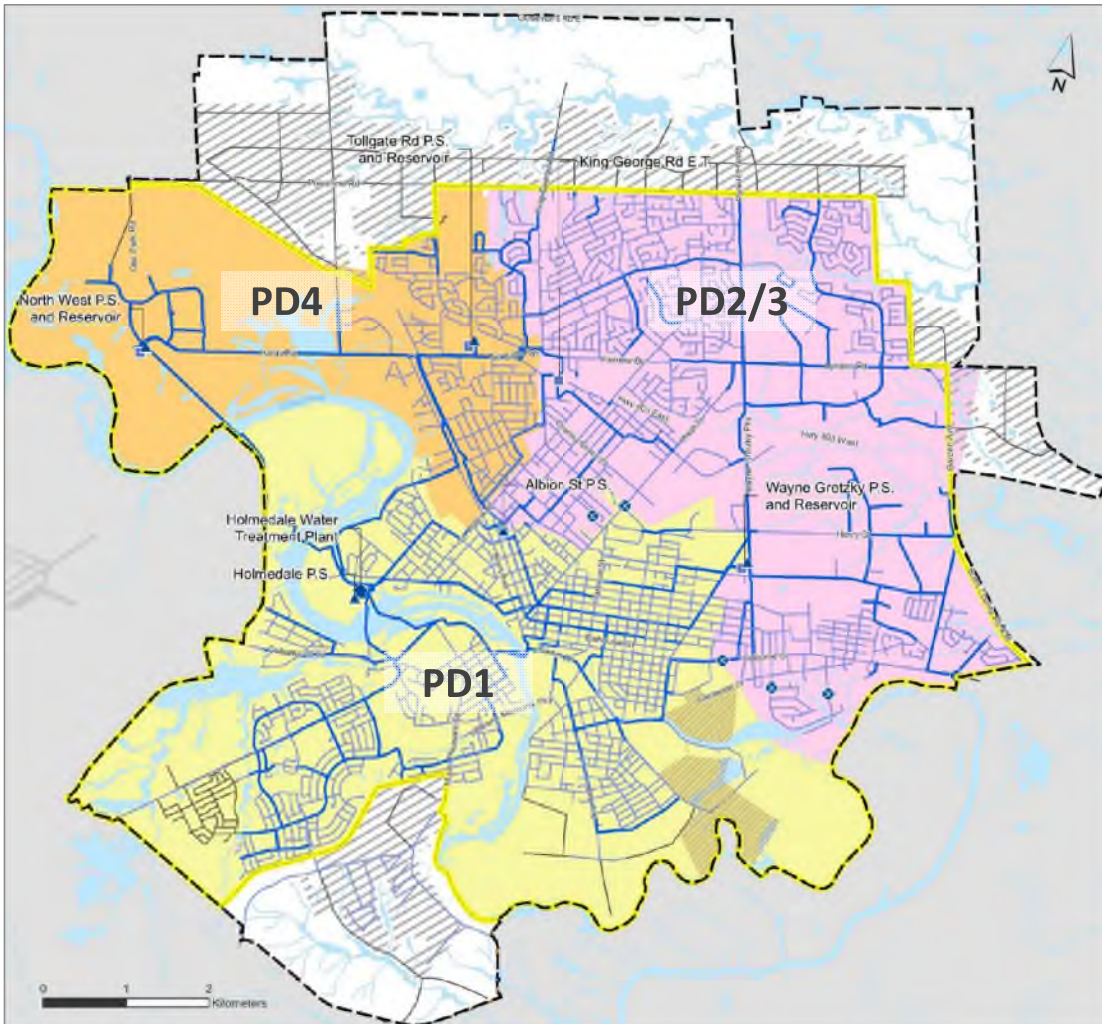


Water Servicing - Map Legend

- These water legends are applicable to all upcoming maps in the Water Servicing Section, and is included here for increased legibility

Water Network		Water System Upgrades	
	Treatment Plant		Supply Upgrade
	Pump Station		Pump Upgrade
	Elevated Tank		Storage Upgrade
	Pump Station and Reservoir		Facility Decommission
	Pressure Reducing Valve		New Water Tower
	 Watermains (< 250 mm)		New Valve
	 Water Transmission (>= 250 mm)		Trunk Watermain Upgrade
	 Growth Watermain		
Water Pressure Districts			
	Pressure District 1		Pressure District 4
	Pressure District 2/3		
General Features			
	2016 Municipal Boundary		Waterbody
	New Municipal Boundary		Expansion Lands
			Six Nations of the Grand River Territory

Water Servicing – Existing Conditions in the Water System



Supply

- Treatment capacity is needed at the Holmedale Water Treatment Plant to accommodate 2041 growth

Pressure

- High and low pressures exist due to variation in elevations

Storage

- More water storage, either elevated or pumped, is needed in all pressure districts to accommodate 2041 growth
- Opportunity to increase elevated storage to decrease pumping needs
- Opportunity to replace aging King George water tower with new larger water tower

Pumping

- Limited pumping upgrades needed in pressure district 1 or pressure district 2/3 to accommodate 2041 growth
- Pressure district 4 may need pumping upgrades; dependent on storage strategy
- Opportunity to decommission aging Albion Pumping Station

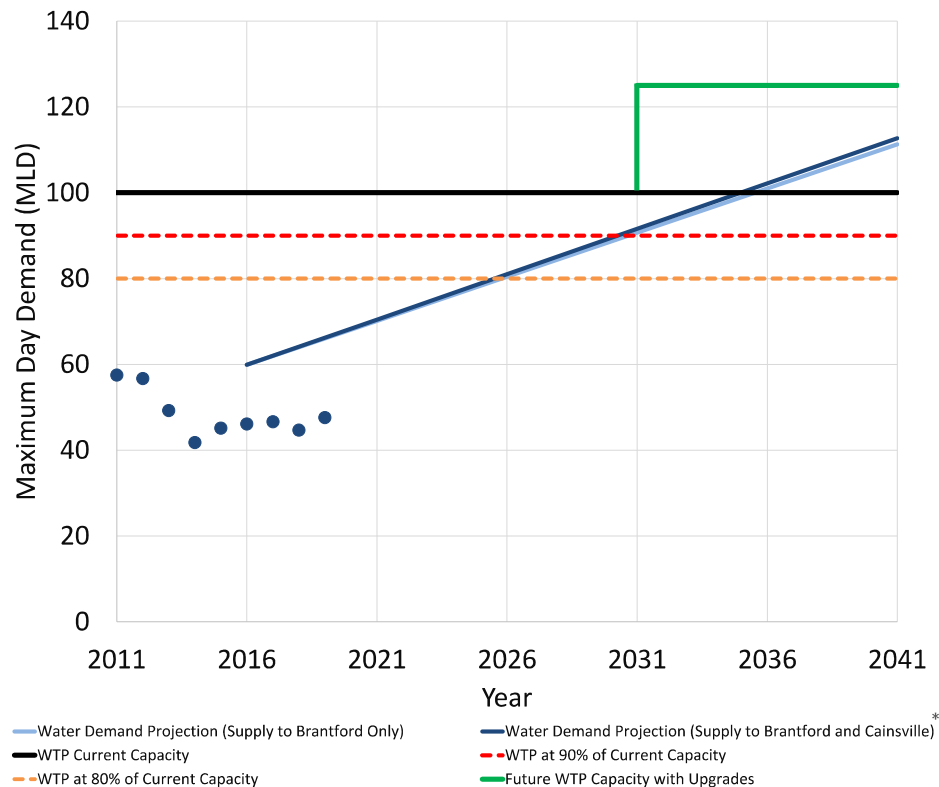
Transmission (Watermains)

- Aging watermains will need to be replaced to improve local conveyance
- Trunk watermain upgrades needed to support intensification areas and to service expansion lands

Water Servicing – Supply

- Process upgrades at the Holmedale Water Treatment Plant are needed to meet 2041 growth demands
- All proposed upgrades will be at the existing water treatment plant with minimal disruption to operations

Water Treatment Plant (WTP) Capacity



* Supply to Cainsville dependent on the negotiation of servicing agreements with the County of Brant

Proposed Water Treatment Plant Upgrades

Upgrades at the Holmedale Water Treatment Plant will increase the rated capacity of the water treatment plant with completion over the next 10-15 years.

Proposed Works include the following upgrades:

- **Low Lift Pumping Station & Header:** Second low lift pump station which includes new intake and twin header
- **Polymer Pumps:** Increase pumping capacity
- **Ozonation:** Additional generator and new contact chamber
- **Filtration:** Upsize filtration well and backwash pumps
- **Residual Management:** Expand capacity at existing facility
- **Hydrogen Peroxide:** Future addition to the preliminary treatment process

Water Servicing – Screening of Water Pressure Concepts

- Four water servicing concepts were presented at the previous public information centres which been screened in or out based on feasibility and overall advantages and disadvantages

Concept 1: Status Quo

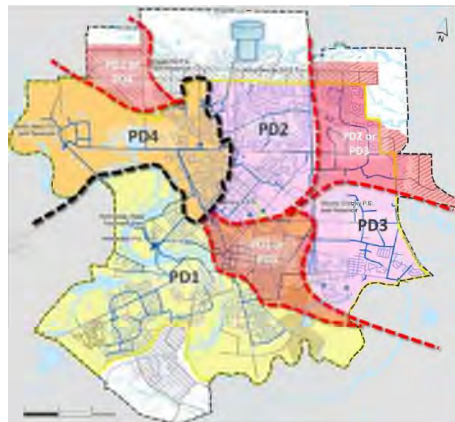


- Maintains current servicing strategy, including current pressure district boundaries

Carried Forward

- Easiest to implement
- Minimizes facility upgrade needs

Concept 2: Split PD2/3 into PD2 and PD3



- Split PD2/3 into two pressure districts to optimize pressures and facility needs
- Pressure district boundary realignment is flexible due to ground elevations

Screened Out

- Difficult to implement
- Complex long term operation

Concept 3: Maximize PD 4



- Expansion of PD4 eastwards to eliminate PD2 with the PD3 boundary realigned to Wayne Gretzky Parkway
- Pressure district boundary realignment to optimize pressures and facility needs

Carried Forward

- Best optimizes system pressures

Concept 4: Split PD1



- Split PD1 into three pressure districts to optimize PD1 pressures
- Split PD2/3 into two pressure districts to optimize pressures and facility needs
- Pressure district boundary realignment is flexible due to ground elevations

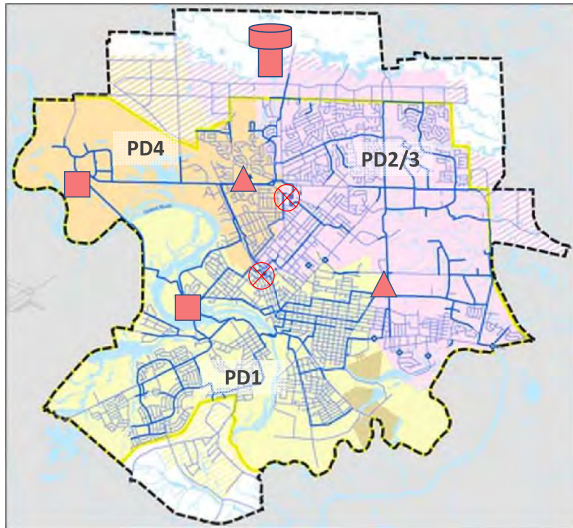
Screened Out

- Hardest to implement
- Requires the most new facilities and watermains

Water Servicing – Pressure District Boundary Alternatives

Alternative 1: Existing Pressure District Boundary

- Existing pressure district boundaries will be maintained



Pressure

- Pressures will be similar to existing

Storage

- Storage deficit in pressure districts 1, 2/3, and 4
- New water tower is needed in pressure district 2/3 as King George water tower will be decommissioned (location of a new water tower subject to a separate EA)

Pumping

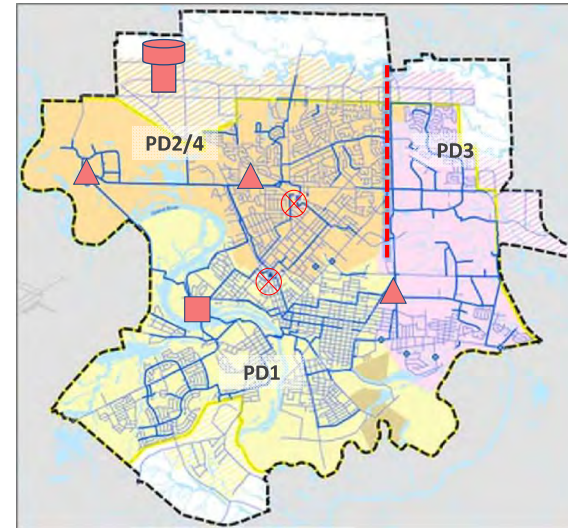
- Pumping deficit in pressure district 2/3 and potentially 4
- Pumping upgrade needs at both Wayne Gretzky and Tollgate Pumping Stations will be at existing facilities
- Albion Pumping Station decommissioned
- Upgrades may be needed to Northwest Pumping Station

Transmission (Watermains)

- Watermains will be needed to accommodate growth demands

Alternative 3: Maximize Pressure District 4

- Pressure district 4 is expanded east to Wayne Gretzky Parkway and incorporate pressure district 2



Pressure

- Pressures will be increased within existing pressure district 2/3 and decreased within new pressure district 3

Storage

- Storage deficit in pressure districts 1, 2/4, and 3
- New water tower is needed in pressure district 2/4 as King George water tower will be decommissioned (location of a new water tower subject to a separate EA)

Pumping

- Pumping deficit in pressure district 2/4 and 3
- Pumping upgrade needs at Wayne Gretzky, Tollgate, and Northwest Pumping Station will be at existing facilities;
- Albion Pumping Station decommissioned

Transmission (Watermains)

- New trunk watermains needed to accommodate growth demands and pressure district change

Brantford MSP & TMP Updates

Water Servicing – Pressure District Boundary Alternatives

Alternative 1: Existing Pressure District Boundary



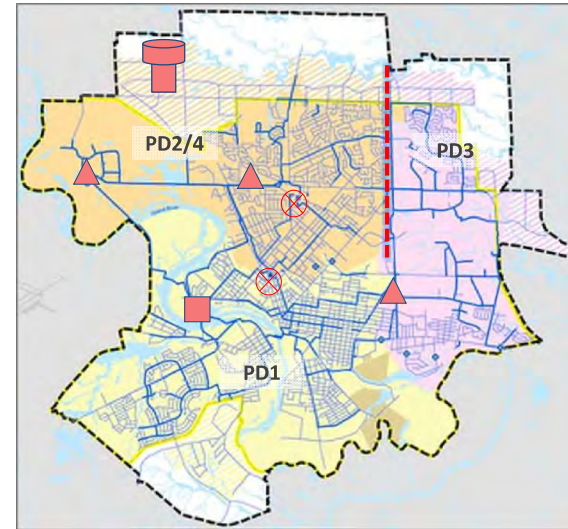
Advantages:

- Minimal changes in existing operation of pressure districts
- Easy implementation of upgrades

Disadvantages:

- Land acquisition needs and potential delays for the new water tower

Alternative 3: Maximize Pressure District 4



Advantages:

- New water tower can be sited in employment lands
- Pressures can be optimized

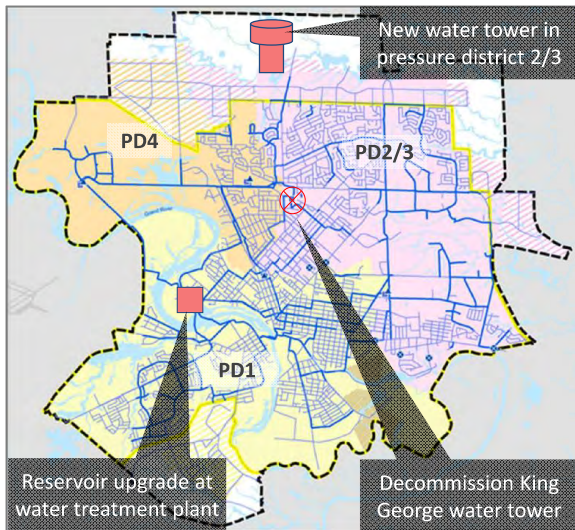
Disadvantages:

- Land acquisition needs and potential delays for the new water tower
- Complex implementation of upgrades which have quick timing and funding needs
- Major watermain construction within existing water system

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Existing Pressure District Boundary	High	High	Med	Med	Recommended: The implementation and construction process is simpler
Alternative 3: Maximize Pressure District 4	Med	High	Low	Med	Not recommended: Complex implementation with quick timing and funding needs

Water Servicing – Pressure District 1 Storage Alternatives

Alternative 1: Pressure District 1 Storage provided by Pumps at the Holmedale Water Treatment Plant Reservoir



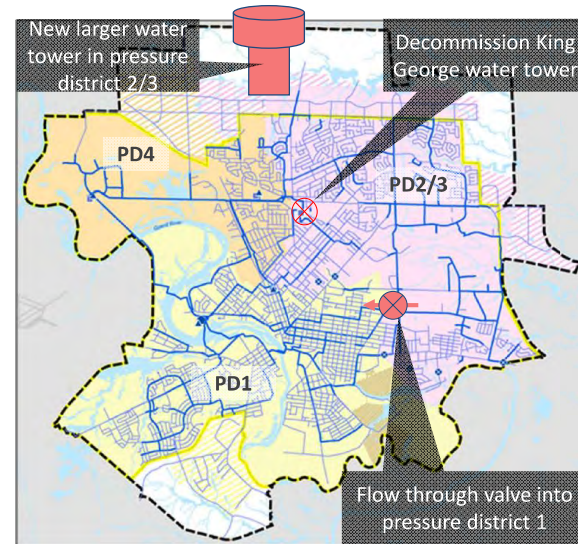
Advantages:

- No changes in current operations of pressure district 1
- No significant construction challenges

Disadvantages:

- Dependence on pumps has higher energy usage and reduced system resiliency

Alternative 2: Pressure District 1 Storage is provided from Large Water Tower by Valves from Pressure District 2/3



Advantages:

- Optimized location for valves provides better conveyance to more vulnerable areas
- Allows for sizing to accommodate future north trigger lands
- Provides greater hydraulic benefit and system resiliency

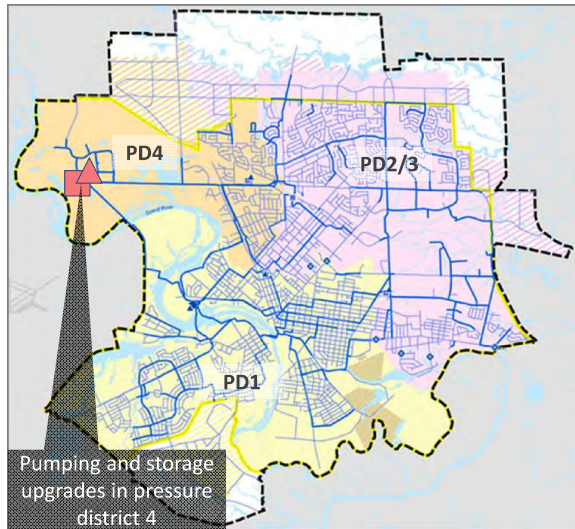
Disadvantages:

- May be an oversized water tower until full buildout
- May be more complex to operate the water system

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Storage at Holmedale Water Treatment Plant	Med	High	High	Med	Not recommended: Less energy efficient and does not improve system resiliency
Alternative 2: Storage via Valves at Large Water Tower from Pressure District 2/3	Med	High	High	High	Recommended: Hydraulically, more beneficial and alternative allows for future accommodation of growth trigger lands

Water Servicing – Pressure District 4 Storage Alternatives

Alternative 1: Upgrade Storage at Northwest Reservoir



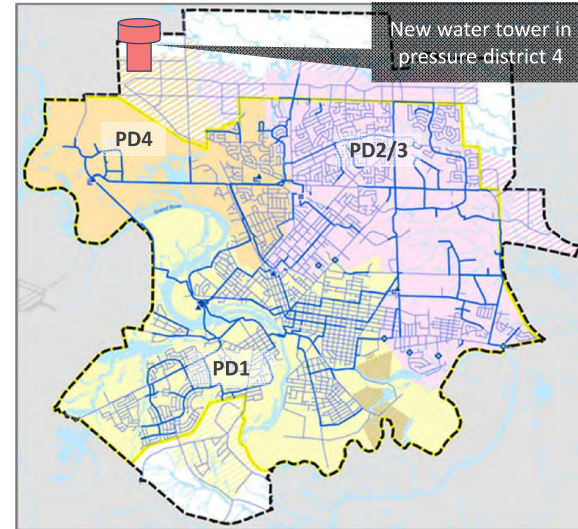
Advantages:

- Maximizes use of existing facilities with no changes to current operations

Disadvantages:

- Dependence on pumps has higher energy usage and reduced system resiliency
- Pump upgrades at the Northwest Pumping Station may be necessary to accommodate peak demands

Alternative 2: New Pressure District 4 Water Tower



Advantages:

- Location of the water tower can be optimized in employment lands
- Provides greater hydraulic benefit and system resiliency
- Pump upgrades at the Northwest Pumping Station are not necessary

Disadvantages:

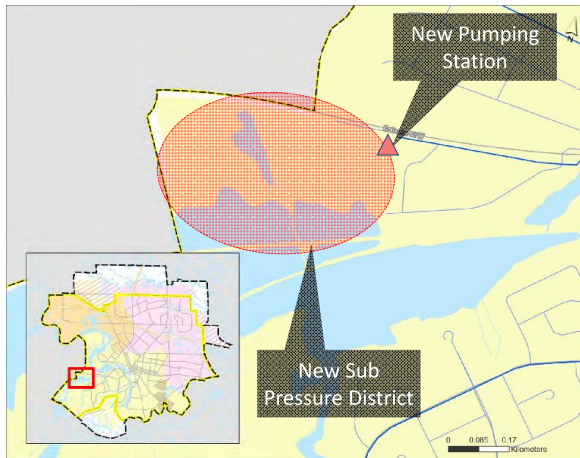
- City will have two water towers in the north lands

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Upgrade Storage at Northwest Reservoir	Med	High	Med	Med	Not recommended: Less energy efficient and does not improve system resiliency
Alternative 2: New Pressure District 4 Water Tower	High	High	Med	Med	Recommended: Hydraulically, more beneficial and alternative allows for future phasing for growth trigger lands

Water Servicing – Planned or Proposed Upgrades

Colborne Street West Pumping Station

- Area along Colborne Street West, at the Municipal boundary has low pressures due to high ground level elevations
- Development proposed further west will need to be serviced by a pumping station

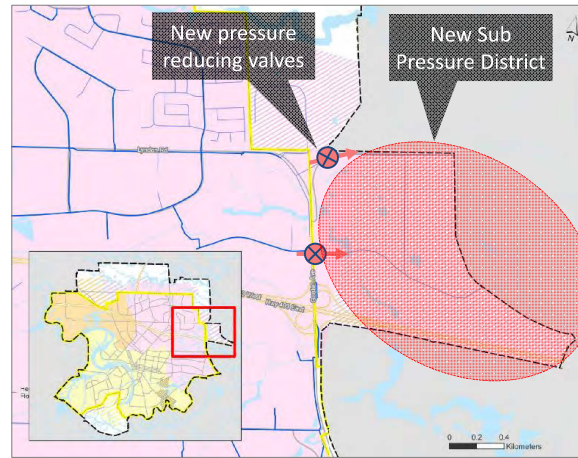


Planned Upgrades:

- New sub-pressure district to include existing properties on Colborne Street West and development extending west to the municipal boundary
- Developer led pumping station to be sized to provide peak demands and fire flows to the development and existing properties

East Sub-Pressure District 2/3

- East expansion lands, east of Garden Avenue, will have high pressures due to low ground level elevations
- Growth occurring in the expansion lands will need to be serviced by pressure reducing valves

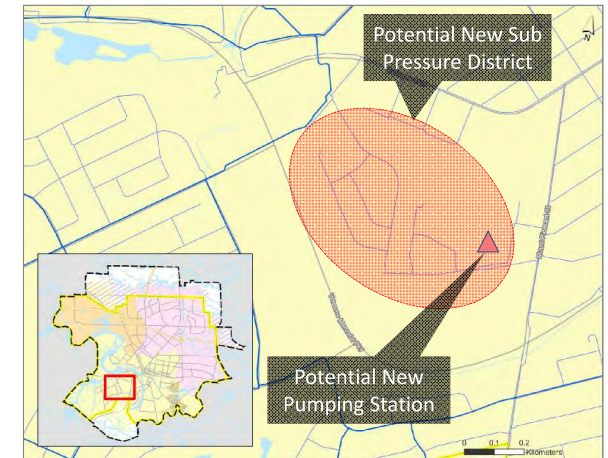


Planned Upgrades:

- New sub-pressure district to include east expansion lands, generally east of Garden Avenue to the municipal boundary
- Two pressure reducing valves will be sized to provide peak demands and fire flows
- New watermain along Garden Avenue will be needed to complete watermain loop

Strawberry Hill Pumping Station

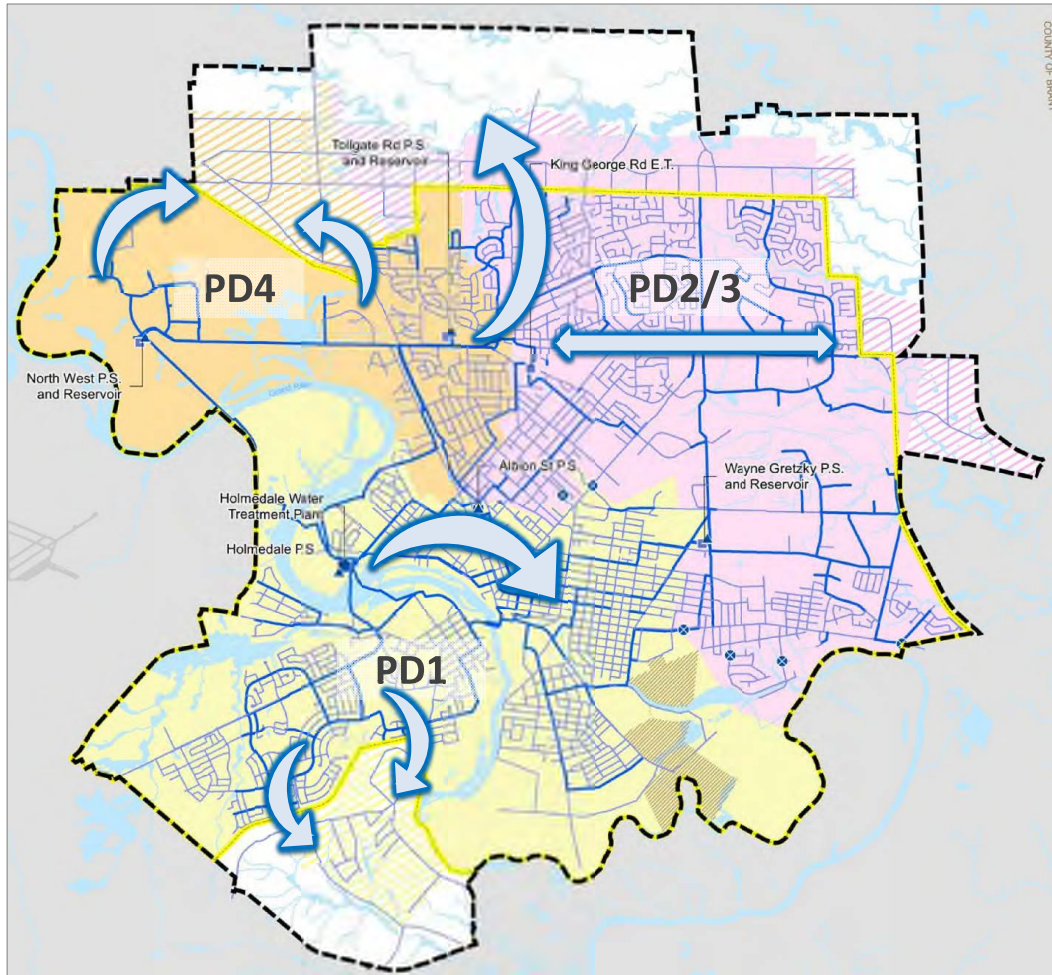
- Strawberry Hill area, a local high point, has low pressures due to high ground level elevations
- Development potential within this area and its servicing would require a new pumping station



Proposed Upgrades:

- New sub-pressure district to include proposed development and existing properties
- Pumping station to be triggered by development and sized to provide peak demands to the development and/or existing properties

Water Servicing – Trunk and Local Watermain Network



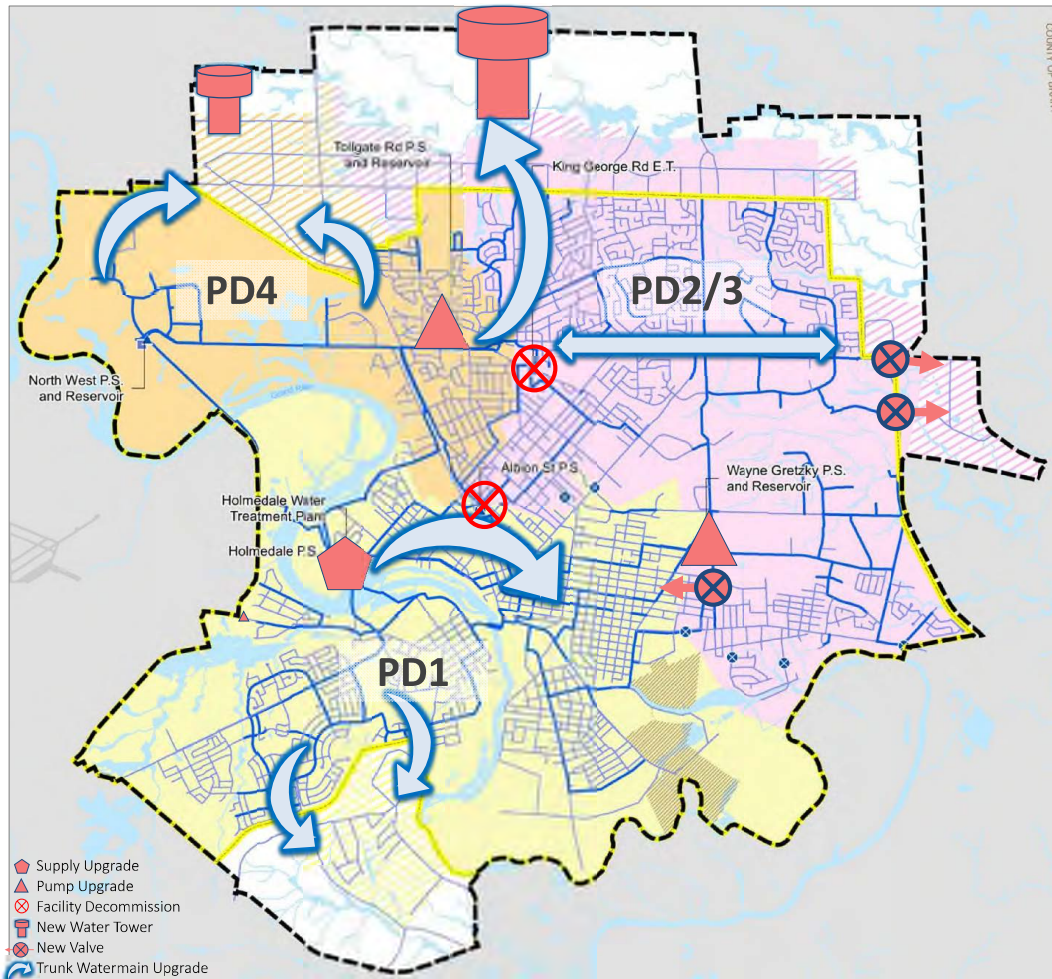
Trunk Watermain Needs

- Trunk watermains are necessary to convey water from pumping or storage facilities to the distribution network
- Strengthening the trunk watermain network accommodates increased demands as well as provides adequate flows to fight fires
- Trunk watermain upgrades are needed:
 - Going to the North lands within pressure districts 2/3 and 4
 - East-west within pressure district 2/3
 - Going south and into Tutela Heights within pressure district 1
 - Downtown Brantford within pressure district 1

Local Watermain Needs

- Local watermains connect to the strengthened trunk watermain network
- Adjustments to the City's local watermain network, to improve local fire flows, are typically needed along older/smaller watermains, areas of high intensification, and at dead ends
- The replacement process to improve these fire flows is:
 - Replace watermain ≤ 100 mm in diameter
 - Replace Cast Iron watermain
 - Replace Asbestos Cement/Ductile Iron watermains (installed before 1990)
 - Upsize and loop to strengthen local trunk network

Water Servicing – Preliminary Preferred Recommendation



Supply

- Increased treatment capacity at Holmedale Water Treatment Plant

Pressure

- Pressures will remain similar to existing

Storage

- New Water Tower in pressure district 2/3
- New Water Tower in pressure district 4

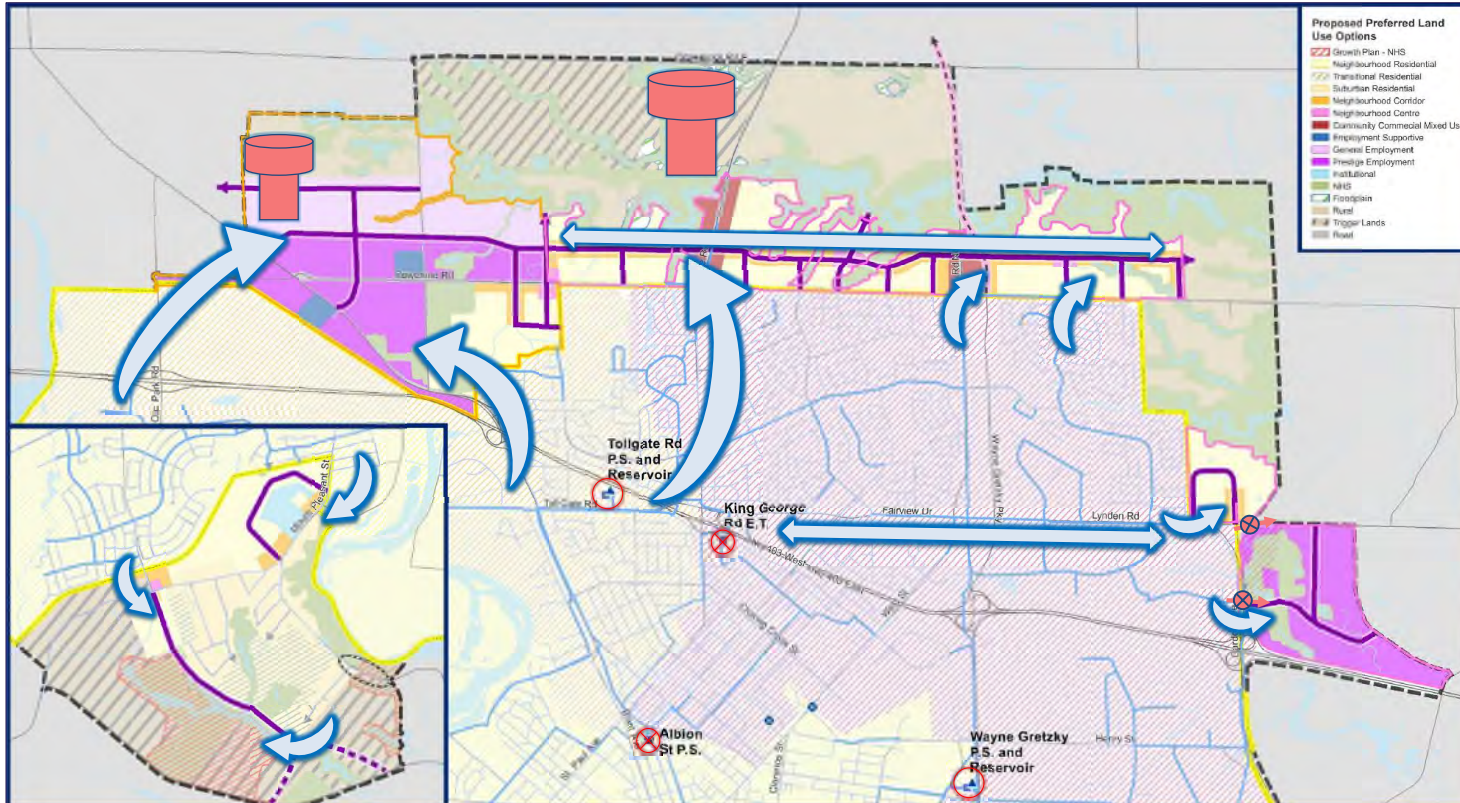
Pumping

- Upgrade pumps at Wayne Gretzky and Tollgate Pumping Stations within pressure district 2/3

Transmission (Watermains)

- Pressure district 1
 - Upgrade watermain downtown loop and Tutela Heights loop
- Pressure district 2/3
 - Upgrade watermain north to expansion lands along King George Road
 - Upgrade watermain east-west along Lynden Road
- Pressure district 4
 - New watermain north to expansion lands along Oak Park and Paris Road

Water Servicing – Servicing Expansion Lands



Supply

- Increased treatment capacity at Holmedale Water Treatment Plant to accommodate growth within existing City Lands as well as the expansion lands

Pressure

- North residential lands will be serviced by pressure district 2/3
- North employment lands will be serviced by pressure district 4
- East residential lands will be serviced by two pressure reducing valves
- Tutela Heights will be serviced by pressure district 1

Storage

- New Water Tower in pressure district 2/3; location to be determined in future EA
- New Water Tower in pressure district 4; location to be determined in future EA

Pumping






























- Upgrade pumps at Wayne Gretzky and Tollgate Pumping Stations within pressure district 2/3

Transmission (Watermains)

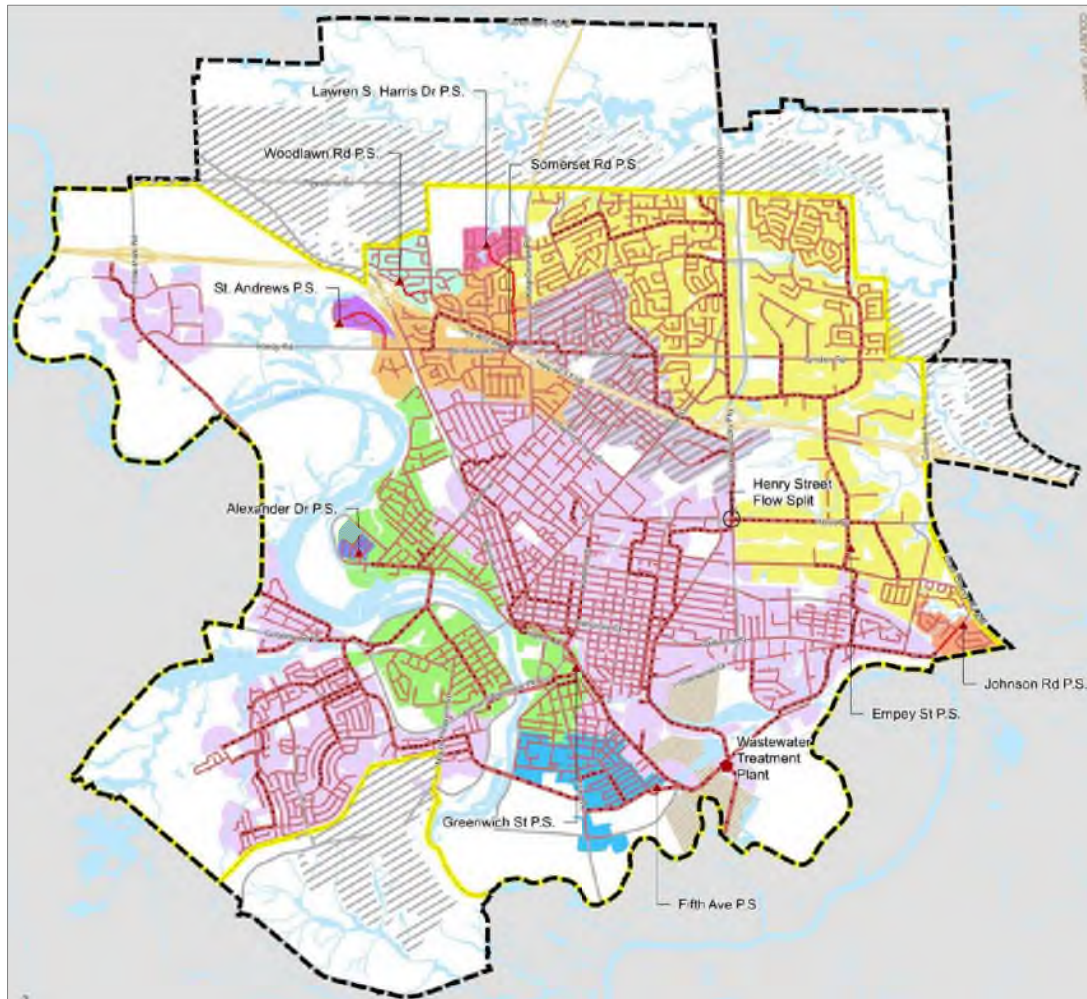
- Pressure district 1
 - Upgrade watermain in Tutela Heights
- Pressure district 2/3
 - Upgrade watermain north to expansion lands along King George Road
 - Upgrade watermain east-west along Lynden Road
- Pressure district 4
 - New watermain north to expansion lands along Oak Park and Paris Road

Wastewater Servicing - Map Legend

- These wastewater legends are applicable to all upcoming maps in the Wastewater Servicing Section, and is included here for increased legibility

Wastewater Network		Wastewater System Upgrades	
	Sewage Pumping Station		Sanitary Mains (<= 300 mm)
	Sanitary Treatment Plant		Sanitary Trunks (> 300 mm)
	Flow Split		Force mains
SPS Catchment		General Features	
	Empey St SPS		2016 Municipal Boundary
	Woodlawn Rd SPS		New Municipal Boundary
	Somerset Rd SPS		Six Nations of the Grand River Territory
	Greenwich St SPS		Waterbody
	Fifth Ave SPS		Expressway / Highway
	St. Andrew's Ave SPS		Arterial and Collectors
	Lawren S. Harris Dr SPS		Alexander Dr SPS
	Johnson Rd SPS		WWTP
	Alexander Dr SPS		Upstream of Henry Street Flow Split
	Upstream of Henry Street Flow Split		Treatment Upgrades
	WWTP		Pump Upgrade
			Trunk Sewer Upgrade

Wastewater Servicing – Existing Conditions in the Wastewater System



Treatment

- Existing Wastewater Treatment Plant upgrades are needed to support existing and future users
- Opportunity for short term optimization and upgrades

Pumping

- Short and long term strategies are needed to manage pump station capacity (Fifth, Empey, and Greenwich)

Sanitary Sewers

- Trunk capacity needs to support intensification corridors and northern/eastern growth areas
- A number of existing sewers are at capacity or will be at capacity with 2041 growth flows and upgrades are necessary
- Optimization of local wastewater system and flow splits is required to maximize available sewer and pumping capacities to support 2041 growth

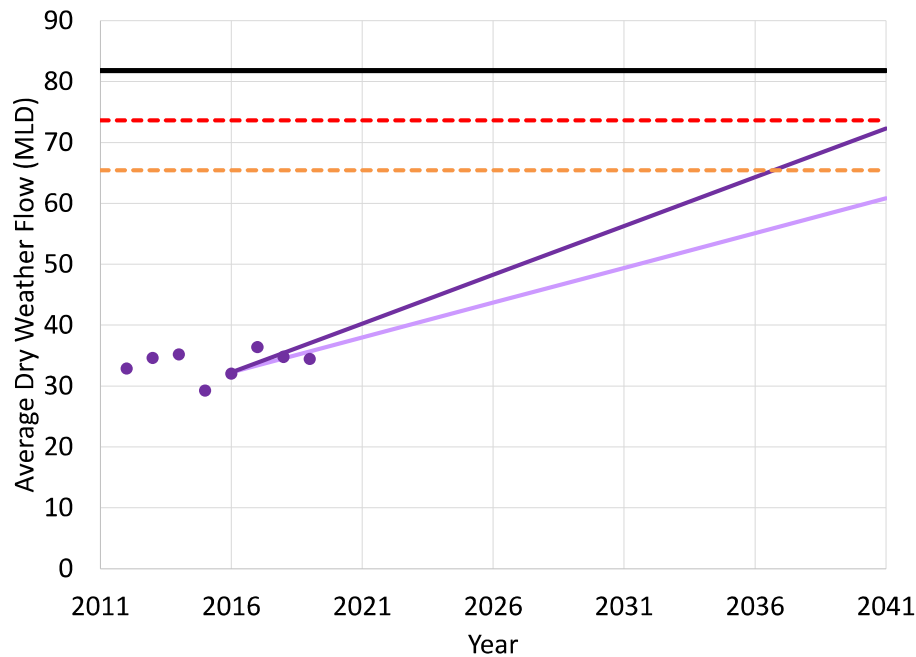
Inflow and Infiltration

- Wet weather management is needed throughout the entire wastewater system

Wastewater Servicing – Wastewater Treatment Plant

- Process maintenance and optimization at the Wastewater Treatment Plant is needed to accommodate 2041 growth flows and re-establish current rated capacity
- All proposed upgrades will be at the existing wastewater treatment plant with minimal disruption to operations

Wastewater Treatment Plant (WWTP) Capacity



— Wastewater Flow Projection (Flow from Brantford Only) — Wastewater Flow Projection (Flow from Brantford, Cainsville, and Airport)*
— Reestablished WWTP Capacity - - - WWTP at 90% of Reestablished Capacity
- - - WWTP at 80% of Reestablished Capacity • Historic

* Conveyance from Cainsville and Airport dependent on the negotiation of servicing agreement(s) with the County of Brant

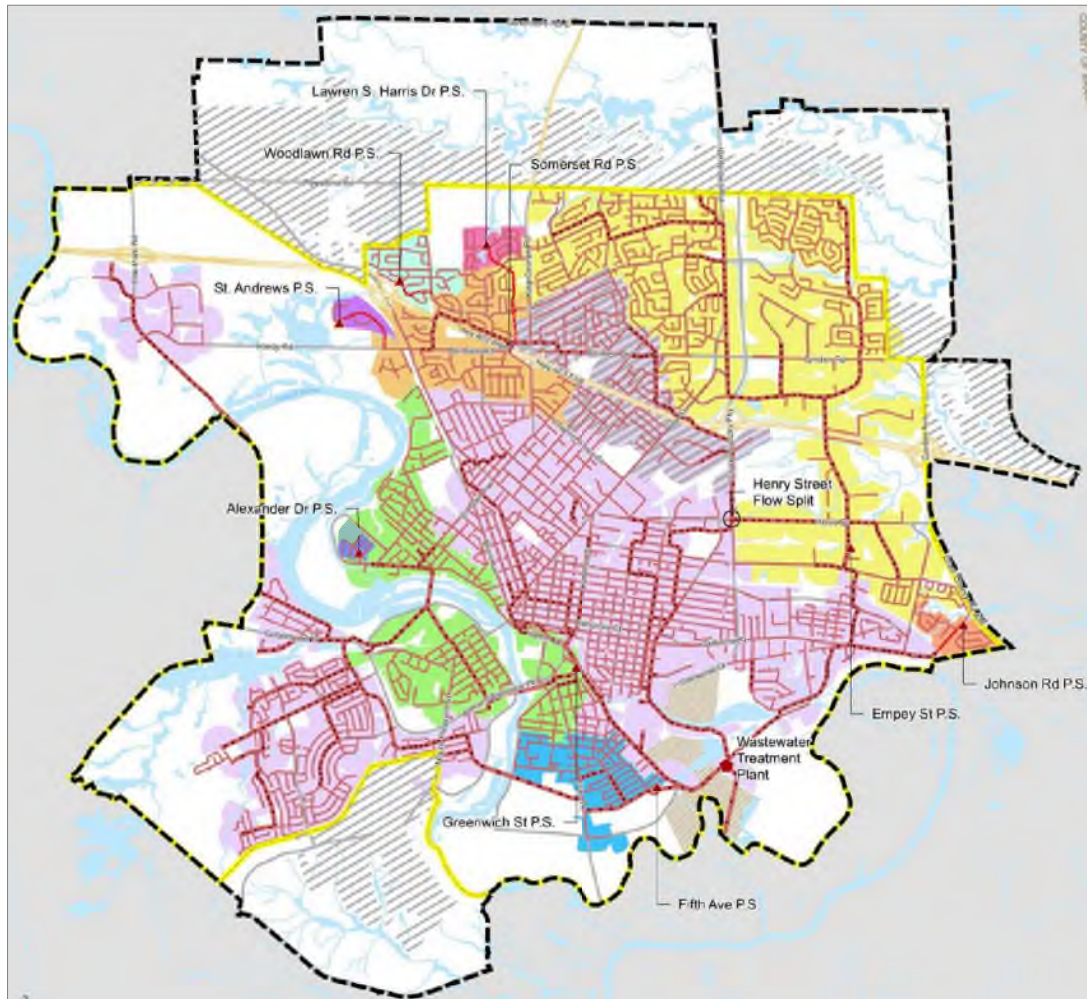
Proposed Wastewater Treatment Plant Upgrades

Upgrades at the Wastewater Treatment Plant allow for a rated capacity to be reestablished and maintained when completed within the next 10-15 years.

Proposed Works include the following upgrades:

- **Chlorine Contact Chamber:** New chlorine contact chamber
- **Oxygenation:** Upsize existing blowers
- **Aeration Tanks:** Optimize process flow rates to PM1 and PM2
- **Waste Activated Sludge (WAS):** New WAS facility to support primary clarifiers and anaerobic digester
- **Biosolids Storage Tank:** New decant system

Wastewater Servicing – Existing Conditions in the Wastewater System



Fifth Ave Pumping Station Catchment

- Fifth Ave Pumping Station at current capacity to accommodate peak flows
- High rates of inflow and infiltration which limits existing pumping station and sewer capacity
- Opportunity to divert some flows to limit pumping station upgrade costs

Greenwich Pumping Station Catchment

- Local sewer and trunk sewer capacity constraints as a result of current and growth flows
- Greenwich Pumping Station at current capacity to accommodate peak flows
- Upgrades to both trunk sewers and the Greenwich Pumping Station are needed

North Brantford

- Trunk sewer constraints from King George Road to Park Road North due to existing and growth flows

Empey Street Pumping Station Catchment

- Current capacity at the Empey Pumping Station is sufficient to accommodate existing flows but may need to be upgraded to accommodate growth flows
- Constraints within the downtown trunk sewer due to existing and growth flows
- Opportunity to optimize Henry Street flow split

Wastewater Servicing – Screening of Wastewater Servicing Concepts

- Four wastewater areas and their servicing concepts were presented at the previous public information centre
- All servicing concepts, for each wastewater area except Fifth Avenue, were carried forward and further developed into alternatives as the Fifth Avenue Pumping Station Catchment works are currently underway

Fifth Avenue Pumping Station Catchment Concepts



Concept 1: Diversion

- Divert upstream flows away from Fifth Avenue Pumping Station

Concept 2: Pumping

- City is currently undertaking pumping station upgrades, sized to meet 2041 flow targets

Pumping Concept Carried Forward

Greenwich Pumping Station Catchment Concepts



Concept 1: Diversion

- Divert flows away from Greenwich Pumping Station

Concept 2: Trunk Sewer Upgrades

- Upgrade trunk sewers with option to optimize flow split

Concept 3: Pumping

- Pump upgrades at Greenwich Pumping Station

All Concepts Carried Forward

North Brantford Catchment Concepts



Concept 1: Diversion

- Divert flows by a new interceptor sewer

Concept 2: Trunk Sewer Upgrades

- Upgrade trunk sewers to Park Road North

All Concepts Carried Forward

Empey Street Pumping Station Concepts



Concept 1: Diversion

- Divert flows at Henry Street to either Empey Street Pumping Station or downtown trunk sewer

Concept 2: Tunneling

- Bypass Empey Street Pumping Station with deep tunneled sewer

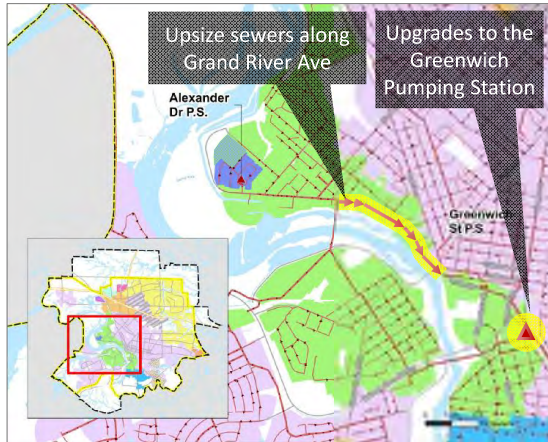
Concept 3: Pumping

- Upgrades at Empey Street Pumping Station dependent on diversion strategy

All Concepts Carried Forward

Wastewater Servicing – Greenwich Pumping Station Alternatives

Alternative 1: Divert More Flows to Grand River Avenue and Upgrade Greenwich Pumping Station



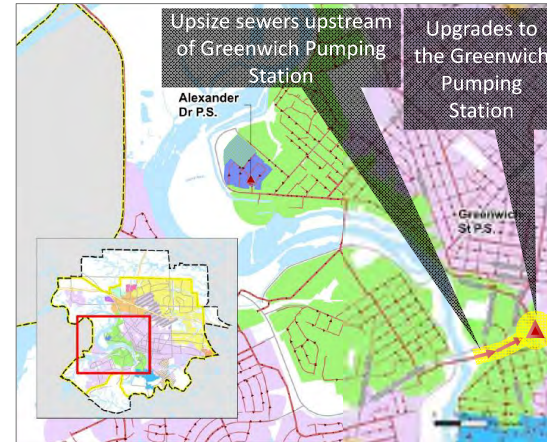
Advantages:

- Flows are not diverted across the Grand River
- Reduces existing local and trunk sewer constraints

Disadvantages:

- Sewer upgrades along Grand River Avenue (minor collector road)

Alternative 2: Maintain Existing Flow Split by Upsizing Trunk Sewer and Upgrade Greenwich Pumping Station



Advantages:

- Optimizes current flow split along Grand River Avenue and Catherine Avenue trunk sewers

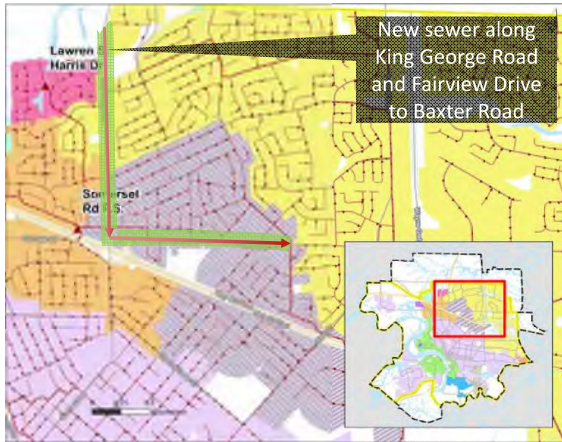
Disadvantages:

- Increases flow across Grand River
- Some sewer constraints will remain
- Deep sewer upgrades

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Divert More Flows to Grand River Avenue and Upgrade Greenwich Pumping Station	High	High	Med	High	Recommended: Sewer upgrades resolve constraints while minimizing flows crossing the Grand River
Alternative 2: Maintain Existing Flow Split by Upsizing Trunk Sewer and Upgrade Greenwich Pumping Station	Med	High	Med	Med	Not recommended: Sewer constraints remain and has complex construction

Wastewater Servicing – North Brantford Alternatives

Alternative 1: New Sewer along King George Road and Fairview Drive to Baxter Road



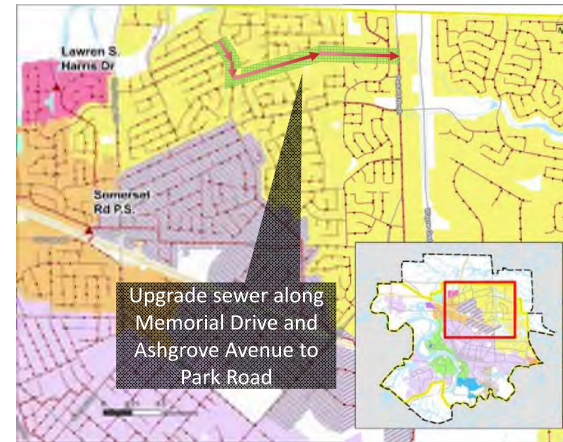
Advantages:

- Optimizes downstream trunk sewer capacities
- Capacity to accommodate north lands King George Road septic sewers

Disadvantages:

- Major construction disruptions
- Complex implementation
- Does not address existing constraints

Alternative 2: Upgrade Existing Trunk Sewer to Park Road



Advantages:

- Minimizes sewer upgrades and construction
- Lower capital cost

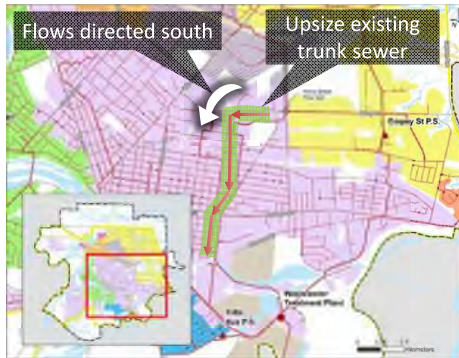
Disadvantages:

- Minimal opportunity to service north lands or King George Road septic sewers

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: New Sewer to Baxter Road	Med	High	Low	Low	Not Recommended: High construction disruptions and high costs
Alternative 2: Upgrade Existing Sewers to Park Road	Med	High	Med	High	Recommended: Lower construction complexity, construction disruptions, and costs

Wastewater Servicing – Empey Street Pumping Station Alternatives

Alternative 1A: Existing Flow Split with Sewer Upgrades Downtown and at Empey Pumping Station



Advantages:

- Minimizes upgrades and pump needs at Empey Pumping Station
- Short term capacity is available at Empey Pumping Station

Disadvantages:

- High costs and construction to upgrade downtown sewers

Alternative 1B: Existing Flow Split with New Downtown Trunk Sewer to Wastewater Treatment Plant



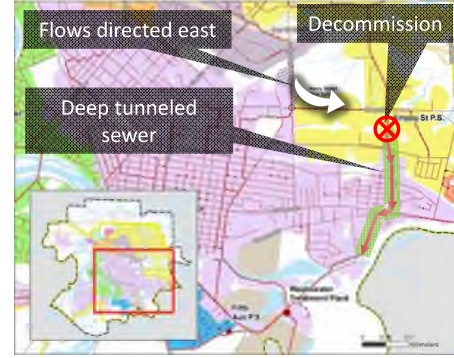
Advantages:

- Minimizes upgrades and pump needs at Empey Pumping Station
- Short term capacity is available at Empey Pumping Station
- Provides additional system capacity

Disadvantages:

- High costs and construction to new downtown sewers

Alternative 2: Redirect Flows to Empey Pumping Station and New Deep Tunnel to Replace Empey Pumping Station



Advantages:

- Optimizes flow split to relieve sewer constraints in downtown
- Minimizes upgrades and pump needs at Empey Pumping Station

Disadvantages:

- High costs and complex construction
- Higher peak flows to the wastewater treatment plant

Alternative 3: Redirect Flows to Empey Pumping Station and Upgrade Empey Pumping Station



Advantages:

- Optimizes flow split to relieve sewer constraints in downtown
- Short term capacity is available at Empey Pumping Station

Disadvantages:

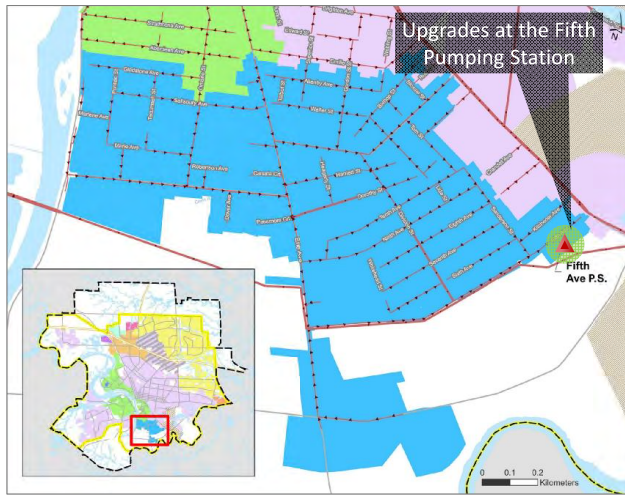
- Upgrades are necessary at Empey Pumping Station

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1A: Existing Flow Split with Sewer Upgrades Downtown and at Empey Pumping Station	High	High	Low	Low	Not recommended: Substantial sewer upgrades and high construction needs
Alternative 1B: Existing Flow Split with New Downtown Trunk Sewer to Wastewater Treatment Plant	Low	High	Low	Med	Not recommended: High construction needs and costs associated with new sewer
Alternative 2: Redirect Flows to Empey Pumping Station and New Deep Tunnel to Replace Empey Pumping Station	Low	High	Low	Low	Not recommended: High costs and complex construction associated with tunneled sewer
Alternative 3: Redirect Flows to Empey Pumping Station and Upgrade Empey Pumping Station	High	High	High	High	Recommended: Alternative is the easiest to implement with the lowest upgrade costs

Wastewater Servicing – Planned Upgrades

Fifth Avenue Pumping Station

- Fifth Avenue Pumping Station catchment has high rates of inflow and infiltration limiting existing pumping station and sewer capacity
- Intensification occurring along Erie Avenue will contribute additional flows to pumping station and sewers

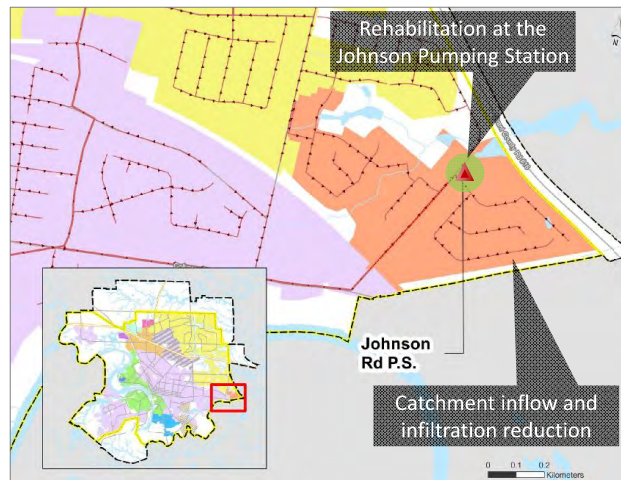


Planned Upgrades:

- Pumping station capacity upgrades are needed to meet 2041 flow targets
- Construct emergency 1-hour peak flow storage
- New forcemain (twinning)

Johnson Road Pumping Station Catchment

- Johnson Road Pumping Station catchment has high rates of inflow and infiltration and existing Pumping Station is operating below firm capacity
- Growth occurring in northwest area of catchment

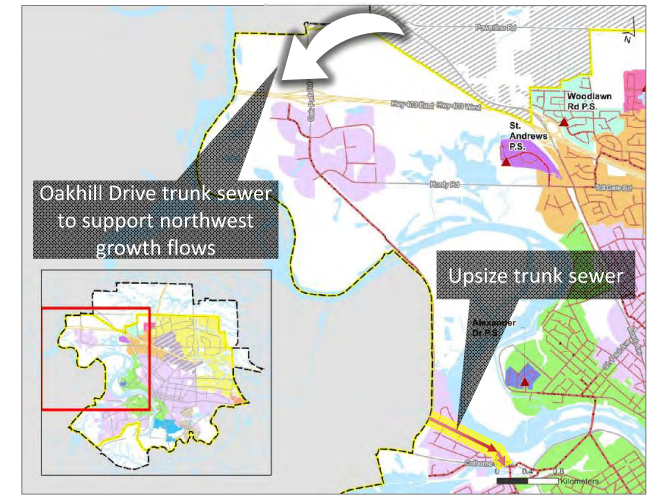


Planned Upgrades:

- Implement inflow and infiltration reduction in catchment to reduce flows to Pumping Station
- Pump rehabilitation at Pumping Station to re-establish installed capacity to meet 2041 flow targets

Oakhill Drive

- Oakhill Drive trunk sewer will support northwest growth flows from Oak Park Road
- Existing Oakhill Drive sewer between Jennings Road and Colborne Street West downsizes from 1,050 mm to 675/750 mm



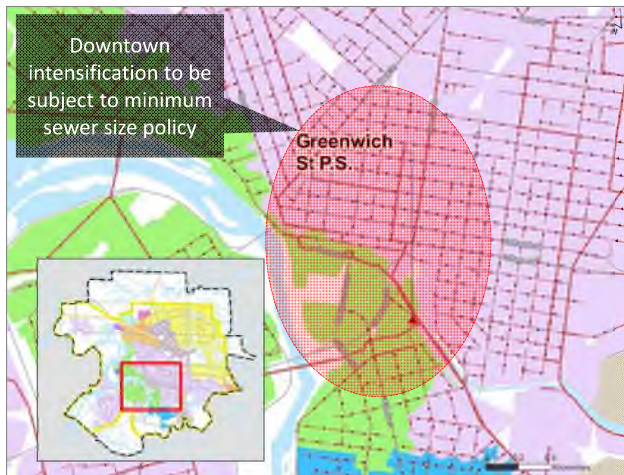
Planned Upgrades:

- Upsize sewer between Jennings Road and Colborne Street West to accommodate 2041 growth flows and mitigate potential operational issues

Wastewater Servicing – Planned Upgrades

Downtown Growth

- Substantial growth identified in downtown core
- Impacts to existing sewers are dependent on location and density of growth

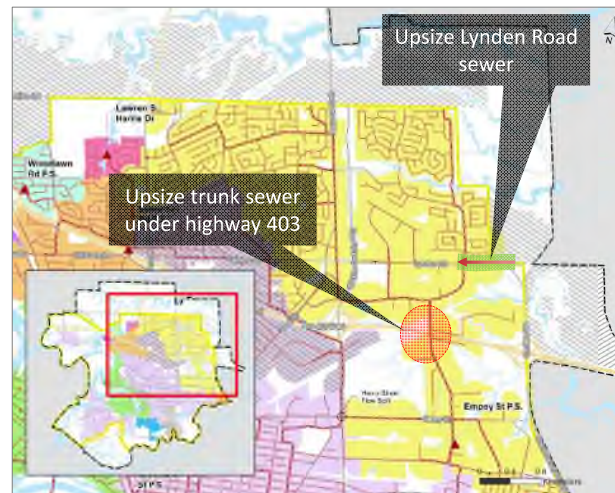


Planned Upgrades:

- Policy in place to establish minimum sewer capacity requirement to accommodate future intensifications based on L/s/ha of upstream catchment
- Upgrade costs to be split between City and growth

Coulbeck Trunk Sewer

- North Expansion Lands east of King George Road directed to Coulbeck Road Trunk Sewer
- East Expansion Lands along eastern boundary directed to Lynden Road and Coulbeck Road Trunk Sewer



Planned Upgrades:

- Coulbeck Road trunk sewer under Highway 403 crossing to be upsized to support growth
- Ongoing flow monitoring in sewer to ensure inflow and infiltration doesn't trigger project earlier
- Lynden Road sewer upgrade from proposed East Expansion Lands forcemain to Coulbeck Road

Northwest Area Trunk Alignment

- North Expansion Lands west of King George directed to Oak Park Road Trunk sewer
- Oak Park Road and Powerline Road alignment constrained due to overhead powerlines and railway crossing
- Potential alignment through future employment lands

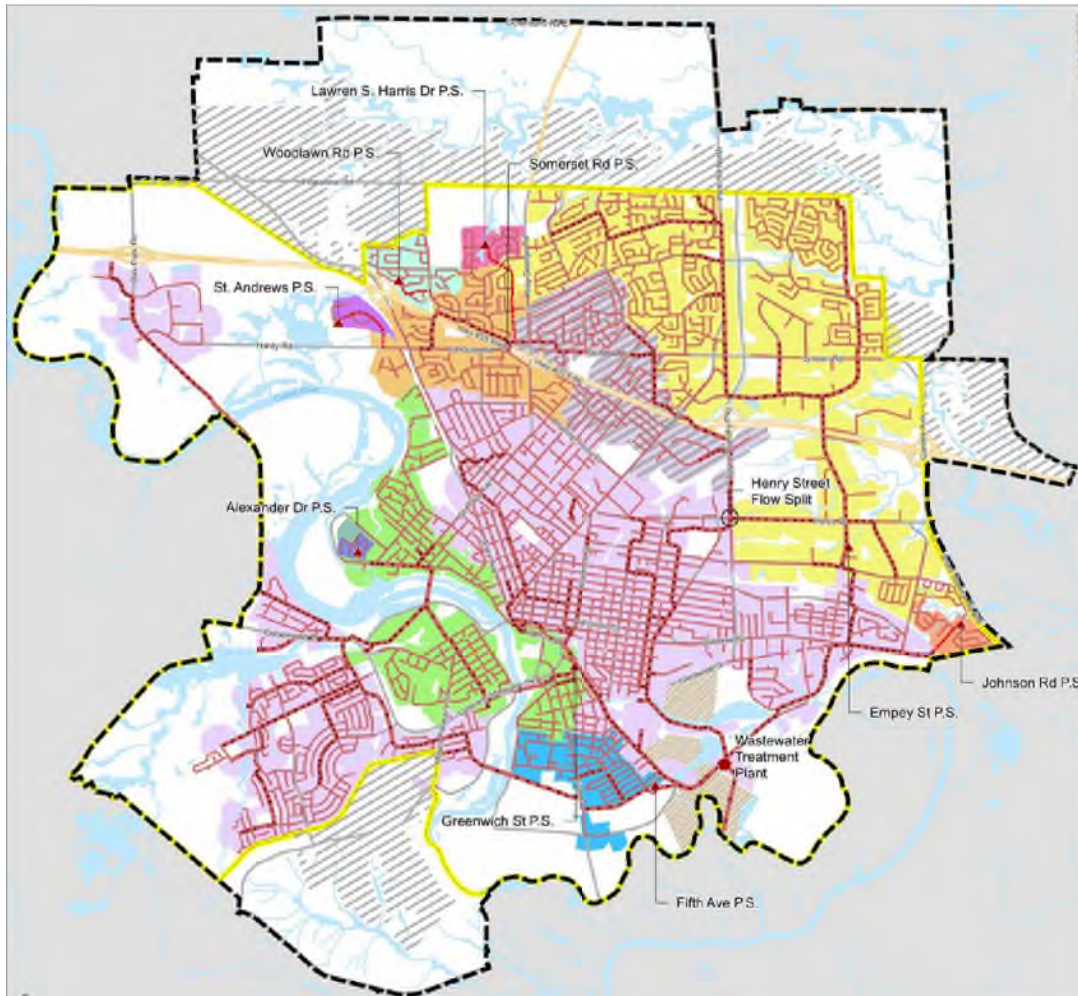


Planned Upgrades:

- Oak Park Road and Powerline Road alignment will be determined through subsequent Schedule 'B' EA
- Opportunity to optimize with development draft plans

Wastewater Servicing – Inflow and Infiltration Reduction

- Inflow and Infiltration is an ongoing issue that is difficult to isolate and repair
- Reduction will provide resiliency for larger storm events while reducing ongoing pumping & treatment costs



Johnson Road Pumping Station Catchment

- Very high rainfall derived inflow and infiltration
- Needed to support growth without major pumping station upgrades

Fifth Ave Pumping Station Catchment

- Seasonal high groundwater infiltration
- Moderate inflow and infiltration
- Station capacity sized to accommodate
- Upgrades to reduce sewer surcharging and flows to the Wastewater Treatment Plant

Greenwich Pumping Station Catchment

- Moderate rainfall derived inflow and infiltration
- Suspect seasonal high groundwater infiltration
- Potential to minimize pumping station upgrades
- Reduce flows to Wastewater Treatment Plant

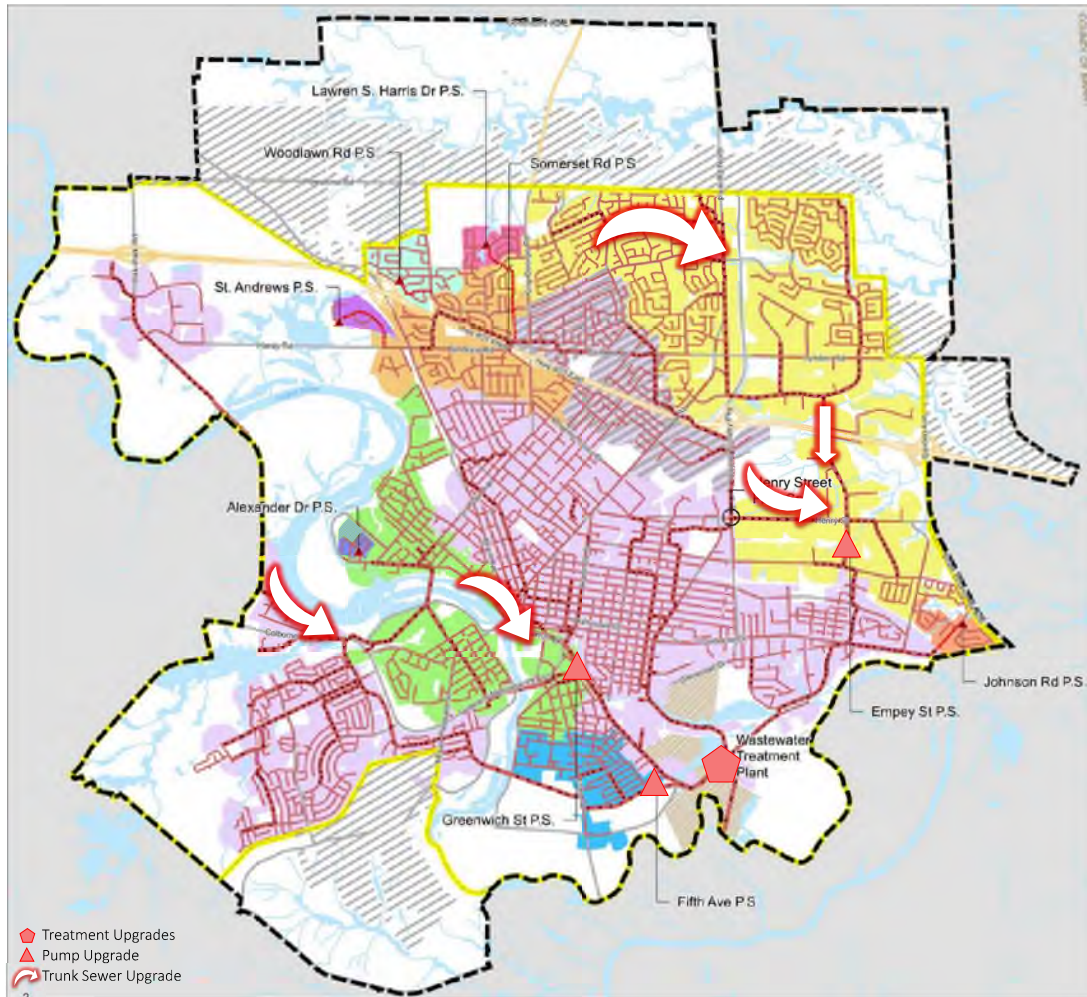
North Brantford (Empey Pumping Station Catchment)

- Moderate rainfall derived inflow and infiltration
- Empey Pumping Station and sewer upgrades still needed
- Support reduction of existing sewer surcharging

Citywide

- Aligning with State of Good Repair Program

Wastewater Servicing – Preliminary Preferred Recommendation



Treatment

- Upgrades to the Wastewater Treatment Plant to re-establish and maintain the rated capacity

Pumping

- Upgrades to the Fifth Avenue Pumping Station
- Upgrades to the Greenwich Pumping Station
- Upgrades to the Empey Pumping Station

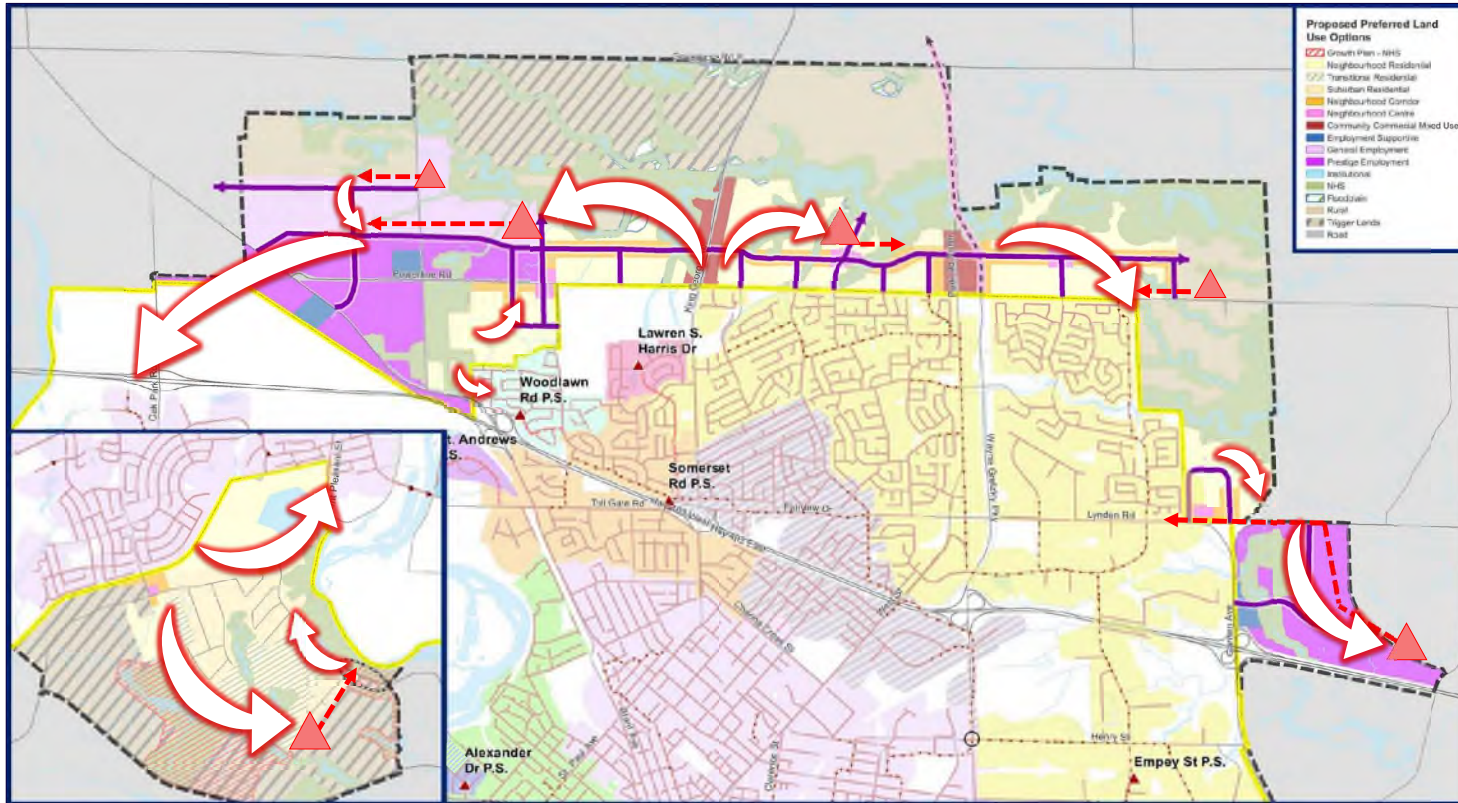
Sanitary Sewers

- Coulbeck Road: Upsize Highway 403 crossing sewer
- Lynden Road: Upsize sewer from eastern growth area to Coulbeck Road
- Memorial Drive and Ashgrove Avenue: Upsize sewer on Kensington Avenue to Park Road
- Grand River Avenue: Upsize sewer on Jubilee Avenue to Icomm Drive
- Oakhill Drive: Upsize sewer on Jennings Street to Colborne Street West
- Reconfiguration and optimization of the Henry Street Flow Split

Inflow and Infiltration

- Targeted inflow and infiltration reduction programs City wide

Wastewater Servicing – Servicing Expansion Lands



Treatment

- Upgrades to the Wastewater Treatment Plant to re-establish and maintain the rated capacity to accommodate growth within existing City Lands as well as the expansion lands

Pumping

- Four new pumping stations in the north expansion lands to convey flows to either the Oak Park Road or Coulbeck Road trunk sewers
- One new pumping station in the east expansion lands to convey flows to Lynden Road
- One new pumping station in Tutela Heights to convey flows to Mount Pleasant Road

Sanitary Sewers



















- North expansion lands flows will be conveyed by gravity to either the Oak Park Road or Coulbeck Road trunk sewers
- East expansion lands flows will be conveyed by gravity to the Lynden Road sewer
- Tutela Heights flows will be conveyed by gravity to the Mount Pleasant Road sewer

Inflow and Infiltration

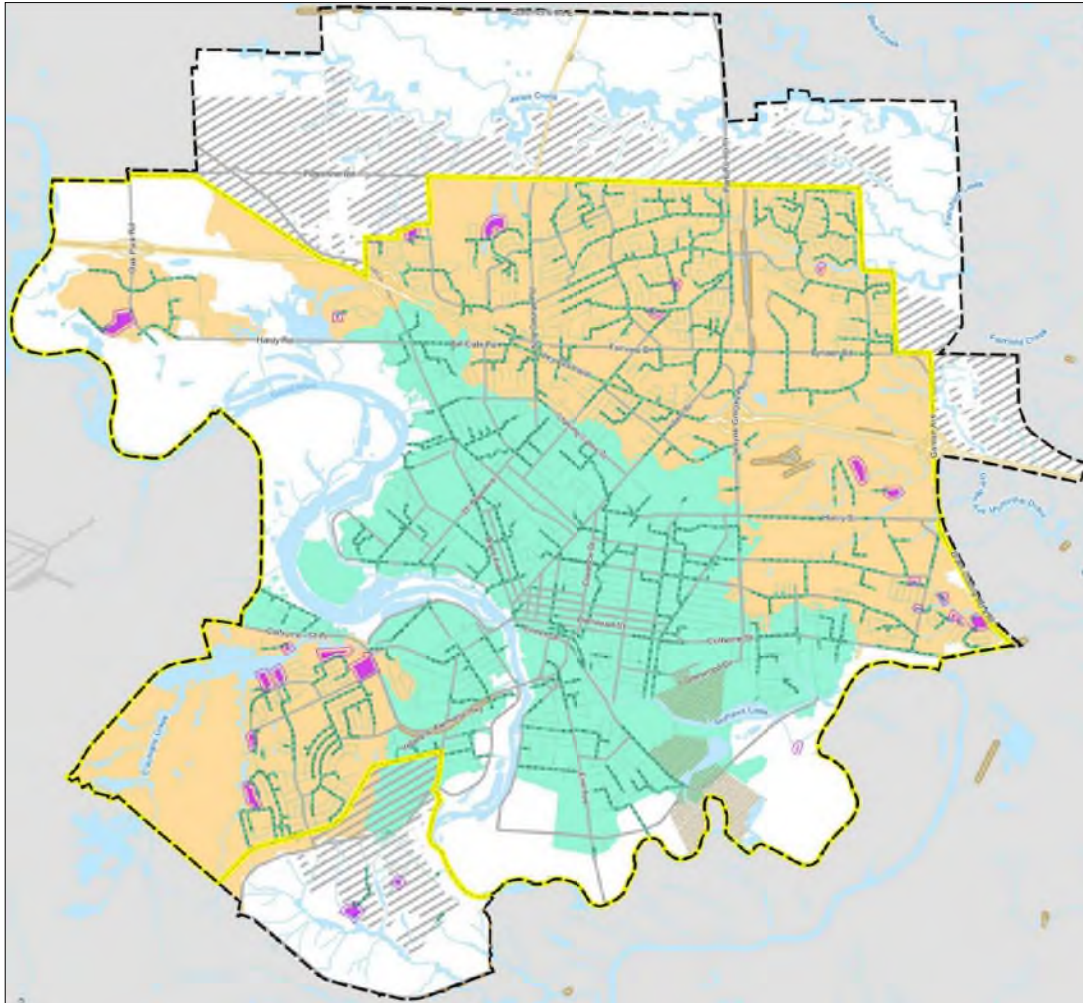
- Development must satisfy inflow and infiltration targets of 0.3 L/s/ha

Stormwater Servicing - Map Legend

- These stormwater legends are applicable to all upcoming maps in the Stormwater Servicing Section, and is included here for increased legibility

Stormwater Network		Stormwater Servicing Concept	
 Ditches	 Stormwater Pipes (< 450 mm)	 Applicable	 Not Applicable
 Detention Ponds	 Stormwater Pipes (>= 450 mm)	Stormwater System Upgrades	
Design Storms		 New Stormwater Management Pond	
 5-Year Design Storm		 Stormwater Flow	
 2-Year Design Storm			
General Features			
 New Municipal Boundary	 Expansion Lands		
 2016 Municipal Boundary	 Six Nations of the Grand River Territory		
 Expressway / Highway	 Outside Municipalities		
 Arterial and Collectors	 Waterbody		

Stormwater Scope – Strategy and Objectives



Level of Service (Minor System)

- 2-year Level of Service within old infrastructure areas
- 5-year Level of Service within newer infrastructure areas, greenfield areas, and all replacements or upgrades

Overland Flow (Major System)

- Areas where natural grading does not accommodate large event outlet

Water Quality

- Protect local watercourses from Total Suspended Solids and contaminants

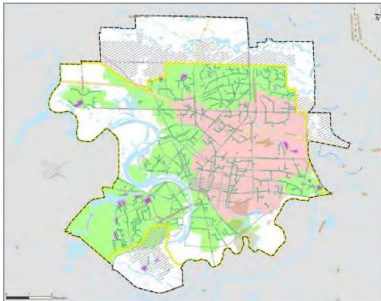
Dike Network

- Review low-lying areas susceptible to flooding due to dike network
- Determine further studies to mitigate existing flooding risk

Stormwater Servicing – Screening of Stormwater Servicing Concepts

- Five stormwater servicing concepts were presented at the previous public information centre
- All servicing concepts, for each stormwater area, were carried forward and further developed into alternatives

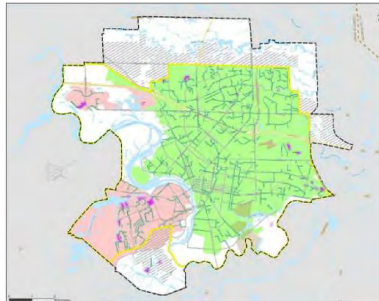
Status Quo



- Leave existing system as-is
- Certain areas do not have any existing or growth related issues
- Certain areas the benefit does not justify costs
- Focus on minimizing risk and use of on site management controls to limit impacts of growth

All Concepts Carried Forward

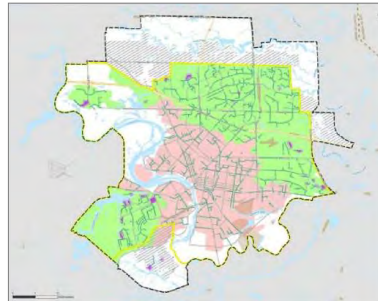
Minor System Upgrades



- Upgrade the sewers to increase capacity
- Addresses localized flooding issues but can create downstream issues

All Concepts Carried Forward

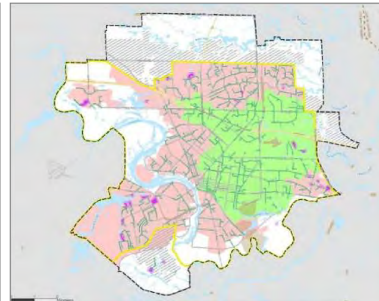
Quantity Control



- Post-development peak flow rates are not to exceed corresponding pre-development peak flow rates
- Stormwater management ponds or on-site underground storage
- Addresses localized flooding issues by reducing sewer capacity needs and/or safely managing local floodwaters

All Concepts Carried Forward

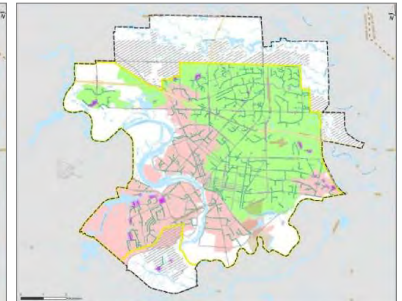
Low Impact Development



- Mitigates impacts of increased runoff and stormwater quality, managing runoff as close to its source as possible
- Rely on decentralized stormwater management facilities
- Can reduce peak flows to storm network by reducing total runoff or providing storage function

All Concepts Carried Forward

Major System Upgrades

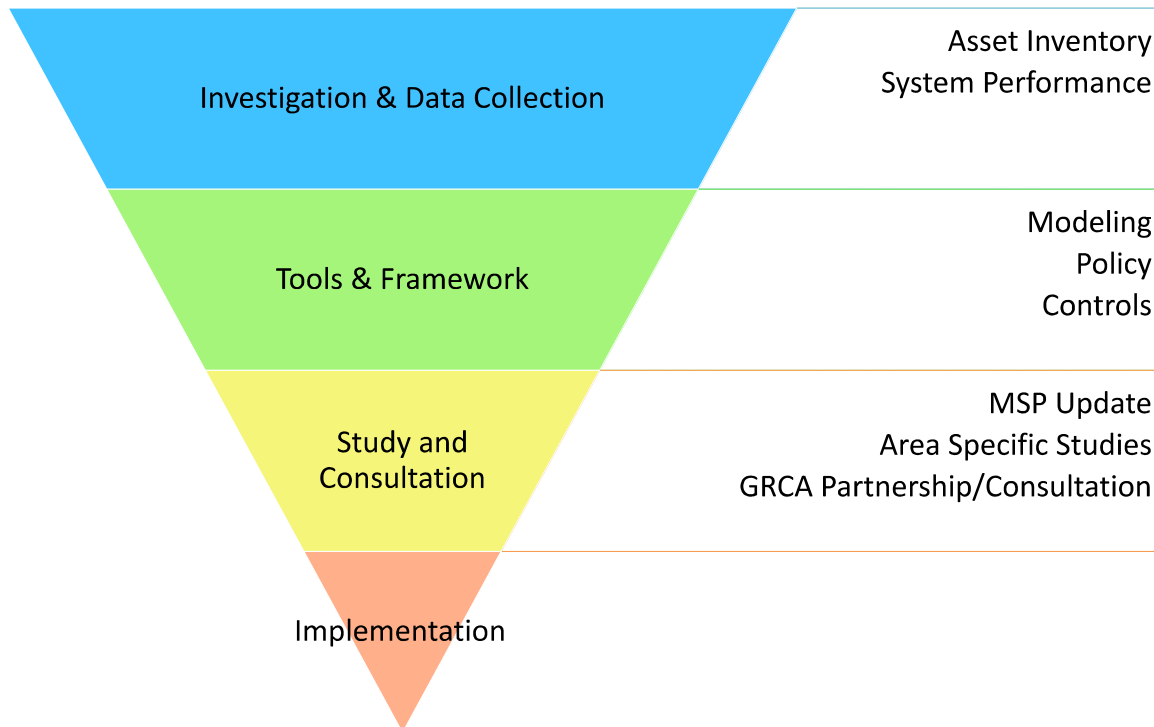


- Reduce risk to life and property damage under 1 in 100 year storms (infrequent)
- Improves surface drainage routes
- Limited by existing topography and by features such as available outlets and river dikes

All Concepts Carried Forward

Stormwater Servicing – Implementation Plan

- City is improving its stormwater system understanding; however, additional investigation and studies are needed before upgrades can be implemented
- MSP Upgrade Strategy is based on the Best Available Information with the goals of Identifying :
 - Key Areas of Concern and Implementation Needs
 - Preliminary Upgrade Strategies and Capital Needs Projections
 - Future Investigation and Study Needs



Implementation Plan

- Investigate and collect inadequate or missing data
- Determine system performance via monitoring and testing
- Build and update tools (models) and build/adjust framework as required (City policy)
- Prepare interconnected studies (area specific or City wide, dependent on specific study and impacts)

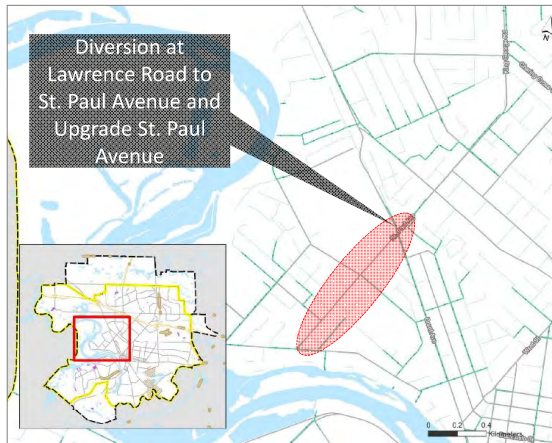
Scoping

- For each Investigation/Study:
 - Identify data needs
 - Identify expectations (scope and objectives)
 - Determine budget to fit within scope
 - Identify timeline and prerequisite Investigations/Studies

Stormwater Servicing – Grand River Holmedale Alternatives

- Trunk sewer restrictions along St. Paul Avenue and Albion Street
- Pockets of local flooding and surcharging infrastructure

Alternative 1: Diversion to St. Paul Avenue sewer and Upgrade St. Paul Avenue to Trunk



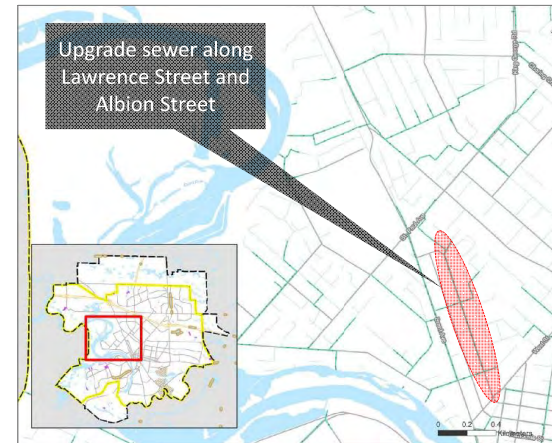
Advantages:

- Provides capacity for local upgrades near St. Paul Ave.
- Frees capacity in Albion St. trunk for nearby local upgrades

Disadvantages:

- Complex construction beneath railway
- Higher traffic impacts along St. Paul Avenue

Alternative 2: Upgrade Existing Trunk Sewer along Albion Street



Advantages:

- Minimizes sewer upgrades and construction
- Lower capital cost
- Replacement of existing storm sewer

Disadvantages:

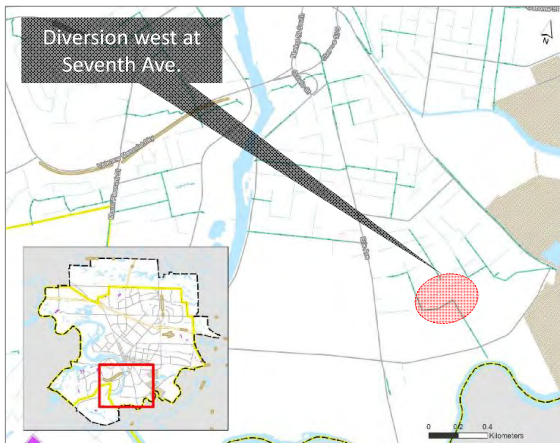
- Increases flow to downstream intensification corridor
- Does not provide additional St. Paul Avenue capacity for future local upgrades

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Stormwater Diversion to St. Paul Avenue	Med	High	Med	Med	Not Recommended: Higher construction complexity and higher costs
Alternative 2: Upgrade Existing Sewers Along Albion Street	High	High	High	High	Recommended: Lower construction complexity, construction disruptions, and costs

Stormwater Servicing – Grand River Eagle Place Alternatives

- Trunk sewer restrictions along Division Street, Sixth Avenue, and Fifth Avenue
- Pockets of local flooding and surcharging infrastructure

Alternative 1: Diversion West at Seventh Avenue



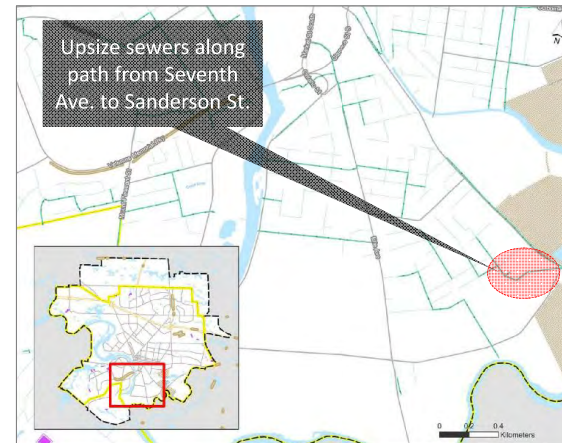
Advantages:

- Manages local and upstream capacity requirements
- Diverts stormwater directly to Grand River outlet

Disadvantages:

- Complications with dike system outlet elevations
- Potential impacts to growth area capacity

Alternative 2: Upgrade Existing Sewer from Seventh Avenue Easterly to Sanderson Street



Advantages:

- Manages local and upstream capacity requirements
- Existing interaction with storm system

Disadvantages:

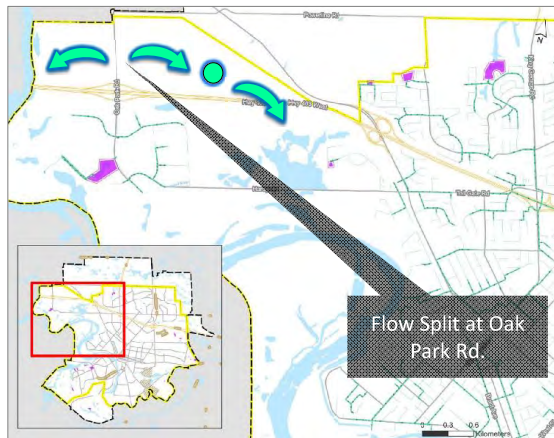
- Existing outlet to local ditch prior to release to Grand River
- Concerns with capacity and interaction with additional flows to existing ditch

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Stormwater Diversion West to Seventh Avenue	High	High	High	High	Recommended: Lower construction costs, minimal environmental impacts
Alternative 2: Upgrade Existing Sewers East Along Seventh Avenue to Sanderson Street	High	High	High	Med	Not Recommended: Higher construction costs and potential for outlet complications

Stormwater Servicing – Grand River Northwest Alternatives

- Northwest Employment Lands north of Highway 403 have no existing stormwater outlets

Alternative 1: Flow Split at Oak Park Road with Multiple Ponds and Outlets



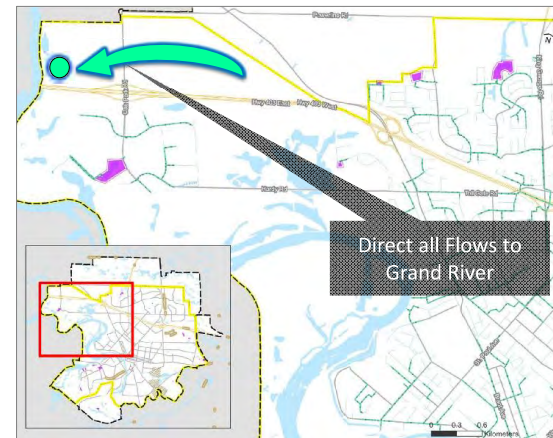
Advantages:

- Additional opportunity for site specific infrastructure and treatment train
- Minimal coordination between private entities

Disadvantages:

- Wetland/environmentally sensitive land to east
- Requires Highway 403 crossing

Alternative 2: Direct all Stormwater to Grand River Pond and Outlet



Advantages:

- Simple one-outlet system
- Minimal interaction with existing infrastructure

Disadvantages:

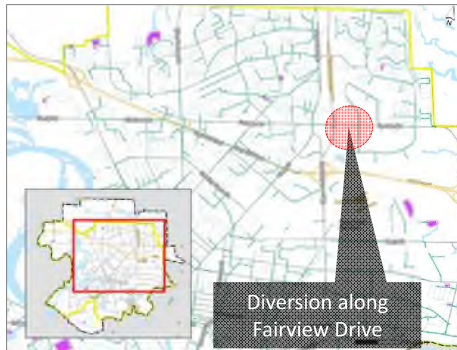
- Requires extensive landowner cooperation and coordination
- Requires grading validation for long stretch of pipe and overland flow

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Oak Park Road Flow Split	Low	Med	High	Low	Not Recommended: Higher construction complexity and higher costs
Alternative 2: Stormwater Directed to Grand River	Med	High	High	Med	Recommended: Lower construction complexity and costs

Stormwater Servicing – Fairchild Creek Garden Alternatives

- Highway 403 drainage infrastructure serves as a major stormwater trunk
- Increasing local sewer capacity, to address local flooding and surcharging infrastructure, may trigger flooding to Highway 403 drainage infrastructure

Alternative 1: Diversion Along Fairview Drive



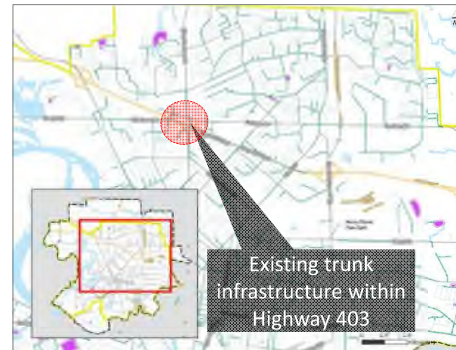
Advantages:

- Minimal construction impacts compared to Ministry of Transportation corridor construction
- Frees capacity in Highway 403 trunk to manage upstream capacity constraints

Disadvantages:

- Requires multiple new connections and diversions to Fairview Drive

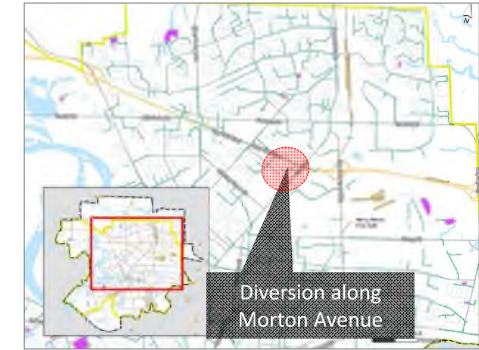
Alternative 2: Upgrade Highway 403 Drainage



Advantages:

- Does not require significant change in connections or flow direction
 - Manages upstream capacity constraints
- ### Disadvantages:
- High costs and complex construction
 - Works within Ministry of Transportation corridor

Alternative 3: Diversion Along Morton Avenue



Advantages:

- Limited construction costs and scope

Disadvantages:

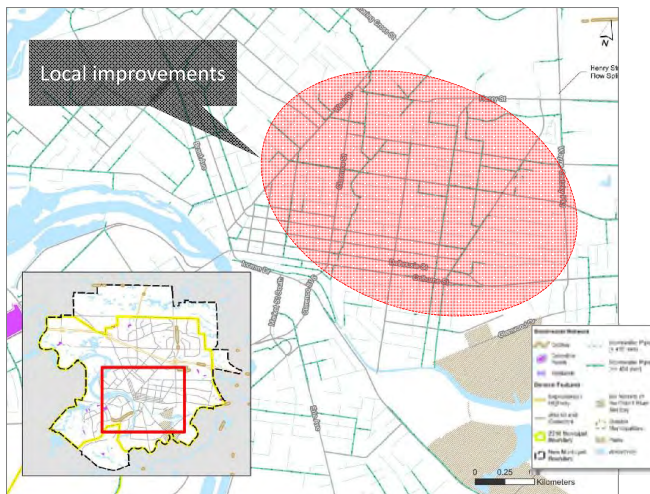
- Morton Avenue recently reconstructed and refinished
- Does not sufficiently mitigate upstream capacity constraints

Alternative	Technical Ranking	Environmental Ranking	Social and Cultural Ranking	Financial Ranking	Recommended Alternative
Alternative 1: Fairview Drive Diversion	High	High	Med	Low	Recommended: Deep sewers and high cost but effectively manages capacity constraints
Alternative 2: Highway 403 Drainage	Med	High	Low	Low	Not recommended: High costs and complex construction associated with Highway 403 construction
Alternative 3: Morton Avenue Diversion	Low	High	Med	Med	Not recommended: Does not effectively manage existing capacity constraints

Stormwater Servicing – Local Stormwater Servicing

Mohawk Lake (Downtown)

- Downtown area contains predominantly local flooding and surcharging infrastructure
- Small (relative) storm sewer infrastructure with multiple conveyance pathways
- Trunk sewers have sufficient capacity

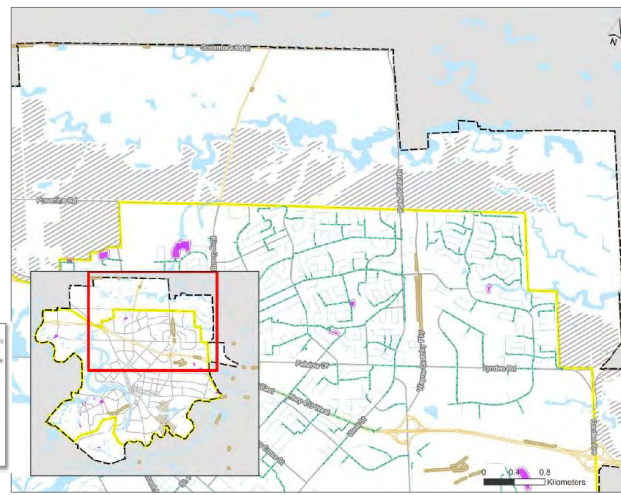


Planned Upgrades:

- Significant trunk upgrades not required
- Potential for Low Impact Development (LID) mitigation to supplement local pipe upgrades
- Water Quality Governed by Mohawk Lake and Mohawk Canal Functional Master Drainage and Restoration Study (Wood, 2019)

Fairchild Creek North

- Site specific report initiated by City from residential observation/information
- Area specific flooding and solutions/recommendations

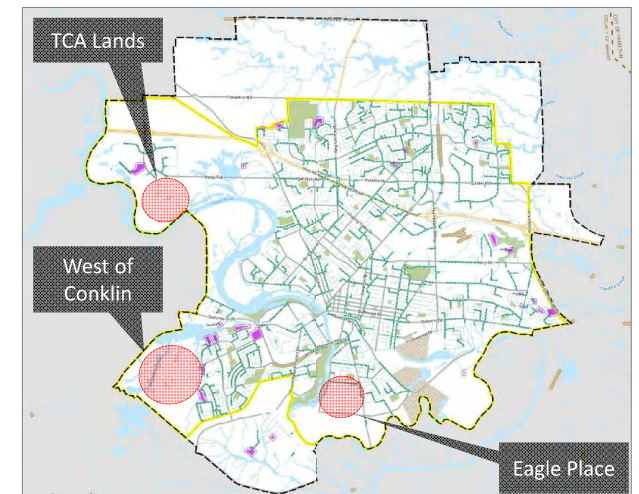


Planned Upgrades:

- Preliminary report being prepared by Aquafor Beech

Greenfield Growth Areas

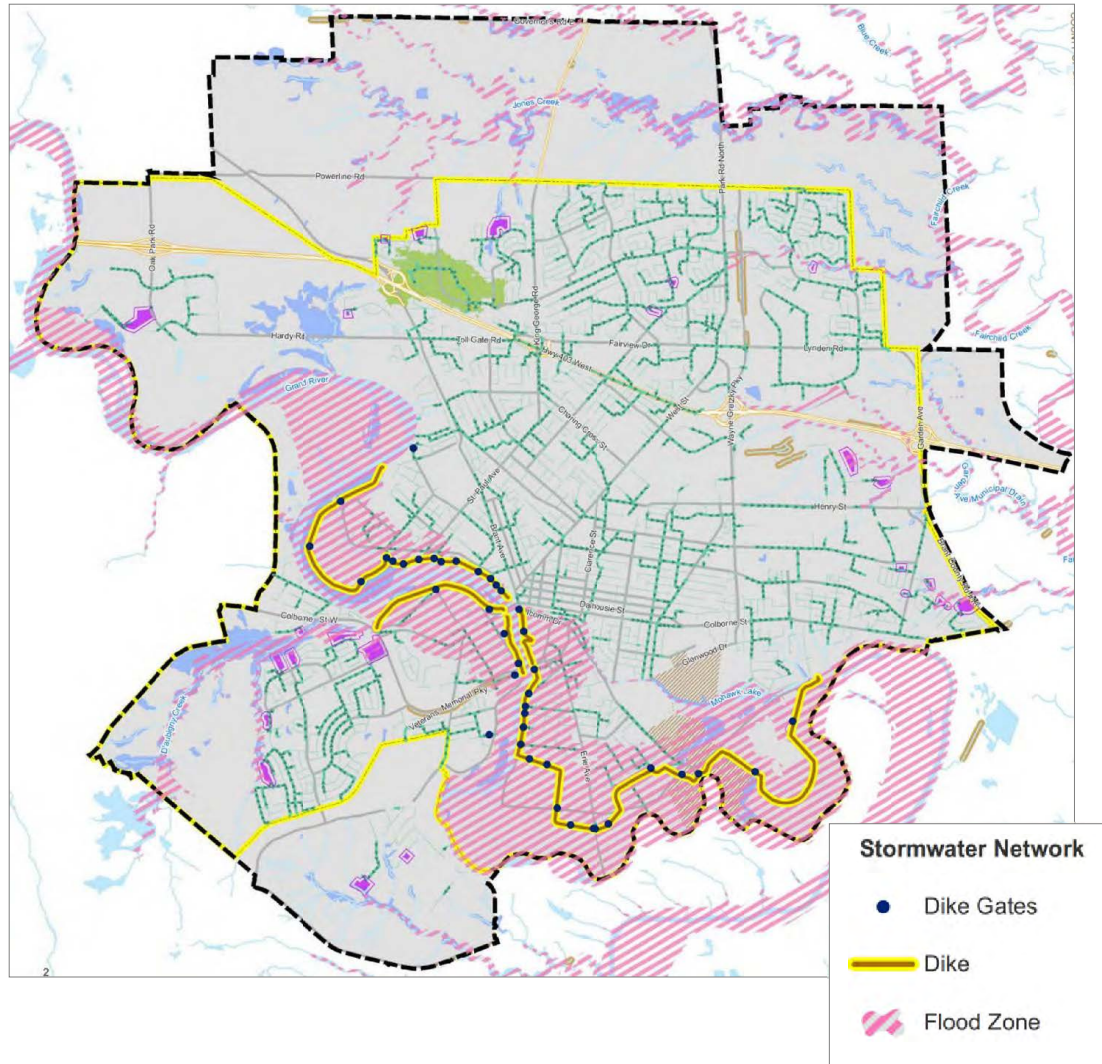
- Local stormwater management for greenfield growth areas governed by local stormwater drainage studies and servicing reports.
- Works and studies to be developer led.



Planned Upgrades:

- Eagle Place (Special Policy Area 2)
- North West TCA Lands
- West of Conklin (OPA 144)

Stormwater Scope – Dike System



Constraints

- Low areas upstream of dikes do not have outlet when gates are closed

Potential Solutions / Alternatives

• Status Quo

- Flood management is reactive and system at risk due to climate change

• Storage

- Expensive, limited land available, and at the mercy of topography

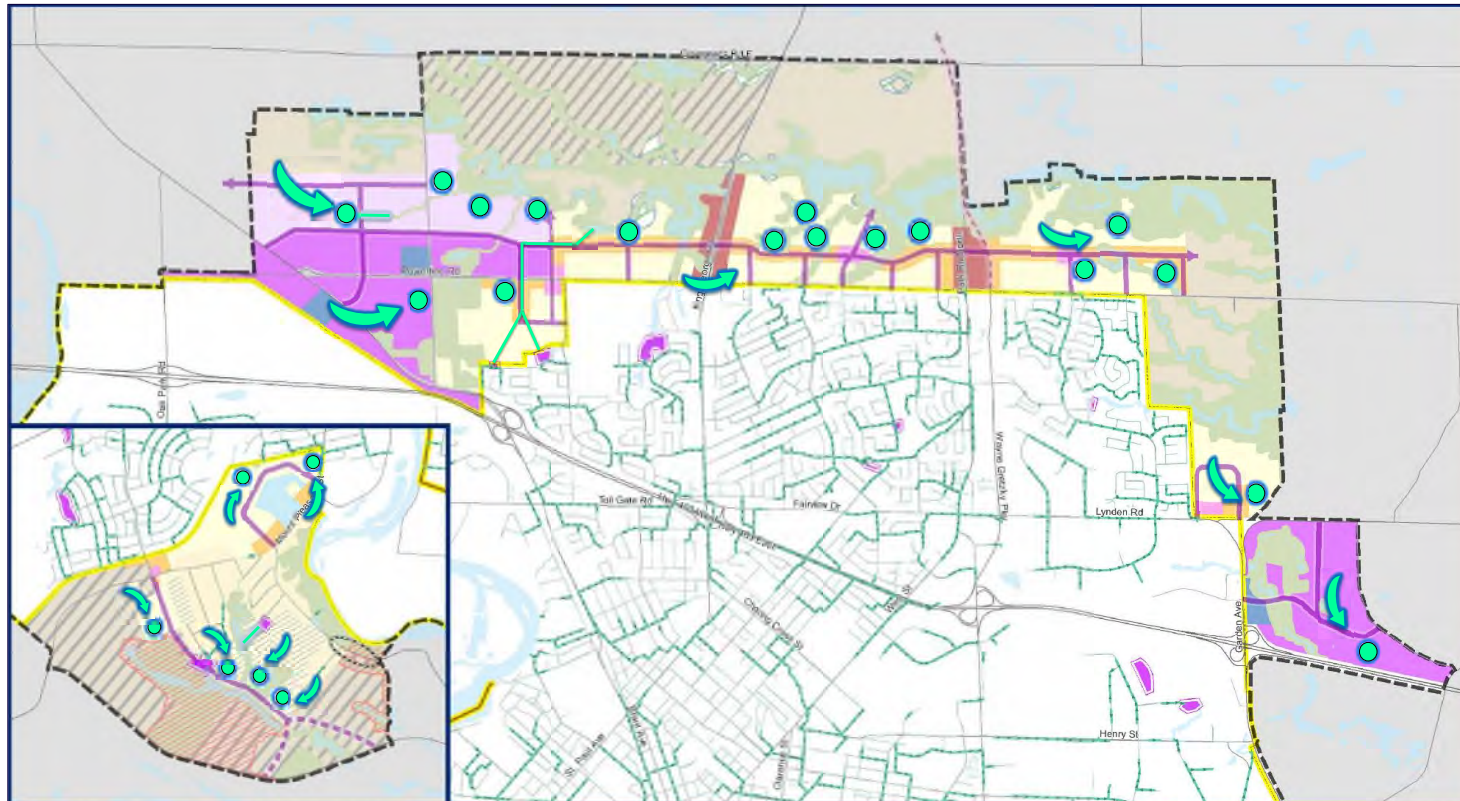
• Pumping

- Expensive and pump stations are idle majority of the time

Implementation

- Additional studies required for implementation
- Many existing unknowns and uncertainties

Stormwater Servicing – Servicing Expansion Lands



Level of Service (Minor System)

- 5-year Level of Service for all expansion lands areas
- Peak flow control – post-development peak flowrates controlled to pre-development peak flowrates

Overland Flow (Major System)

- 100-year Level of Service for major system storm events

Water Quality

- Ministry of Environment, Conservation, and Parks Enhanced Total Suspended Solids (TSS) removal (80% TSS removal)
- Thermal mitigation required for outlets to coldwater creeks
- Erosion control – retain 25mm event with 48-72 hour extended detention

Thank you for your participation!

We want to hear from you!

Please let us know your thoughts or questions by filling out a comment form and/or you may contact the City of Brantford Project Manager:

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Please note that information related to this study will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. All comments received will become part of the public record and may be included in the study documentation prepared for public review.





CITY OF BRANTFORD
**MASTER
SERVICING PLAN
TRANSPORTATION
MASTER PLAN**
ENVISIONING OUR CITY: 2041

**June 9, 2020 & June 30, 2020 – Virtual Public Information Centre (PIC)
Transcript of Overview Presentation – Master Servicing Plan (MSP)
First Posted on June 9, 2020**

This document provides documentation of the verbal content of the Virtual PIC Overview Presentation first posted on June 9, 2020. Each section starts with an indication of a slide number followed by a time stamp. The time stamp may be used to advance the video to sections of greater interest.

Slide 0 – Title Slide - 00:0:00,00

Welcome to the Virtual Public Information Centre for the Water, Wastewater and Stormwater Master Servicing Plan Update.

I will be presenting on behalf of GM BluePlan Limited, the consulting firm selected by the City of Brantford to assist with this project.

Slide I-1 – Welcome - 00:0:14,00

The Master Servicing Plan, or MSP, is one of several studies being undertaken by the City to help identify the City's long-term growth needs. The goal of the MSP is to develop a Long-Term Servicing Strategy for the City's water, wastewater, and stormwater infrastructure. The servicing strategies have been developed to ensure the maintenance of services for existing users and to support future growth.

Slide I-2 – Virtual Public Information Centre (PIC) - 00:0:37,00

In response to the advice of public health officials to limit in-person gatherings due COVID-19, this Virtual PIC has been developed. Through this Virtual PIC, you will be able to learn more about the Master Servicing Plan's Preliminary Preferred Servicing Strategies for the water, wastewater, and stormwater infrastructure and to provide comments on the Master Servicing Plan findings.

This presentation is the first of many steps to the Virtual PIC process. The public is invited to submit questions to be answered by the Master Servicing Plan team. Questions submitted before the June 23 deadline will be answered in a question and answer video posted on June 30th. Questions asked after June 23rd but before July 21st, will be answered through a Frequently Asked document.

Slide I-3 – Growth Management Assumptions - 00:1:21,00

The Master Servicing Strategy has been developed to ensure the maintenance of services for existing users as well as to support future growth. For the 2019 MSP, the servicing strategy focuses on supporting growth out to 2041.

The Master Servicing Plan's population and employment projections are based on the City's Official Plan which designates population and employment forecasts for new urban land uses and internal growth areas. The City's population is anticipated to grow by 61,300 people by 2041 for a total population of 163,000; while the City's employment is anticipated to grow by 34,110 jobs by 2041 for a total employment of 79,000.

Slide I-4 – Municipal Class EA Process - 00:2:03,00

The Master Servicing Plan Update sets out to meet the requirements of the Municipal Engineers Association, or MEA, Class Environmental Assessment process, which involves the completion of Phase 1 and Phase 2 of the Class EA process for Master Plans.

Phase 1 of the process focuses on identifying the problem and opportunities, and Phase 2 of the process involves the identification and evaluation of "Alternative Solutions".

We are currently in the second phase.

Slide I-5 – Evaluation Methodology - 00:2:29,00

This slide outlines the evaluation framework used through the MSP to identify and evaluate water, wastewater, and stormwater servicing strategies. The MSP utilizes a two-step screening and evaluation approach.

Under step one, all potential servicing concepts, to address the identified system opportunities and constraints, were considered and evaluated on the basis of each concepts overall advantages, disadvantages, and the overall favorability against other servicing concepts. Following this high level review all concepts that were found to be generally unfavorable or having significant technical challenges were screened out. All concepts that were carried forwarded were then further evaluated under step two.

Under step two, all servicing concepts that were carried forward were further developed into more detailed servicing alternatives. These alternatives were then evaluated using four major evaluation factors including Technical, Environmental, Social/Cultural, and Financial.

Under each major evaluation factor, multiple criteria, as presented on the next slide, were reviewed and scored either high (shown as green), representing the most favorable conditions, medium (shown as orange), or low (shown as red), representing the least favorable conditions.

Once all alternatives were evaluated, the preliminary preferred alternative was identified using the reasoned argument approach. The reasoned argument approach does not use an overall numeric scoring system, but focuses on identifying clear and thorough rationale of trade-offs among alternatives based on each alternative's anticipated impacts and benefits. The basis of this approach is to qualitatively evaluate the relative advantages, disadvantages, impacts, and benefits of each alternative.

Slide I-6 – Evaluation Criteria - 00:4:16,00

As mentioned on the previous slide, each servicing alternative was subject to a four-point evaluation which included technical factors, environmental factors, social/cultural factors, and financial factors.

Under the environmental factors, the following criteria were considered: protects environmental features, protects wildlife and species-at-risk, minimizes climate change impacts.

Under the financial factors, the following criteria were considered: capital and life-cycle costs, operational and maintenance costs, aligns with approval and permitting process.

Under the technical factors, the following criteria were considered: meets existing and future needs, provides reliable service, minimizes and manages construction risk, supports phased expansion of the system, operational complexity, and resiliency to climate change.

Under social and cultural factors, the following criteria were considered: protects residents' quality of life, manages and minimizes construction impacts, protects cultural and archeological heritage features.

Slide MSP-1 – Water Servicing – Map Legend - 00:5:21,00

The water servicing alternatives presented in the following section include maps that highlight the strategies.

Pictured in this slide is the legend for the water servicing maps, which is applicable to all upcoming water maps.

Slide MSP-2 – Water Servicing – Existing Conditions in the Water System - 00:5:34,00

The figure to the left provides an overview of the City's existing water system. Water for the City is supplied by the City's Holmedale Water Treatment Plant, which receives and treats water from the Grand River. The City's water system is organized into three pressure districts, consisting of:

Pressure District 1 which generally includes the City's southwest including the downtown area,

Pressure District 2/3 which generally includes the City east, and

Pressure District 4 which generally includes the City's northwest.

Also shown on the figure are the future water service areas, which include the City's expansion lands to the north and east, and Tutela to the southwest. The Tutela area does have existing water servicing, but the system is currently connected to the County of Brant's Mt. Pleasant water system. In the future, the Tutela water system will be connected to the City of Brantford's water system.

To develop the water servicing concepts and the preliminary preferred solution, a review of the existing water system was conducted to determine existing and future needs. This review identified supply, storage, pumping, transmission, and pressure opportunities and constraints. Key considerations include:

Water treatment capacity to accommodate growth needs,

Water system pumping and storage capacity to accommodate growth needs,

Watermain transmission capacity to support system pressure and flows, and

Extending of water servicing to the expansion lands.

Slide MSP-3 – Water Servicing – Supply - 00:6:59,00

The graph on the left shows the City's existing water treatment plant capacity against the projected water supply needs. The treatment capacity of the Holmedale Water Treatment Plant is 100 MLD (Million Litres Per Day) as shown by the black horizontal line. Historic maximum day demand within the City has fluctuated between 40 and 60 MLD as shown by the blue points. When projecting the City's long-term water supply needs, it is expected that the 2041 demands needs will be 120 MLD, exceeding the Holmedale Water Treatment Plant's capacity of 100 MLD.

Water treatment plant upgrades typically represent substantial planning and construction projects requiring multiple years of planning, design, and construction. As such, when planning for major facility upgrades, an 80% of capacity trigger, as shown by the orange line, is used for the initiation of planning and design process, and the 90% capacity triggers, as shown by the red horizontal line, is used as the project's target completion date. Based on these capacity triggers, the treatment plant upgrade process will need to commence by 2025, and upgrades being completed by 2031.

Water treatment plant upgrades are expected to consist primarily of optimization of major facility processes and expansion of minor and limiting processes. All the required upgrades will be completed within the existing property.

Slide MSP-4 – Water Servicing – Screening of Water Pressure Concepts - 00:8:20,00

Four pressure district servicing concepts were presented at the previous PIC.

Concept 1: shown on the far left, involves maintaining the current system pressure district boundaries. This concept was carried forward as it is easy to implement and potentially minimizes facility upgrade needs.

Concept 2: shown second to the left, consists of splitting the existing Pressure District 2/3 into two new pressure districts, with the goal of improving system pressures and to optimize facility needs. This concept was screened out, as it would be too difficult to implement and may complicate system operations unless additional new facilities are also constructed.

Concept 3: shown second to the right, involves the expansion of Pressure District 4 eastwards to eliminate the existing Pressure District 2 and realign Pressure District 3. This concept was carried forward as it optimizes system pressures.

Concept 4: shown on the far right, consists of a substantial reconfiguration of the existing Pressure District boundaries with the objective of improving system pressures overall. This concept was screened out as it requires the most new facilities and watermains, and is the hardest to implement.

Slide MSP-5 – Water Servicing – Pressure District Boundary Alternatives - 00:9:34,00

Two Pressure District Boundary Alternatives were carried forward and further evaluated.

Alternative 1: shown on the left, generally maintains the existing water system configuration and pressure district boundaries. Under this alternative, storage increases are needed to all three pressure districts to support growth needs. Further, pump station capacity increases are needed to support growth in Pressure District 2/3 and potentially in Pressure District 4.

Under Alternative 1: the Pressure District 2/3 storage needs provides an opportunity to decommission the existing King George tank and to construct a new Elevated Tower allowing for the optimization of Pressure District 2/3's pressures and pump station operations. The location of the new Elevated Tower is shown conceptually on the figure to the left; however, the Tower's final location will be determined through a future Schedule B Environmental Assessment.

Additionally, under Alternative 1: the Pressure District 2/3 pumping needs provides an opportunity to optimize the configuration and operation of the existing Wayne Gretzky and Tollgate Pumping Stations and allows for the decommissioning of the existing Albion Pump Station. Pump station upgrades are expected to be contained within the existing properties.

The Pressure District 4 pumping upgrade needs and Pressure District's 1 storage needs are dependent on the preferred Pressure District 2/3 and Pressure District 4 storage strategies and are further reviewed and discussed on later slides.

Alternative 3: as shown on the right, consists of maximizing Pressure District 4 service area. With Pressure District 4 being extended eastward to Wayne Gretzky, generally incorporating the limits of Pressure District 2. Under this alternative, the Wayne Gretzky, Tollgate, and Northwest Pumping Stations will all require upgrades to accommodate the new system configuration and the Albion Pump Station and King George Tank will be decommissioned. Further a new water tower will be needed to support Pressure District 2/4. The location of the new water tower is shown conceptually on the figure to the right and the elevated tower's location will be determined through a future Schedule B

Environmental Assessment.; however, the water tower is anticipated to be located within the northwest employment lands.

Further, the Pressure District 3 storage upgrade needs and the Pressure District 1 storage needs are dependent on the preferred Pressure District 4 storage strategy.

Slide MSP-6 – Water Servicing – Pressure District Boundary Alternatives - 00:12:01,00

Alternative 1's key advantage is its simplified implementation process, allowing for a phased expansion. Alternative 3 did have the advantage of generally improving system pressures; however, Alternative 3 is disadvantaged due to more complex implementation needs and does not support the phased expansion of the system requiring many similar upgrade projects to be completed earlier as compared to Alternative 1. Both alternatives have similar challenges related to land acquisition needs for the new water tower site.

When completing the evaluation, Alternative 1 had better technical and social/cultural factor rankings, with a high (favorable) technical ranking and medium social/cultural ranking as compared to Alternative 3. Further the two alternatives had similar high, or favorable, environmental, and financial factor rankings.

Alternative 1: existing pressure district boundaries has been recommended as the preliminary preferred alternative based on Alternative 1's overall higher ranking and due to Alternative 1's simpler implementation process.

Slide MSP-7 – Water Servicing – Pressure District 1 Storage Alternatives - 00:13:11,00

Based on the preliminary preferred water pressure district boundaries, two water storage strategies were identified to address Pressure District 1 growth needs.

Alternative 1, as shown on the left, would consist of constructing a new ground level reservoir at the Holmedale Water Treatment Plant. Alternative 2, shown on the right, would consist of enlarging the new Pressure District 2/3 elevated tank to accommodate the additional Pressure District 1 needs, and to facilitate the future transfer of water from Pressure District 2/3 to Pressure District 1 through improved zone boundaries.

Alternative 2 provides the greatest flexibility in phasing of future expansion projects. The new Pressure District 2/3 elevated tank will need to consider future servicing needs for the remaining lands within the City's municipal boundary. This would trigger the need to design and construct the new elevated tower to support these post 2041 needs, due to the tower's 50 to 100 year expected life. By leveraging the surplus elevated tank volume to support Pressure District 1 supply needs in the interim, there is the opportunity to defer Pressure District 1 reservoir needs until 2041.

Alternatives 1 and 2 had similar rankings under the technical, environmental, and social/cultural factors; while Alternative 2 had a better financial ranking, ranking as high, or favorable, as compared to Alternative 1's medium ranking.

Alternative 2 has been recommended as the preliminary preferred alternative based on its flexibility to support future servicing of the north trigger lands.

Slide MSP-8 – Water Servicing – Pressure District 4 Storage Alternatives - 00:14:48,00

Based on the preliminary preferred water district boundary strategy, two water storage strategies were identified to address the Pressure District 4 growth needs.

Alternative 1, shown on the left, would consist of constructing a new ground level reservoir at the existing Northwest Pump Station. Alternative 2, shown on the right, would consist of constructing a new elevated tower.

Alternative 2 provides improved system operations, allowing for a more efficient use of the existing pump station, improving pressure management, and allowing the system to better respond to sudden increases in demand. It is also noted that under Alternative 1, additional pump station upgrades may be required to meet future peak demands.

Alternatives 1 and 2 had similar rankings under environmental, social/cultural, and financial factors, while Alternative 2 had a higher technical ranking.

Alternative 2 has been recommended as the preliminary preferred alternative based on Alternative 2's improved system efficiency and performance.

Slide MSP-9 – Water Servicing – Planned or Proposed Upgrades - 00:15:52,00

In addition to the major facility upgrades presented in the preliminary preferred servicing strategy, local water system improvements have also been identified.

As shown on the figure to the left, the remaining lands on the western boundary of the City, south of Colborne Street, are characterized by high ground elevations that exceed the service range of the existing Pressure District 1. As such, future servicing of these lands will require the construction of a new Colborne Street West Pumping Station. The pump station is anticipated to be a developer led initiative constructed to service the new development lands; however, there is an opportunity to integrate some existing properties on Colborne Street West into the new pressure district to address existing low service pressures.

As shown in the middle figure, the new employment lands to the east of Garden Avenue are characterized by low ground elevations that are outside the service range of the existing Pressure District 2/3. As such, the servicing of these lands will require the development of a new sub-pressure district to avoid high pressures. Further, a new watermain along Garden Avenue is needed to support future peak demands.

As shown on the figure to the right, the existing Strawberry Hill area is subject to pressures just above the City's minimum requirements. Future development within this area will likely trigger the need for the construction of a new pump station. It is anticipated that the pump station would only be triggered by development and would be a developer lead initiative. Any pump station would need to be sized to accommodate both new and existing properties.

Slide MSP-10 – Water Servicing – Trunk and Local Watermain Network - 00:17:25,00

Additional trunk watermain upgrades are needed to support the transmission of water to major growth areas and local watermain upgrades are needed to support local pressure and fire flow needs.

To support existing and growth needs, the following trunk watermain upgrades have been identified:

- New mains supporting the North Expansions Lands including:
 - Pressure District 4 trunks along Oak Park and Paris Road,
 - Pressure District 2/3 trunk along King George,
 - A new Pressure District 2/3 east-west trunk along Fairview Drive and Lynden Drive,
 - New trunks to Tutela along Mt Pleasant and Conklin Road, and
 - A new downtown Brantford trunk.

Local watermain upgrades to improve local pressures and fire flows will focus on leveraging the City's ongoing watermain replacement program.

Slide MSP-11 – Water Servicing – Preliminary Preferred Recommendation - 00:18:17,00

This slide shows the preliminary preferred water strategy to service growth to 2041. Several separate water servicing components are recommended that collectively make up the overall preferred strategy.

The main components that make up the preliminary preferred strategy are as follows:

- Increased treatment capacity at the Holmedale Water Treatment Plant,
- New water tower in Pressure District 2/3 to accommodate storage deficiencies in both Pressure District 2/3 and Pressure District 1,
- New water tower in Pressure District 4,
- Upgrades at Wayne Gretzky and Tollgate Pump Stations within Pressure District 2/3,
- Upgrade trunk watermains in Pressure District 1 to Tutela and the downtown,
- Upgrade watermains north to expansion lands along King George Road and upgrade watermain east-west along Lynden Road and Fairview Drive in Pressure District 2/3
- Upgrade watermains north to expansion lands along Oak Park and Paris Road in Pressure District 4
- Decommissioning of the existing King George tank and Albion Pump Station.

Slide MSP-12 – Water Servicing – Servicing Expansion Lands - 00:19:23,00

This slide shows the preliminary preferred water servicing strategy for the expansion lands, which has been presented at previous PICs. In general, the expansion lands will integrate directly into the City's water system. This strategy is further outlined in the previous water slides.

Slide MSP-13 – Wastewater Servicing – Map Legend - 00:19:38,00

The wastewater servicing alternatives presented in the following section include maps that highlight the alternative strategies.

Pictured on this slide is the legend for the wastewater servicing maps, which is applicable to all upcoming wastewater maps.

Slide MSP-14 – Wastewater Servicing – Existing Conditions in the Wastewater System - 00:19:53,00

The figure to the left provides an overview of the City's existing wastewater system. Wastewater within the City is conveyed to City's Wastewater Treatment Plant, which receives and treats wastewater before discharging the treated effluent to the Grand River. The City's wastewater system is supported by a number of pump stations.

Also shown on the figure are the future wastewater service areas, which include the City's expansion lands to the north and east, and Tutela to the southwest. The existing Tutela area does not have wastewater sewers, with properties being serviced by private septic systems.

To develop servicing concepts and the ultimate solutions, a review of the existing wastewater system was conducted to determine existing and future needs. This review identified the treatment, pumping, and transmission components. Key considerations included:

- Wastewater treatment capacity to accommodate growth,
- Wastewater pumping capacity to accommodate growth,
- Wastewater transmission capacity to support system flows, and
- Extending the wastewater servicing to the expansion lands.

Slide MSP-15 – Wastewater Servicing – Water Treatment Plant - 00:20:59,00

The graph on the left shows the City's existing wastewater treatment capacity against existing and projected treatment needs. The treatment capacity of the Wastewater Treatment Plant is 81.8 MLD (Million Litres Per Day) as shown by the black horizontal line. Historic average daily flows fluctuate between 30 and 40 MLD as shown by the purple points. When projecting the City's long-term wastewater treatment needs, it is expected that 2041 flows will be between 60 and 75 MLD, within the Wastewater Treatment Plant's 81.8 MLD capacity; however, a detailed review of the Wastewater Treatment Plant processes identified the need to upgrade and optimize individual process elements to re-establish and maintain the Treatment Plant's rated capacity. These upgrades will be completed at the existing property over the next 5-15 years.

Slide MSP-16 – Wastewater Servicing – Existing Conditions in the Wastewater System - 00:21:55,00

A review of the existing and future wastewater system performance identified major wastewater servicing needs in four areas. Each of these areas are discussed further in the following slides.

Slide MSP-17 – Wastewater Servicing – Screening of Wastewater Servicing Concepts - 00:22:08,00

Servicing concepts for each of the four wastewater need areas were presented at the previous PIC.

For the Fifth Avenue Pumping Station, as shown on the far left, two concepts were presented consisting of diverting upstream flows away from the pump station, and undertaking pump station upgrades. These options were explored further under a separate assignment and the City is in the process of designing the pump station upgrades.

For each of the three remaining areas, all presented concepts were carried forward for further evaluation and are discussed in the following slides.

Slide MSP-18 – Wastewater Servicing – Greenwich Pumping Station Alternatives - 00:22:44,00

Two wastewater alternatives for the Greenwich Street Pump Station area were carried forward and further evaluated.

The Greenwich Street Pump Station catchment has an internal flow split, where flows from the upstream catchment are split at the Jubilee siphon. Currently, the majority of flows are being conveyed across the Grand River to Catherine Avenue, with the remaining flows continuing along Grand River Ave. Under the current flow split configuration, there are existing and future capacity constraints in the Catherine Avenue sewer and downstream trunk sewer immediately upstream of the station. Further, the existing sewer on Grand River is operating near capacity. Additionally, upgrades to the Greenwich Pumping Station are needed to support Growth.

Alternative 1, shown on the left, consists of diverting more flows to the Grand River Avenue sewer. Under this alternative, capacity constraints in the Catherine Avenue system are addressed; however, this does trigger upgrades to the Grand River Avenue sewer.

Alternative 2, shown on the right, maintains the existing flow splits at the Jubilee siphon, and upgrades are completed to the downstream sewers.

In both alternatives, upgrades at the existing Greenwich Pump Station are undertaken to address growth capacity needs.

Alternative 1 better addresses system capacity issues, with the combined diversion and Grand River sewer upgrades addressing both the Catherine Ave and Grand River Ave capacity restrictions. Further, Alternative 1 reduces total wastewater flows needing to cross under the Grand River and helps to reduce overall risk at the siphon.

Alternative 1 and 2 had similar rankings for environmental and social/cultural factors, while Alternative 1 had better technical and financial rankings.

Alternative 1 has been recommended as the preliminary preferred alternative, based on Alternatives 1's capacity to better address the technical needs.

Slide MSP-19 – Wastewater Servicing – North Brantford Alternatives - 00:24:43,00

Two wastewater alternatives for the North Brantford Sewer Area were carried forward and further evaluated.

Flows from the King George intensification corridor are currently collected through several small gravity sewers that flow west to east, ultimately discharging into the Park Road trunk sewer. Growth along King George is expected to trigger upgrade needs to one or more of these existing sewers.

Alternative 1, shown on the left, consists of developing a new trunk sewer to service the King George area, and would consist of a new trunk sewer along King George to Fairview Drive and down Fairview Drive to Baxter Road. Under this alternative there is an option to upsize the sewer to allow for a portion of the North Expansion Lands to discharge to this new trunk sewer.

Alternative 2, shown on the right, maintains the existing sewer network and consists of localized sewer upgrades.

Alternative 1 does present a substantial opportunity to increase phasing flexibility for the North Expansion Lands. However; the alternative's new trunk sewer is significantly longer than the Alternative 2 upgrade needs, and requires a very deep sewer construction, which increases the alternative's cost and construction complexity.

Alternatives 1 and 2 have similar technical and environmental rankings, While Alternative 2 has a better social/cultural and financial ranking.

Alternative 2 has been recommended as the preliminary preferred alternative based on Alternative 2's lower cost and construction impacts.

Slide MSP-20 – Wastewater Servicing – Empey Street Pumping Station Alternatives - 00:26:19,00

Four wastewater alternatives for the Empey Pump Station were carried forward and further evaluated.

Growth flows are expected to exceed the capacity of the existing pump station. Further, upstream of the Empey Pump Station, there is a flow split at Wayne Gretzky and Henry Street. Currently, the majority of these flows are diverted away from the Empey Pump Station and directed to the gravity sewer through the Arrowdale golf course. Under current conditions the Arrowdale trunk sewer is operating near capacity and growth flows are expected to trigger capacity upgrades along a substantial portion of the downstream sewer. The sewer connecting the flow split to the Empey Pump Station has capacity to accommodate additional flows.

Alternative 1A, shown on the far left, consists of maintaining the existing sewer configuration and upgrading the downstream sewer and the Empey Pumping Station.

Alternative 1B, shown second to the left, consists of maintaining the existing flow split, but including the construction of a new trunk sewer from Henry Street to Mohawk Street.

Alternative 2, shown second to the right, consists of reconfiguring the flow split to redirect more flow to the Empey Pump Station, with the goal of diverting sufficient flows to eliminate the need for

downstream sewer upgrades. Further, under this alternative, a new deep tunneled sewer would be constructed from Empey to Mohawk Street to allow for the decommissioning of the Empey Pump Station.

Alternative 3, shown on the far right, like Alternative 2, consist of reconfiguring the flow split to redirect more flow from the Empey Pump station; with the goal of diverting sufficient flow to eliminate the need for downstream sewer upgrades. This alternative includes upgrades to the Empey Pump Station based on the increased flow needs.

Alternative 2, with the deep tunneled option, was found to be substantially more expensive than all other options and not viable from a cost perspective. For the remaining alternatives, it was found that the upgrades to the Empey station would still be required, and that the additional cost to accommodate the increased flows under Alternative 3 were minimal as compared to the upgrade costs under Alternatives 1A and 1B. Further, Alternative 3 was found to have the least construction impact with works being limited to the Empey station and the flow split at Wayne Gretzky and Henry Street.

The evaluation of alternatives found that Alternative 3 ranked high, or favourable, under all factors, with all remaining alternatives having at least two or more low, or unfavorable, rankings. As such, Alternative 3 has been recommended as the preliminary preferred alternative.

Slide MSP-21 – Wastewater Servicing – Planned Upgrades - 00:28:57,00

This slide shows local wastewater system improvements.

As shown on the figure to the left, the Fifth Avenue Station catchment is subject to high inflow and infiltration, leading to sewer and station capacity issues. These issues are expected to be further impacted by planned intensification. The City has initiated pump station upgrades to meet 2041 flow targets and includes the construction of an emergency peak flow storage tank and a new forcemain.

As shown on the middle, the Johnson Road Pump Station catchment is also subject to high inflow and infiltration rates. To meet the 2041 flow targets, the City will be implementing an inflow and infiltration reduction program to manage peak flows to the station. As well, the City will be rehabilitating the pump station to re-establish the station's installed capacity.

As shown on the figure to the right, the Oakhill Drive trunk sewer, which supports northwest and expansion land growth flows will require upgrading to meet the 2041 growth flows.

Slide MSP-22 – Wastewater Servicing – Planned Upgrades - 00:30:00,00

Similar to the last slide, this slide shows local wastewater system improvements.

As shown on the figure to the left, substantial growth is expected in the downtown core. The City will be implementing a policy to establish minimum sewer capacity requirements to accommodate future intensification. Upgrade costs will be split between the City and growth.

As shown in the middle, the Coulbeck Trunk sewer, which accommodates flows from the North and East Expansion Lands will require upgrades along the Highway 403 crossing. Further, the sewer along Lynden Road will also require upgrades to support the East Expansion Land flows.

As shown on the figure to the right, the North Expansion Lands west of King George will be directed to the existing Oak Park trunk sewer. The alignment of the trunk sewer from Powerline Road to the existing sewer will be determined through a subsequent Schedule B EA following the completion of the MSP.

Slide MSP-23 – Wastewater Servicing – Inflow and Infiltration Reduction - 00:30:58,00

Through past investigations, the City has identified areas within the City that are subject to higher than desired rates of inflow and infiltration entering the wastewater collection system. This issue is not unique to the City of Brantford but is a common issue across Ontario.

In addition to the upgrades identified within the preliminary preferred wastewater servicing strategy, the City will undertake a targeted inflow and infiltration reduction program. This program will be developed in an effort to prioritize areas with high rates of inflow and infiltration or areas with existing sewer capacity restrictions. Where feasible, the City will coordinate this work with ongoing sewer replacement programs.

Slide MSP-24 – Wastewater Servicing – Preliminary Preferred Recommendation - 00:31:38,00

This slide shows the preliminary preferred wastewater servicing strategy to support growth to 2041. Several separate wastewater servicing components are recommended that collectively make up the overall preliminary servicing strategy.

Details of the wastewater servicing strategy are summarized on the right side of this slide.

Slide MSP-25 – Wastewater Servicing – Expansion Lands - 00:31:57,00

This slide shows the preliminary preferred wastewater servicing strategy for the expansion lands and has been presented at previous PICs. In general, the expansion lands will integrate directly into the City's wastewater system at five key connection points:

- The Oak Park trunk sewer, that will service the majority of the lands west of King George,
- The Coulbeck trunk sewer, which will service the remaining growth lands east of King George,
- The Lynden Road sewer, which will service the East Expansion Lands,
- The Mt. Pleasant Road sewer, which will service Tutela, and
- The Woodlawn Pump Station, which will provide limited servicing to the directly adjacent lands.

Slide MSP-26 – Stormwater Servicing – Map Legend - 00:32:36,00

The stormwater servicing alternatives presented in the following section include maps that highlight the alternative strategies.

This slide shows the legend for the stormwater servicing maps, which is applicable to all upcoming stormwater maps.

Slide MSP-27 – Stormwater Servicing – Strategy & Objectives - 00:32:51,00

The figure on the left provides an overview of the City's existing stormwater system.

The City's stormwater system is composed of many parts, these include:

- The minor drainage system, typically the local sewer network that is designed to capture and convey the more frequent storm events,
- The major drainage system, typically the roadway, ditches, and drainage channels, that are designed to capture and manage flows that exceed the capacity of the local minor system,
- Stormwater management facilities that are used to provide water quality treatment of stormwater flows and to reduce peak flows entering the downstream system, and
- The dike network that is used to protect the City during periods of high Grand River flows.

When developing stormwater servicing concepts, a review of the existing stormwater system was conducted to determine existing and future needs. Key considerations include the age, condition, and performance of the City's existing stormwater infrastructure. A review of the minor system performance would indicate that the older portions of the system were designed to meet a 2-year design flow, shown in green, while the newer portions of the system were designed to meet the 5-year design flow, shown in orange. These existing performance levels were taken into account when assessing system needs.

Slide MSP-28 – Stormwater Servicing – Screening of Stormwater Servicing Concepts - 00:34:05,00

The following stormwater servicing concepts were presented at previous PICs.

These stormwater servicing concepts include:

- Status Quo, applicable to areas where there are no known or observed issues, and do not require upgrades,
- Minor System Upgrades, consisting of pipe upgrades or diversions which may be applicable to areas where there are known issues within the minor system,
- Quantity Control, such as a pond, which will store stormwater and release it slowly to ensure the pipe network or receiving outlets are not overwhelmed from peak flowrates,
- Low Impact Development strategies, consisting of decentralized methods to manage runoff quantity, peak flow, and quality
- Major System, applicable to areas where the major system does not adequately direct runoff to an outlet when the minor system is at capacity, for large storm events.

When reviewing the entire system, areas in green represent areas where the proposed servicing concept is applicable or possible, and areas in red, show areas where the servicing concept is not applicable.

Slide MSP-29 – Stormwater Servicing – Implementation Plan - 00:35:14,00

The City benefits from a significant amount of historical water and wastewater system condition and performance information. As such, this allows the City to proceed directly into the implementation of the MSP recommendations as they related to water and wastewater system; however, the City's historic stormwater information is less robust. Although the City continues to improve its stormwater system understanding; it is understood that additional investigations and studies are needed before the City can proceed with the implementation of stormwater upgrades.

As such, the stormwater strategy outlined in the MSP will be developed to a lesser degree than the wastewater and water systems. The MSP upgrade strategy is based on the best available information with the goals of identifying:

- Key areas of concern and implementation needs,
- Preliminary upgrade strategies and capital cost projections, and
- Further investigation and study needs

Key to the future success management of the stormwater system, is the development of an implementation plan that outlines a pathway to collect background and historical information relating to the stormwater system. With this more complete information, more accurate tools and frameworks can be developed as the basis of future planning studies.

Slide MSP-30 – Stormwater Servicing – Grand River Homedale Alternatives - 00:36:33,00

The first stormwater priority area consists of the Grand River Homedale Subcatchment. In this area trunk sewer restrictions along St. Paul Avenue and Albion Street as well as pockets of local flooding and surcharging infrastructure have been identified.

Two potential servicing alternatives were identified:

- Alternative 1, shown on the left, proposes diverting stormwater flows at Lawrence Street south to the St. Paul Avenue storm sewer, freeing up capacity within the existing Albion Street trunk sewer
- Alternative 2, shown on the right, proposes upgrading the sewer along the existing alignment

Alternative 1 requires complex construction beneath the railway and is more expensive, whereas Alternative 2 along Albion Street causes minimal disruption to the major traffic corridor. These factors result in Alternative 2 having a lower overall cost and technical complexity.

Alternative 2 has high, favorable, ranking under all factors, while Alternative 1 has three factors with a medium ranking. As such, Alternative 2 has been recommended as the preliminary preferred alternative.

Slide MSP-31 – Stormwater Servicing – Grand River Eagle Place Alternatives - 00:37:38,00

The next stormwater priority area consists of the Eagle Place Subcatchment. In this area sewer restrictions within Seventh Avenue and Sanderson Street have been identified.

Two potential servicing alternatives were identified consisting of:

- Alternative 1, shown on the left, consists of redirecting storm sewers to the west, along Seventh Avenue, to free up capacity within the downstream Seventh Avenue and Sanderson Street sewer
- Alternative 2, shown to the right, consists of upgrades to the existing infrastructure

Both alternatives solutions do not present significant technical complications; however, Alternative 1 has a lower implementation cost, and Alternative 2 has possible environmental concerns, as the additional flowrate from the currently undersized pipe system may cause outlet concerns within the ditch/channel conveying stormwater flows from the pipe network to the Grand River.

Alternative 1 had a high, favorable, ranking under all factors, while Alternative 2 has a medium financial ranking. As a result, Alternative 1 has been recommended as the preliminary preferred alternative.

Slide MSP-32 – Stormwater Servicing – Grand River Northwest Alternatives - 00:38:45,00

The next stormwater priority area consists of the Grand River Northwest Subcatchment, an area of future greenfield development north of Highway 403.

Two potential servicing alternatives were identified:

- Alternative 1, shown on the left, splits both flows east and west at Oak Park Road, with stormwater from the west of Oak Park Road conveyed towards the Grand River and stormwater from lands east of Oak Park Road conveyed south to the 403
- Alternative 2, shown on the right, directs all flows to the west

Alternative 1 is noted as having implementation and construction risks related to crossing the Highway 403 corridor.

Alternative 2 has high, favorable, or medium rankings under all factors, whereas Alternative 1 has low, unfavorable, technical and financial ranking. As a result, Alternative 2 has been recommended as the preliminary preferred alternative; however, the selected alternative will ultimately require cooperation with the development to ensure grading is possible.

Slide MSP-33 – Stormwater Servicing – Fairchild Creek Garden Alternatives - 00:39:48,00

The next stormwater priority area consists of the Fairchild Creek Garden Subcatchment. In this area, portions of stormwater north and south of Highway 403 are directed the Highway 403 drainage infrastructure. Initial assessments indicate that the Highway 403 drainage infrastructure may be undersized and causing flooding in the upstream City system.

Three potential servicing strategies were identified, consisting of:

- Alternative 1, shown on the left, would redirect flows north of the 403 along a new trunk sewer along Fairview Drive. This requires the reconfiguration of local stormwater infrastructure
- Alternative 2, shown in the middle, includes upgrading the drainage infrastructure within the 403 corridor; however, this alternative requires significant coordination with the MTO, and may not be technically or financially viable or may present implementation issues due to the ownership and/or approvals requirements
- Alternative 3, shown on the right, would divert flows south of Highway 403 along Morton Ave; however, this alternative does not address all capacity needs. As such, Alternative 3 was not considered further

Alternative 1 generally ranks higher on all categories as compared to Alternative 2. As such, Alternative 1 has been recommended as the preliminary preferred alternative; however, consultation with the MTO is recommended to further explore the viability of Alternative 2.

Slide MSP-34 – Stormwater Servicing – Local Stormwater Servicing - 00:41:16.00

In addition to the major priority areas the following local stormwater system improvements have been identified.

As shown on the figure to the left, local sewer restrictions have been identified in the Mohawk Lake Subcatchment. The local area trunk sewers have sufficient capacity. As such, any upgrades would be limited to local sewer upgrades. We note the area is also a good candidate to implement LIDs in intensification areas to further treat water quality and reduce peak flowrates.

Shown in the middle, the City is currently undertaking a detailed investigation to address local residential complaints in the Fairchild Creek North area. The recommendations of that study are being prepared under a separate assignment and will be incorporated into the results of this Master Servicing Plan.

Shown on the figure to the right, there are several Greenfield growth areas across the City. The City is working with local developers to implement local stormwater management plans.

Slide MSP-35 – Stormwater Servicing – Dike System - 00:42:13.00

A further stormwater system consideration are the dikes along Grand River. These dikes are managed by the Grand River Conservation Authority and protect the City against flooding during high Grand River levels; however, they can also impact local drainage needs by:

- Increasing the risk of minor system flooding when the dike outlets are closed, or
- Restricting the capacity of the major system flows to outlet, due to outlet restrictions.

The City has identified the need to review these issue in greater detail under a separate study.

Slide MSP-36 – Stormwater Servicing – Expansion Lands - 00:42:44,00

This slide shows the preliminary preferred stormwater servicing for the expansion lands, which has been presented at previous PICs. It is noted that the stormwater servicing strategy for the expansion lands are preliminary and will be subject to modifications following more detailed block-level stormwater management plans.

In general, the expansion lands will be required to meet the following requirements:

- Minor system designed to meet a 5-year design flow,
- Peak flowrates at outlets will be controlled to have the post-development flowrates controlled to the pre-development peak flowrate,
- The major system will be required to convey the 100-year design storm,
- Water quality will be of concern in the expansion lands,
- The MECP Enhanced Removal of 80% of Total Suspended Solids is the requirement for all new expansion land developments,
- Multiple subcatchments outlet to coldwater creeks and will require thermal mitigation,
- Erosion control will also be required

Slide MSP-37 – Thank you for your participation! - 00:43:42,00

This concludes the Virtual PIC.

Thank you for participating, and if you wish to submit comments or would like to be added to the project's stakeholder list please contact either:

- Sharon Anderson, the Project Manager at the City of Brantford, or
- Julien Bell, the Project Manager for GM BluePlan Engineering.

Virtual PIC – Questions and Answers – June 9, 2020 and June 30, 2020

City of Brantford Water, Wastewater, and Stormwater Master Servicing Plan Update

Welcome

Why Are We Here?

- The City is updating the 2014 Water, Wastewater and Stormwater Master Servicing Plan (MSP) and the 2014 Transportation Master Plan (TMP)
- These updates will develop long term servicing and transportation strategies to ensure the maintenance of services for existing residents and business as well as support future growth of the community
- This Virtual Public Information Centre is presenting the preferred future network recommendations for:
 - Public Transit Strategy
 - Active Transportation System (cycling and walking)
 - Roadway Network Infrastructure
 - Water Servicing
 - Wastewater Servicing
 - Stormwater Servicing

We Need Your Help!

- Review the content
- Ask questions
- Provide comments



Virtual Public Information Centre (PIC)

In response to the advice of public health officials to limit in-person gatherings due to COVID-19, this Virtual Public Information Centre (PIC) has been developed. Through this Virtual PIC, you will be able to learn more about the Master Servicing Plan and Transportation Master Plan projects and provide comments on the study findings.

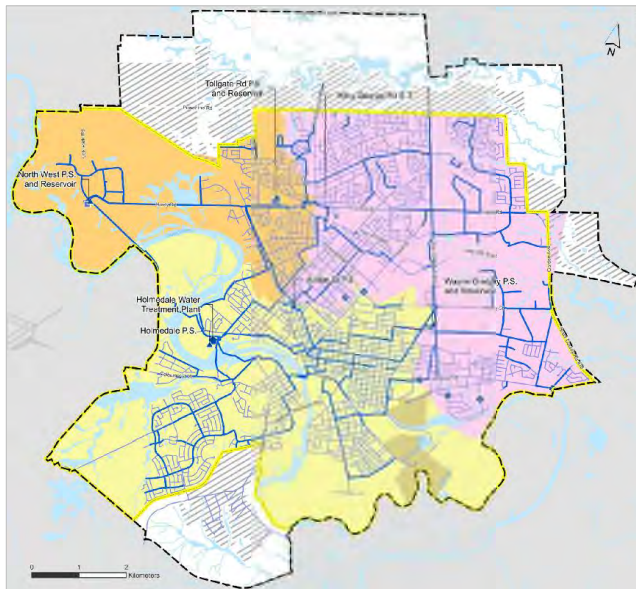
Virtual PIC Process

- **June 9 at 3:00 p.m.** PIC Boards and a video walkthrough of their content will be posted
- **June 9 – June 23** First question and comment submission period
- **June 30 at 3:00 p.m.** A question and answers video will be posted
- **June 30 – July 21** Second question and comments submission period
- **July 28 at 3:00 p.m.** A Frequently Asked Questions (FAQ) document will be posted

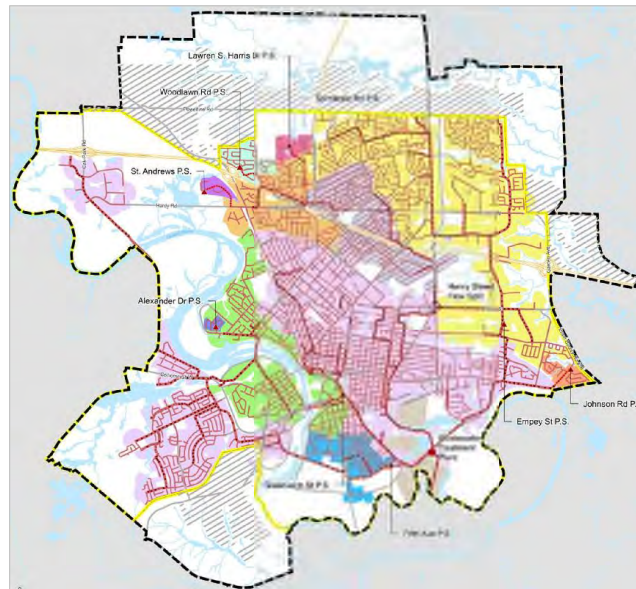
In accordance with the Municipal Freedom of Information and Privacy Protection Act, no personal information will be included with the responses presented on the project website and all comments will become part of the public record.

How were the capacity and existing flows/demands of the water, wastewater, and stormwater system determined?

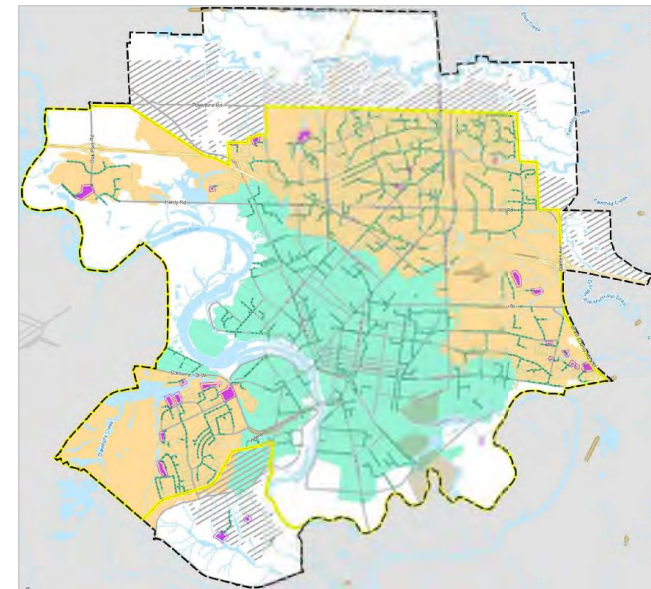
Existing Water System



Existing Wastewater System

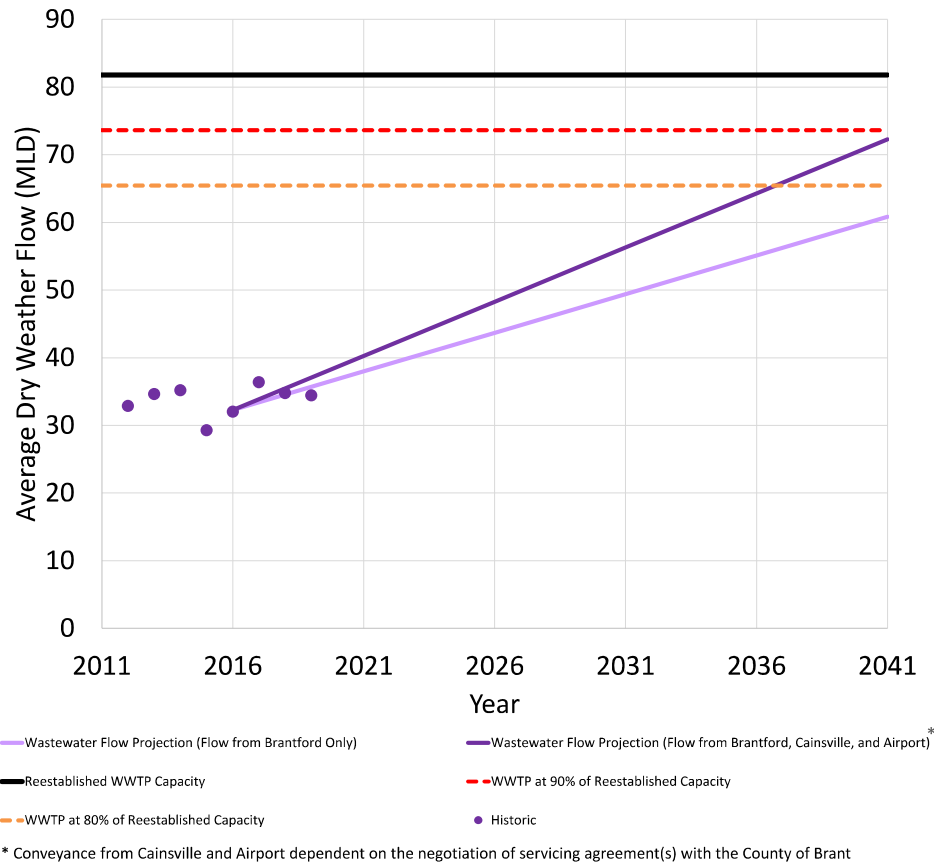


Existing Stormwater System

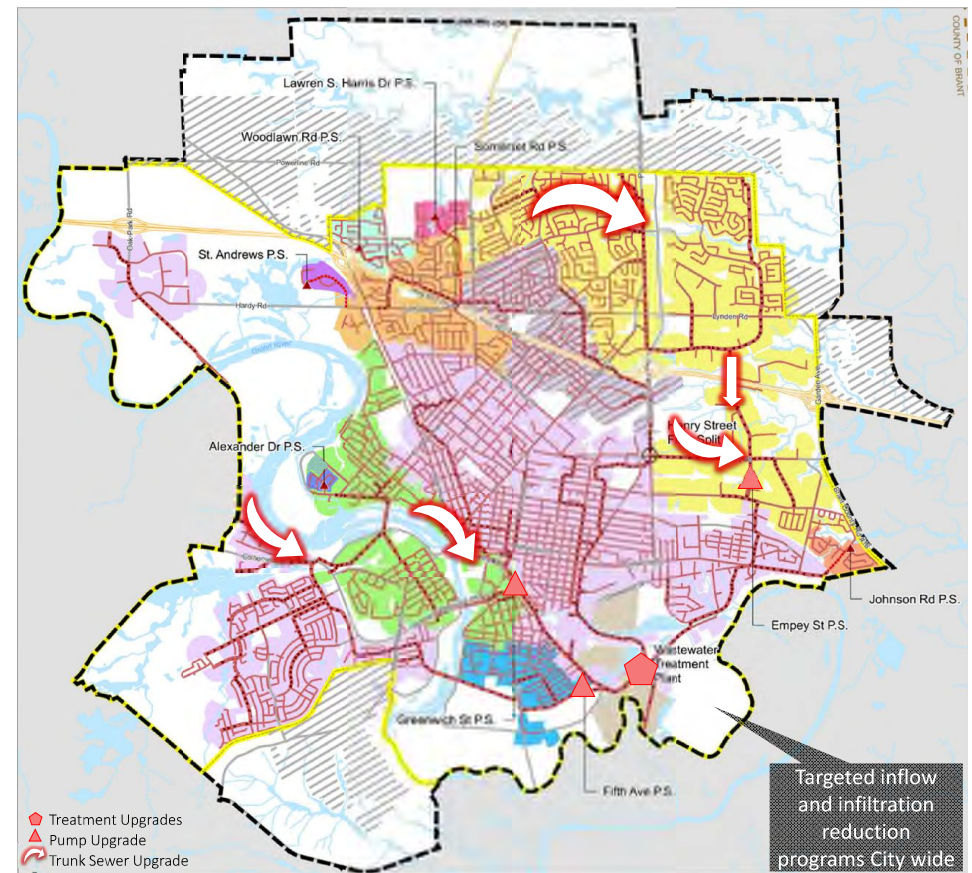


How were the impacts of growth and upgrade needs determined and evaluated? Including evaluation of downstream impacts?

Wastewater Treatment Plant (WWTP) Capacity

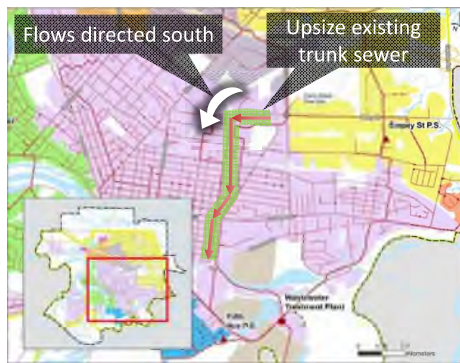


Preliminary Preferred Wastewater Servicing Strategy



What opportunities were considered to optimize the performance of existing water, wastewater, and stormwater systems?

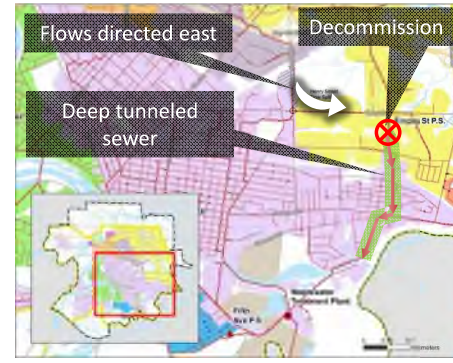
Wastewater Servicing – Empey Street Pumping Station Alternatives



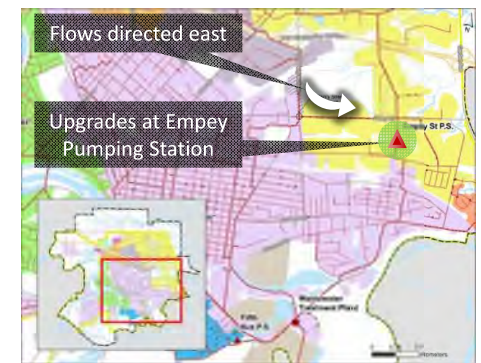
Alternative 1A: Existing Flow Split with Sewer Upgrades Downtown and at Empey Pumping Station



Alternative 1B: Existing Flow Split with New Downtown Trunk Sewer to Wastewater Treatment Plant



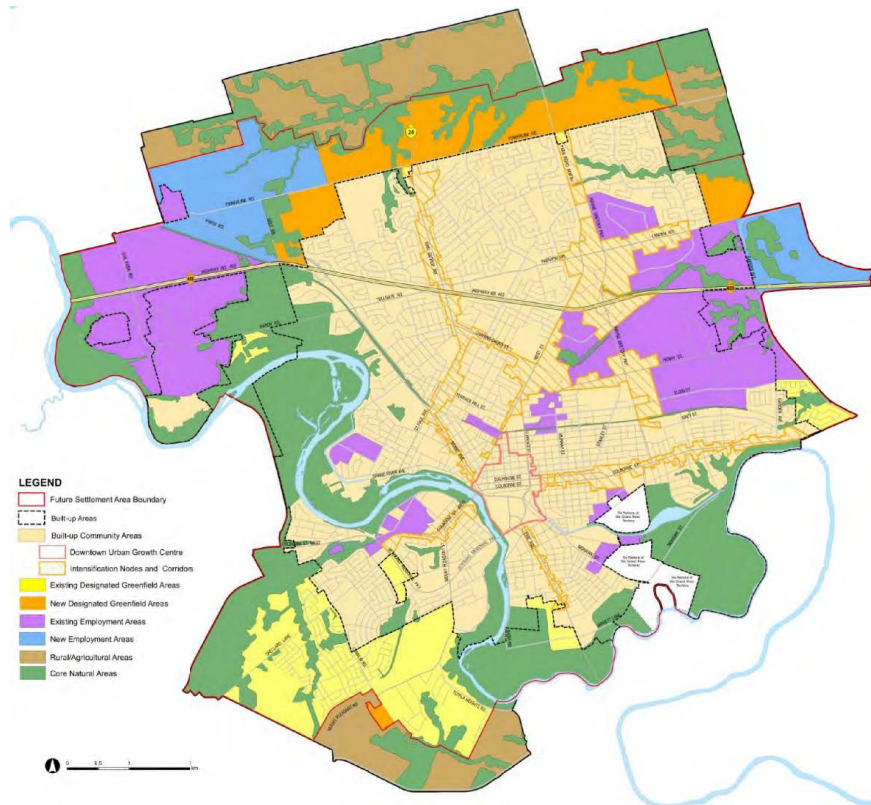
Alternative 2: Redirect Flows to Empey Pumping Station and New Deep Tunnel to Replace Empey Pumping Station



Alternative 3: Redirect Flows to Empey Pumping Station and Upgrade Empey Pumping Station

When will the recommended upgrades be triggered/implemented? How will the City track the available capacity of the existing water/wastewater/stormwater infrastructure?

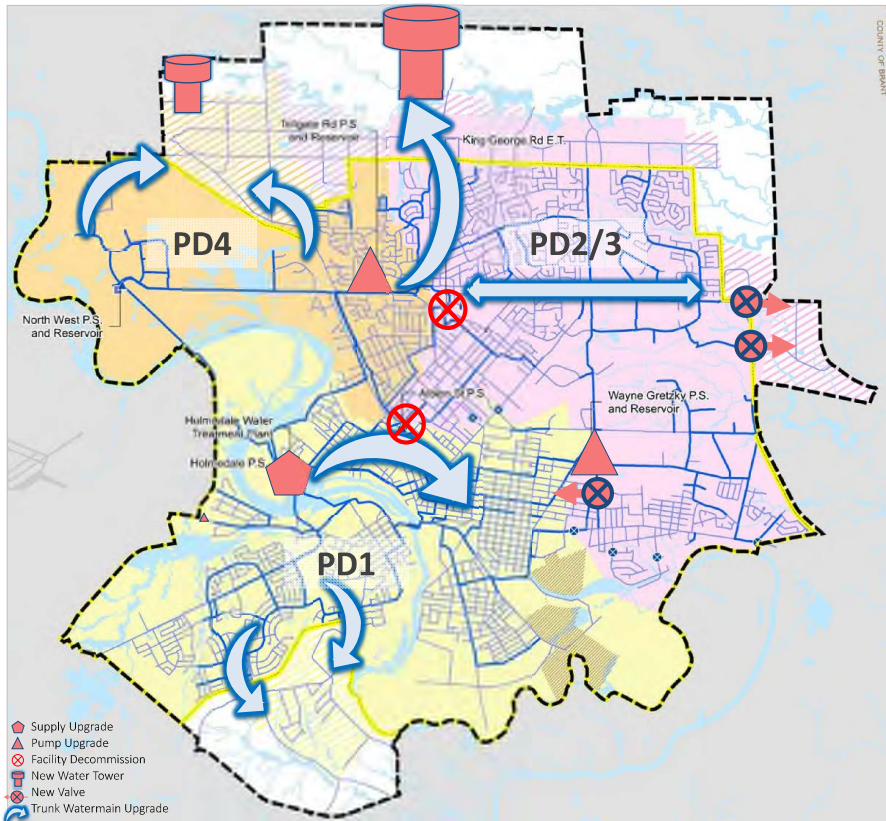
City of Brantford Growth to 2041



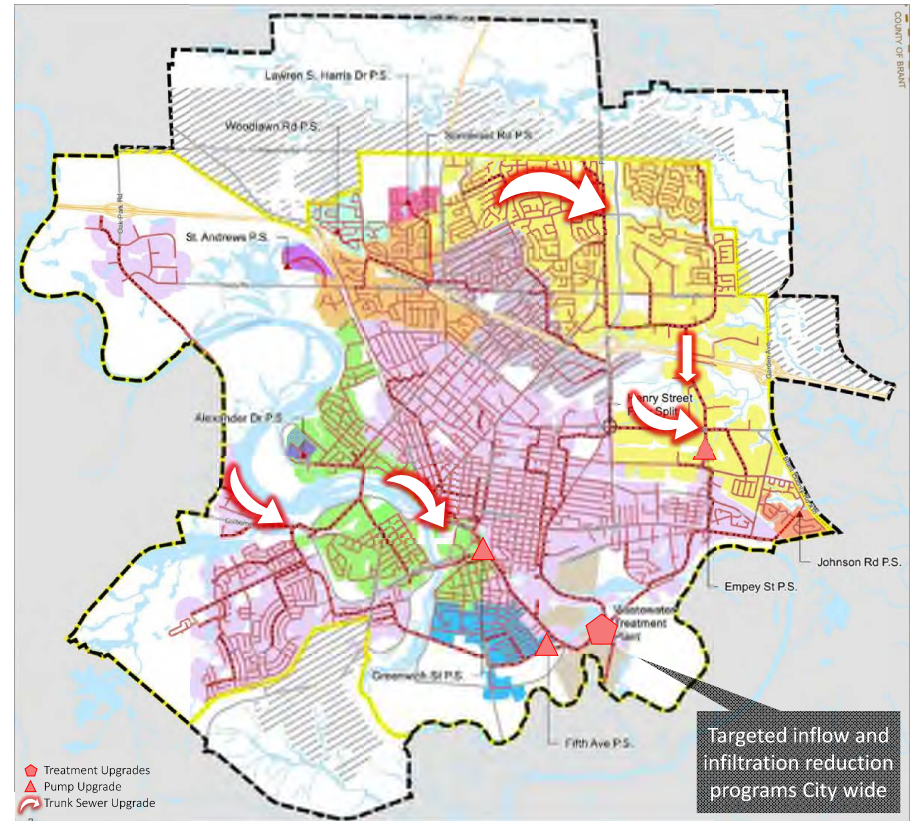
Population and Employment Growth, 2016-2041	Population			Employment		
	2016	2041	Growth	2016	2041	Growth
Built-Up Community Area	94,720	110,305	15,585	18,530	28,055	9,525
Existing Designated Greenfield Area	6,485	29,845	23,360	355	1,495	1,140
New Designated Greenfield Area	*	22,620	22,620	*	4,955	4,955
Existing Employment Area				25,575	36,025	10,450
New Employment Area				*	8,400	8,400
Rural Area	495	230	-265	430	70	-360
Total	101,700	163,000	61,300	44,890	79,000	34,110

How were existing forecasted capital projects considered in the MSP?

Preliminary Preferred Water Servicing Strategy

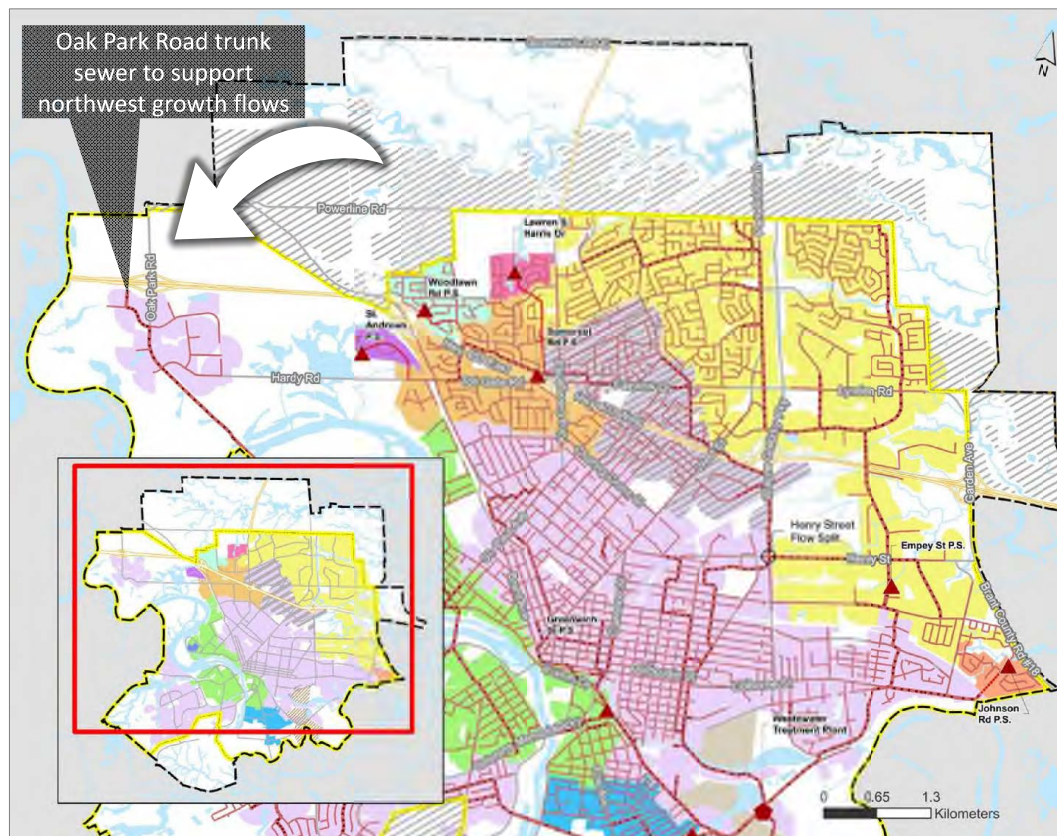


Preliminary Preferred Wastewater Servicing Strategy



For the identified Environmental Assessment Studies, what options will be considered?

Wastewater Servicing – Northwest Area Trunk Alignment



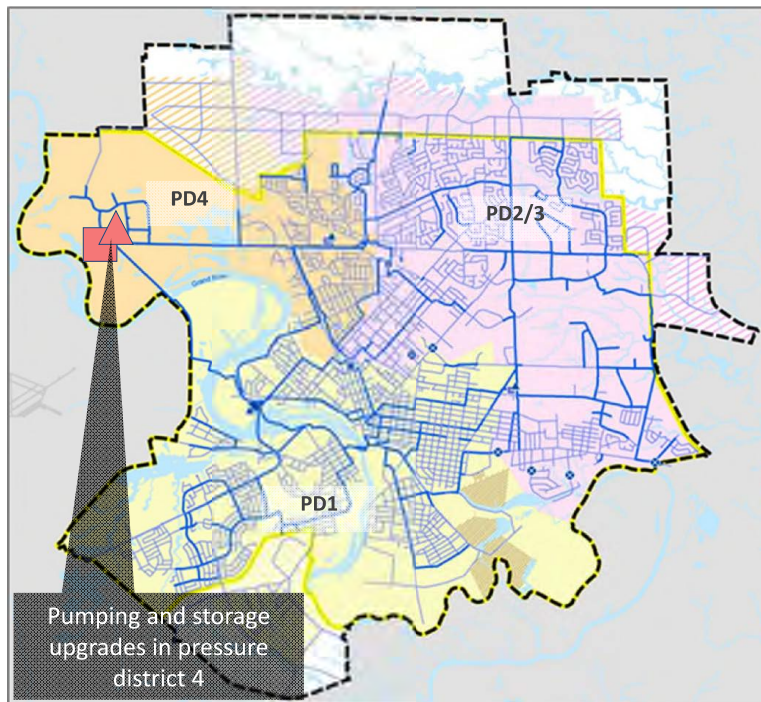
- North Expansion Lands west of King George directed to Oak Park Road Trunk sewer
- Oak Park Road and Powerline Road alignment constrained due to overhead powerlines and railway crossing
- Potential alignment through future employment lands

Planned Upgrades:

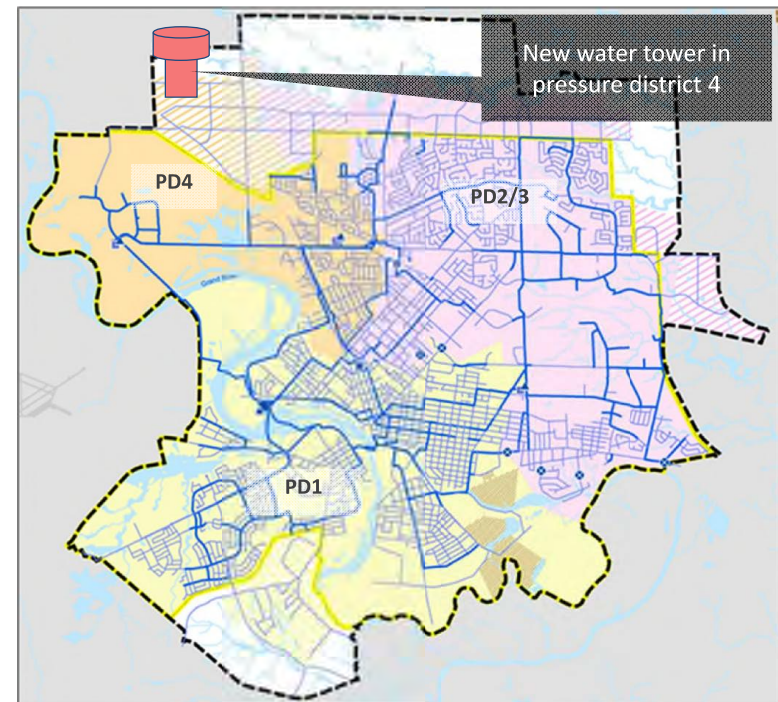
- Oak Park Road and Powerline Road alignment will be determined through subsequent Schedule 'B' EA
- Opportunity to optimize with development draft plans

Why are there more/different needs as compared to the 2014 MSP?

Water Servicing – Pressure District 4 Storage Alternatives



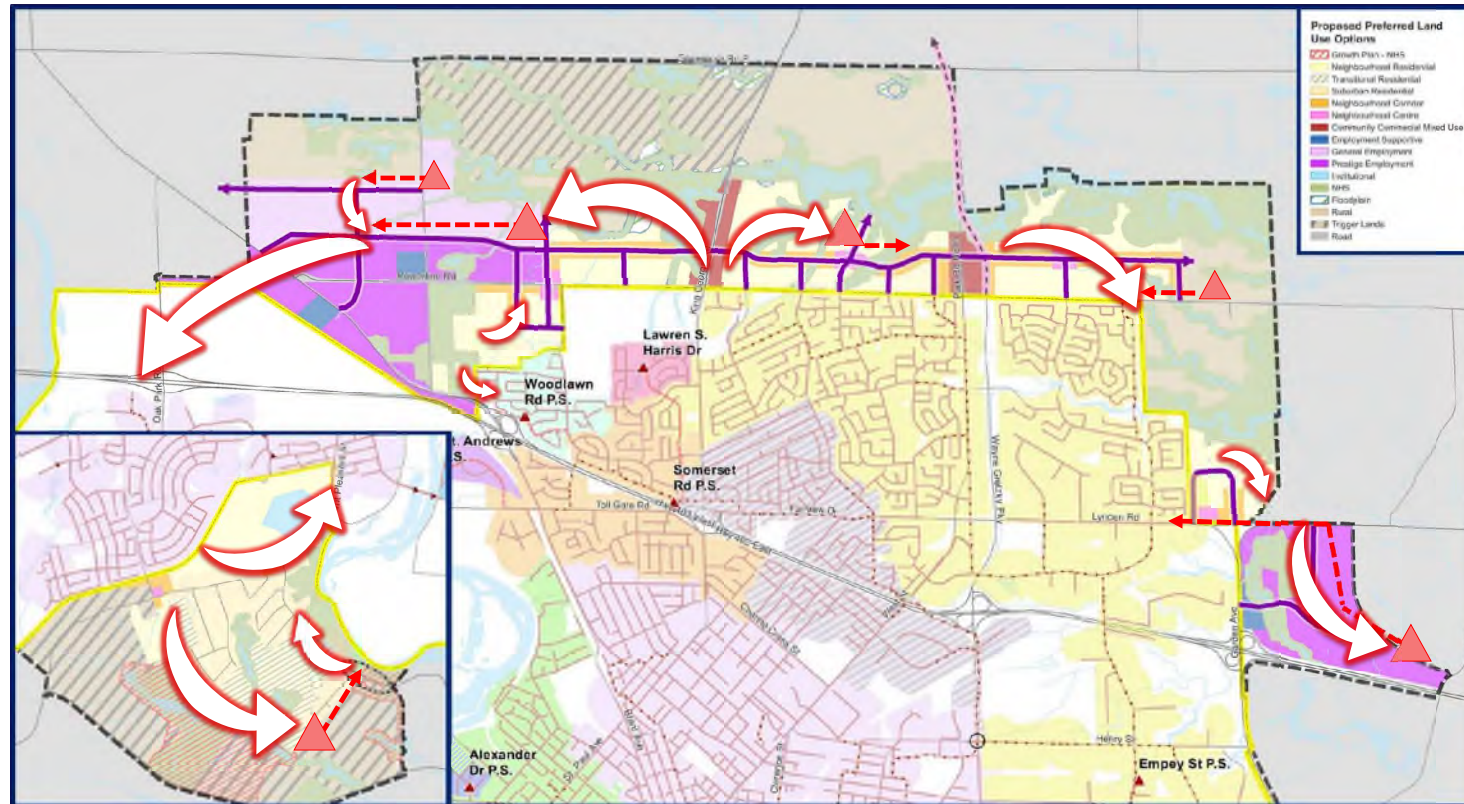
Alternative 1: Upgrade Storage at Northwest Reservoir



Alternative 2: New Pressure District 4 Water Tower

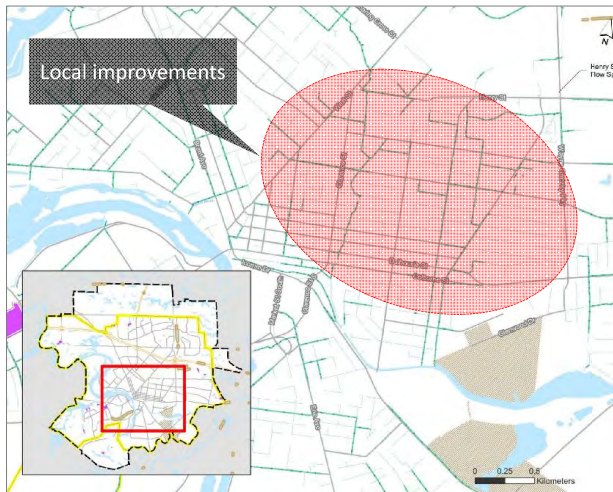
How will the future service area/catchment be determined?

Wastewater Servicing – Servicing Expansion Lands



How will the City coordinate with existing/near term development projects?

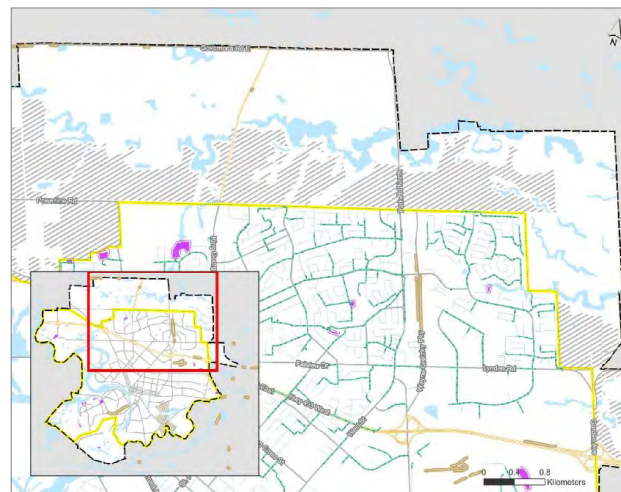
Stormwater Servicing – Local Stormwater Servicing



Mohawk Lake (Downtown)

Planned Upgrades:

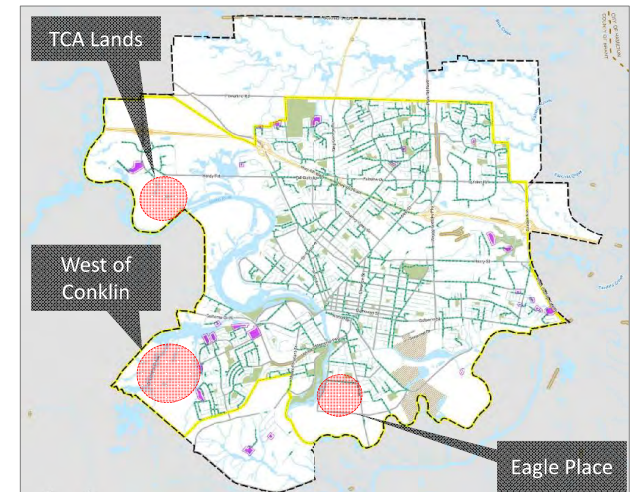
- Significant trunk upgrades not required
- Potential for Low Impact Development (LID) mitigation to supplement local pipe upgrades
- Water Quality Governed by Mohawk Lake and Mohawk Canal Functional Master Drainage and Restoration Study (Wood, 2019)



Fairchild Creek

Planned Upgrades:

- Preliminary report being prepared by Aquafor Beech



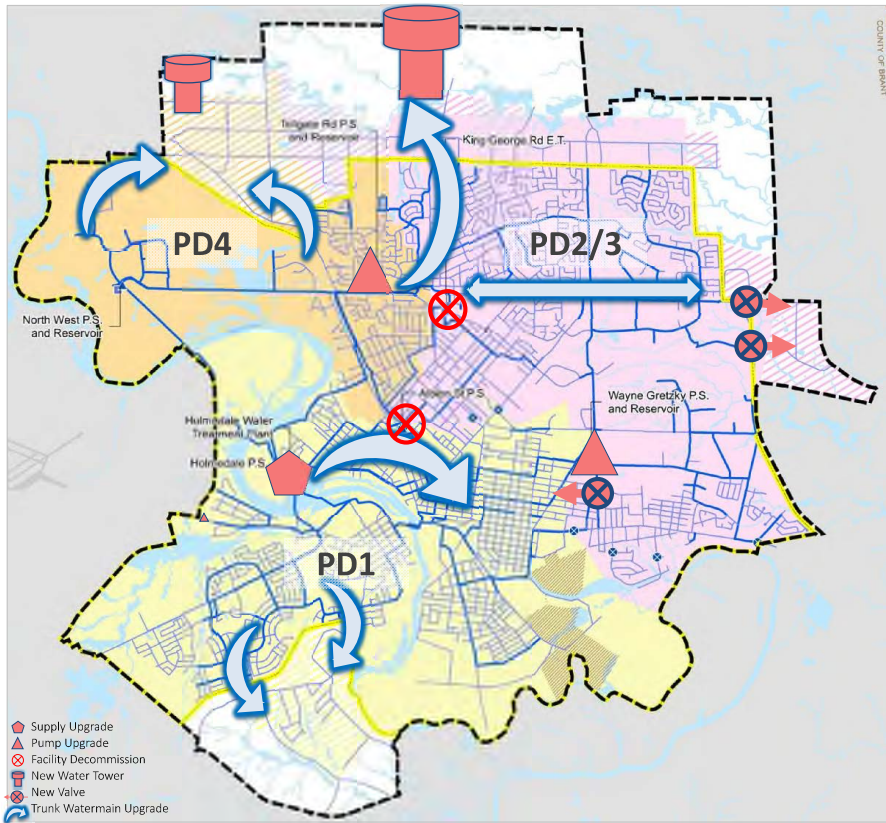
Greenfield Growth Areas

Planned Upgrades:

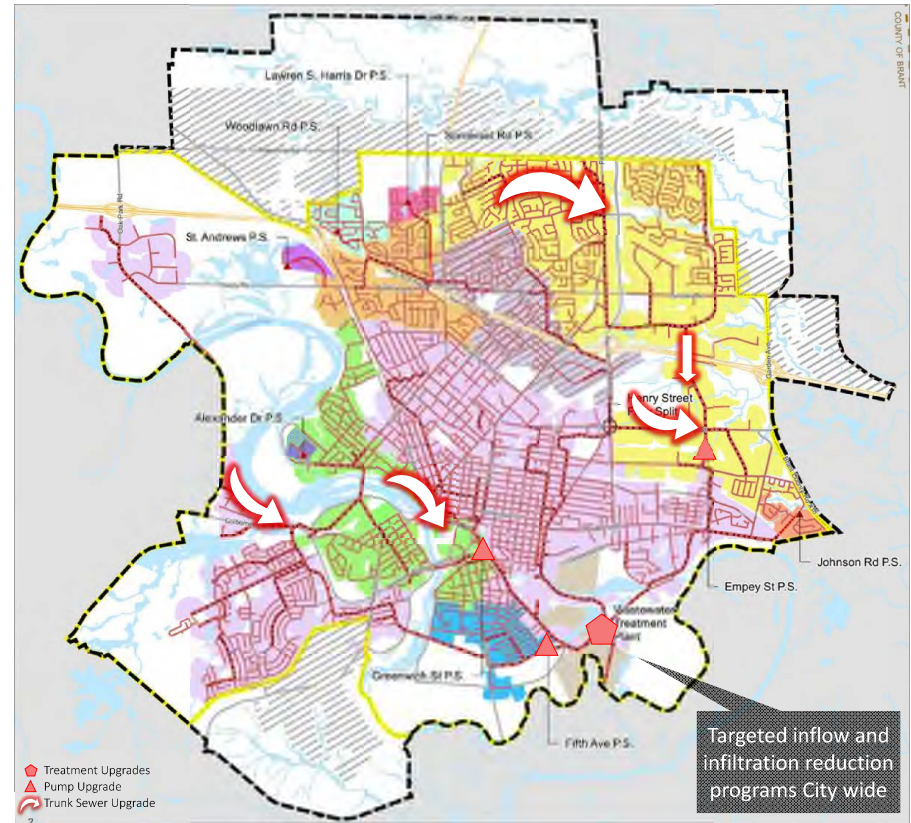
- Eagle Place (Special Policy Area 2)
- North West TCA Lands
- West of Conklin (OPA 144)

Can the City provide further details on the proposed upgrades? Are cost estimates available for the preliminary recommended alternatives?

Preliminary Preferred Water Servicing Strategy

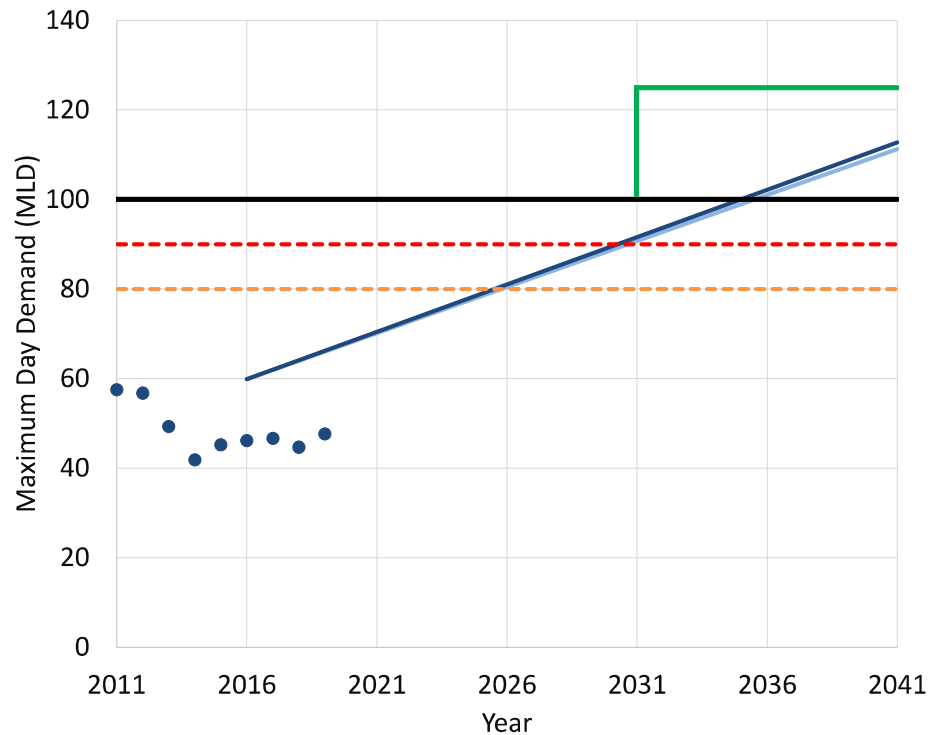


Preliminary Preferred Wastewater Servicing Strategy



How will the project funding (development charges) eligibility/contributions be determined?

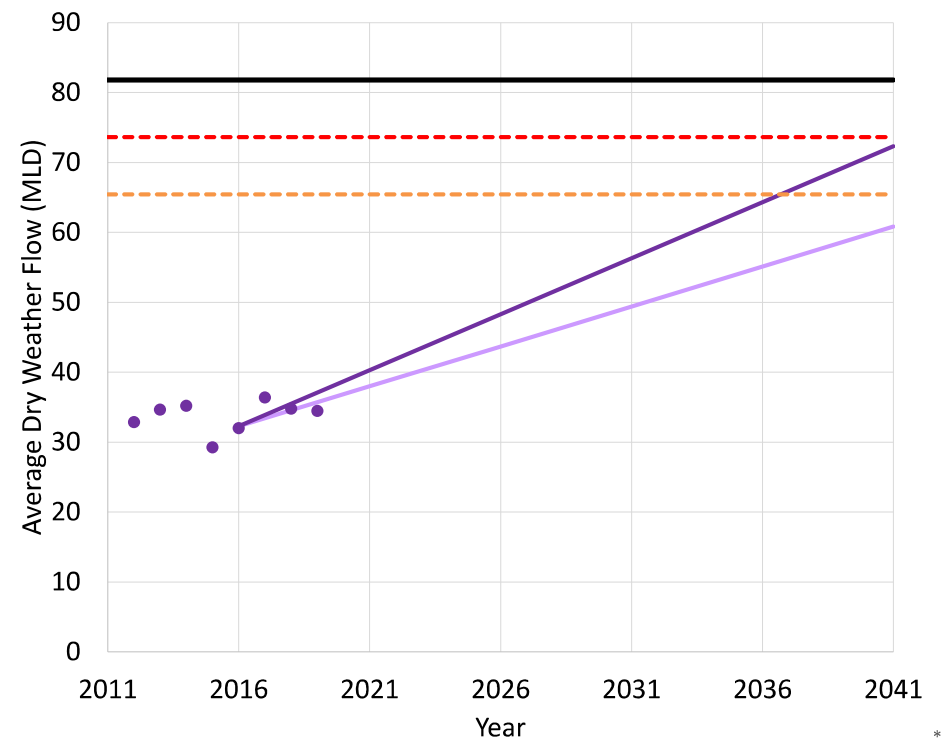
Water Treatment Plant (WWTP) Capacity



- Water Demand Projection (Supply to Brantford Only)
- Water Demand Projection (Supply to Brantford and Cainsville)*
- WTP Current Capacity
- WTP at 90% of Current Capacity
- WTP at 80% of Current Capacity
- Future WTP Capacity with Upgrades

* Supply to Cainsville dependent on the negotiation of servicing agreements with the County of Brant

Wastewater Treatment Plant (WWTP) Capacity



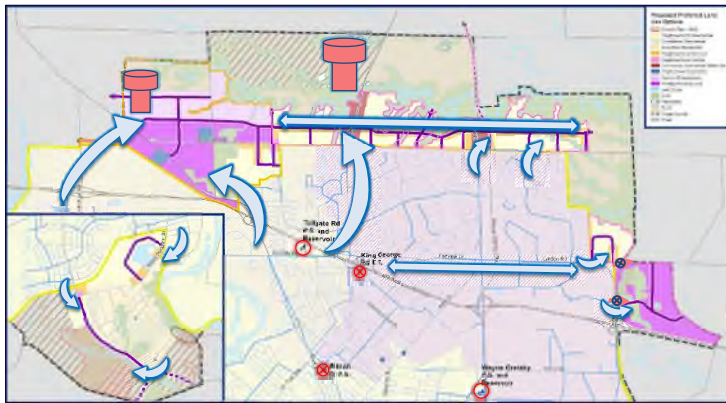
- Wastewater Flow Projection (Flow from Brantford Only)
- Wastewater Flow Projection (Flow from Brantford, Cainsville, and Airport)
- Reestablished WWTP Capacity
- WWTP at 90% of Reestablished Capacity
- WWTP at 80% of Reestablished Capacity
- Historic

* Conveyance from Cainsville and Airport dependent on the negotiation of servicing agreement(s) with the County of Brant

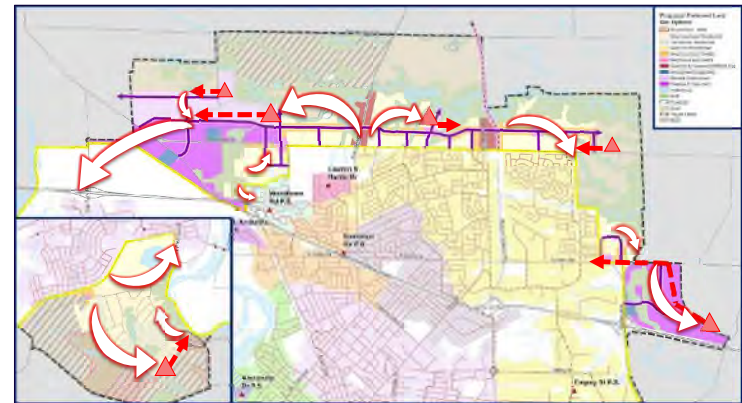


How will future routing of infrastructure through the expansion lands be determined?

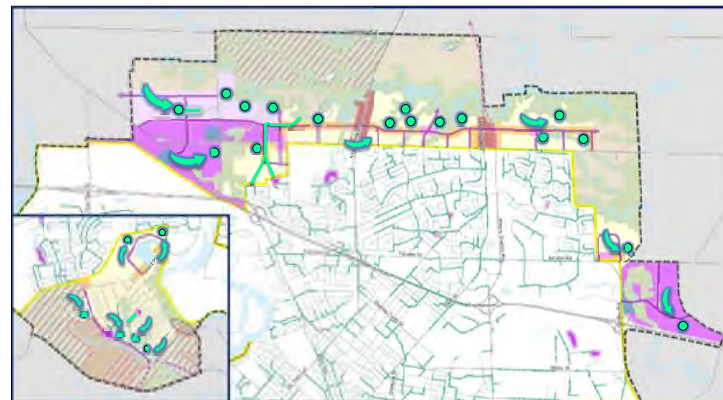
Expansion Lands Water Servicing



Expansion Lands Wastewater Servicing

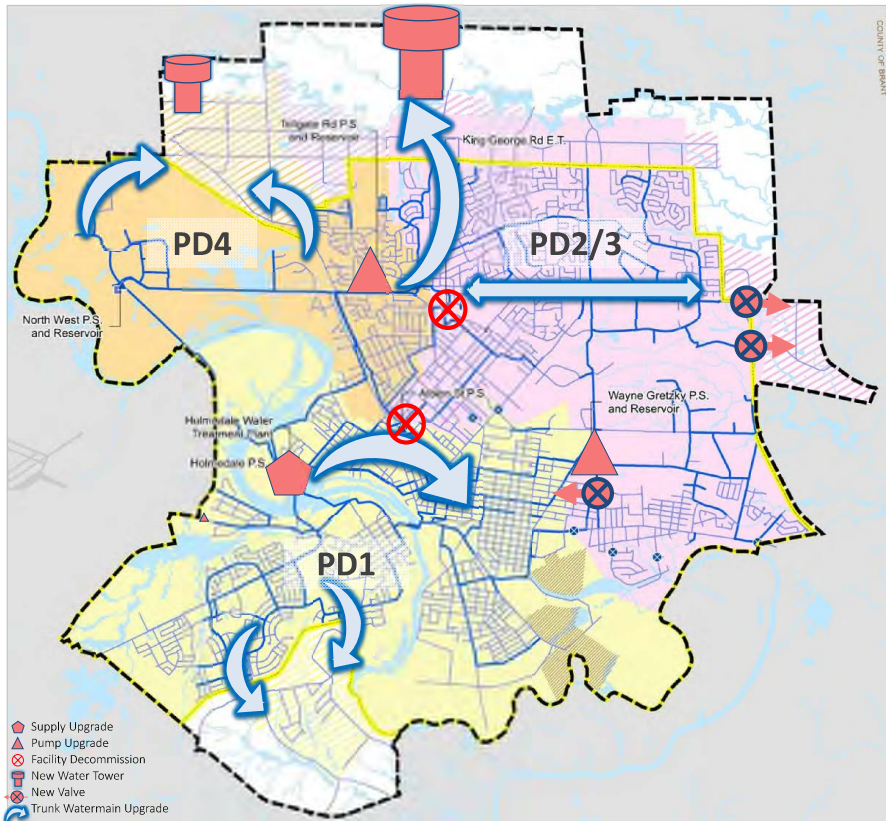


Expansion Lands Stormwater Servicing

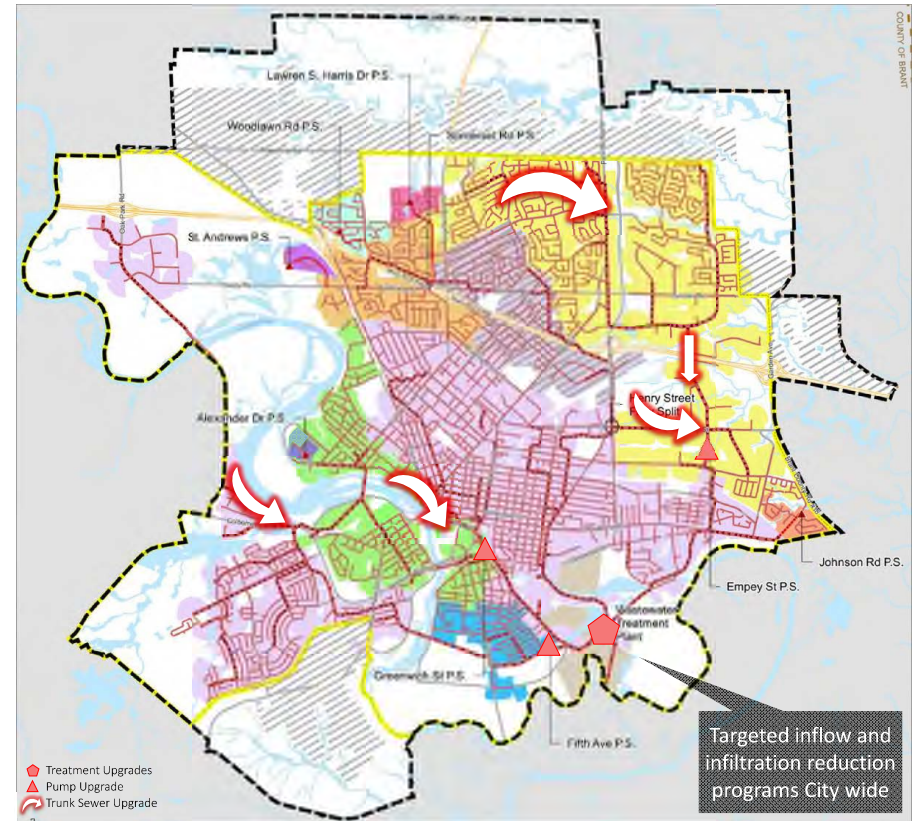


How is growth beyond 2041, and the remaining City lands being considered?

Preliminary Preferred Water Servicing Strategy

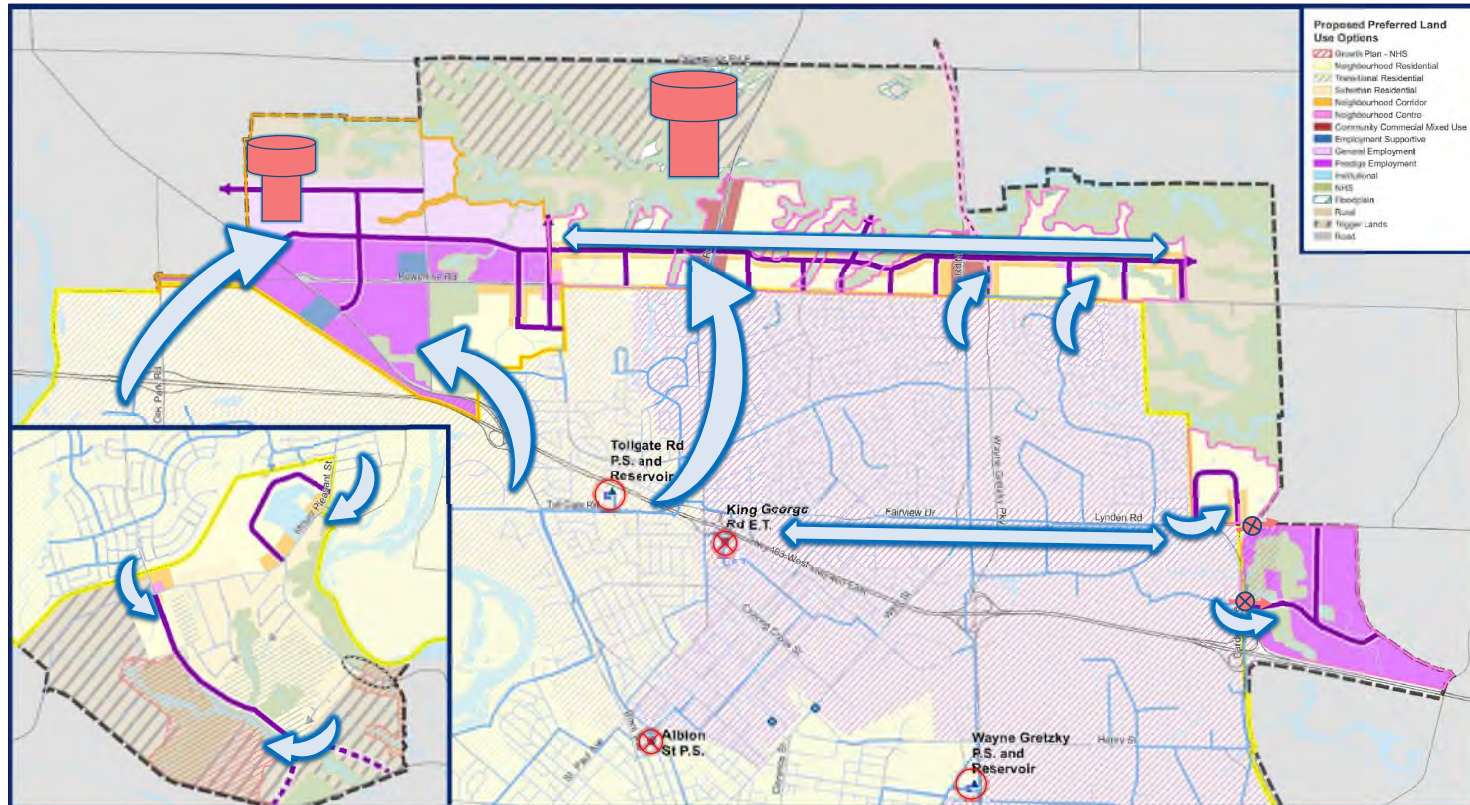


Preliminary Preferred Wastewater Servicing Strategy



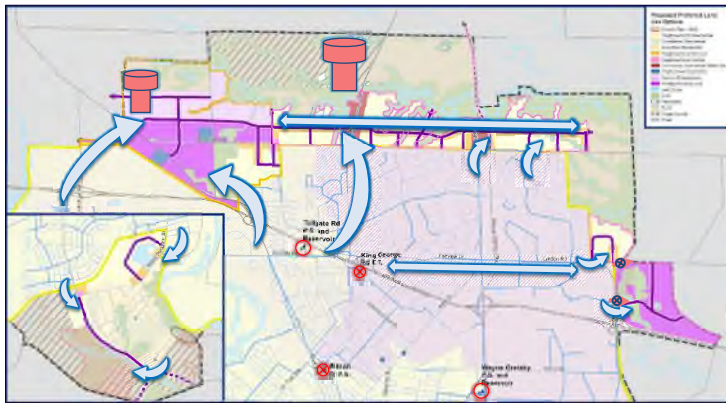
Slide MSP-12-provides an “arrow” extending beyond the City limits for Park Road North, what does this arrow mean?

Water Servicing – Servicing Expansion Lands

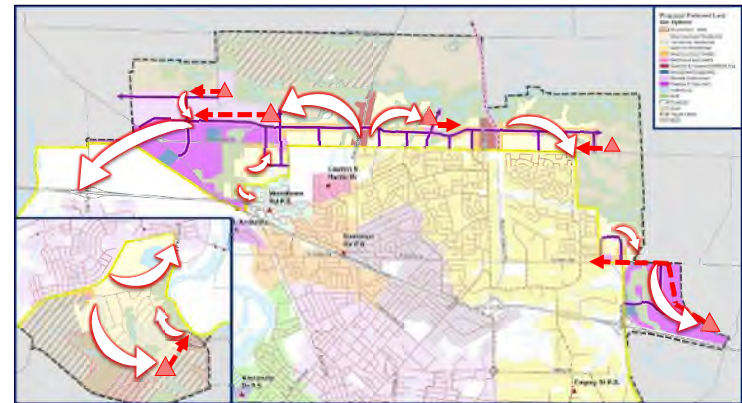


How will the expansion lands be serviced?

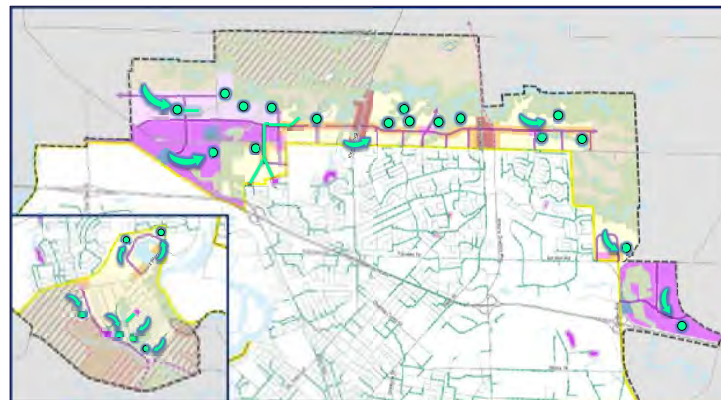
Expansion Lands – Water Servicing



Expansion Lands – Wastewater Servicing

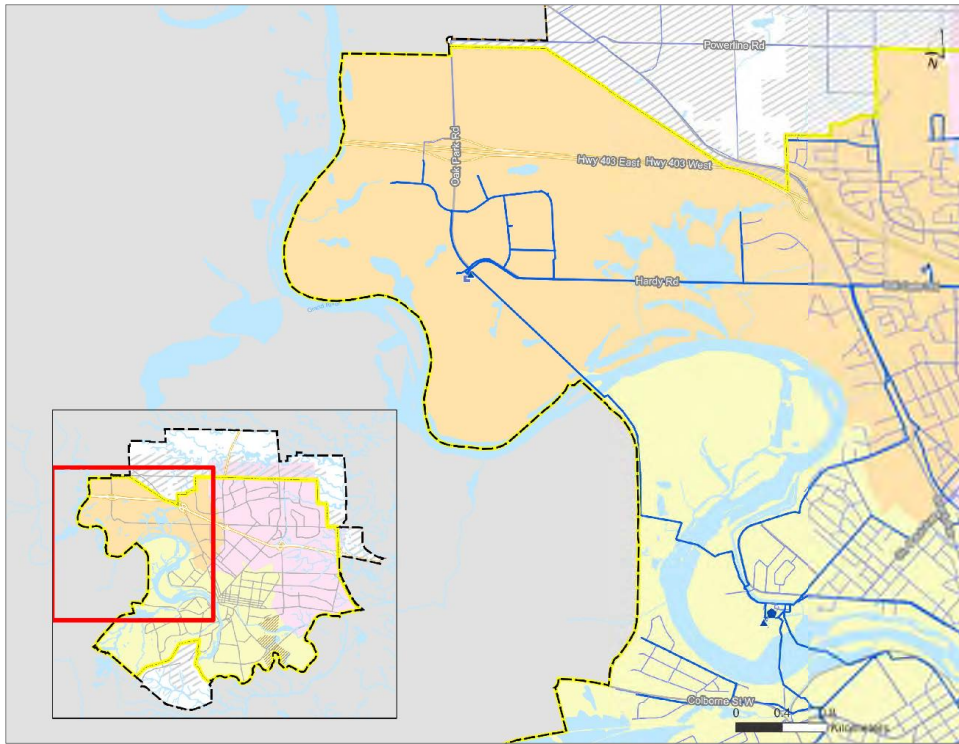


Expansion Lands – Stormwater Servicing

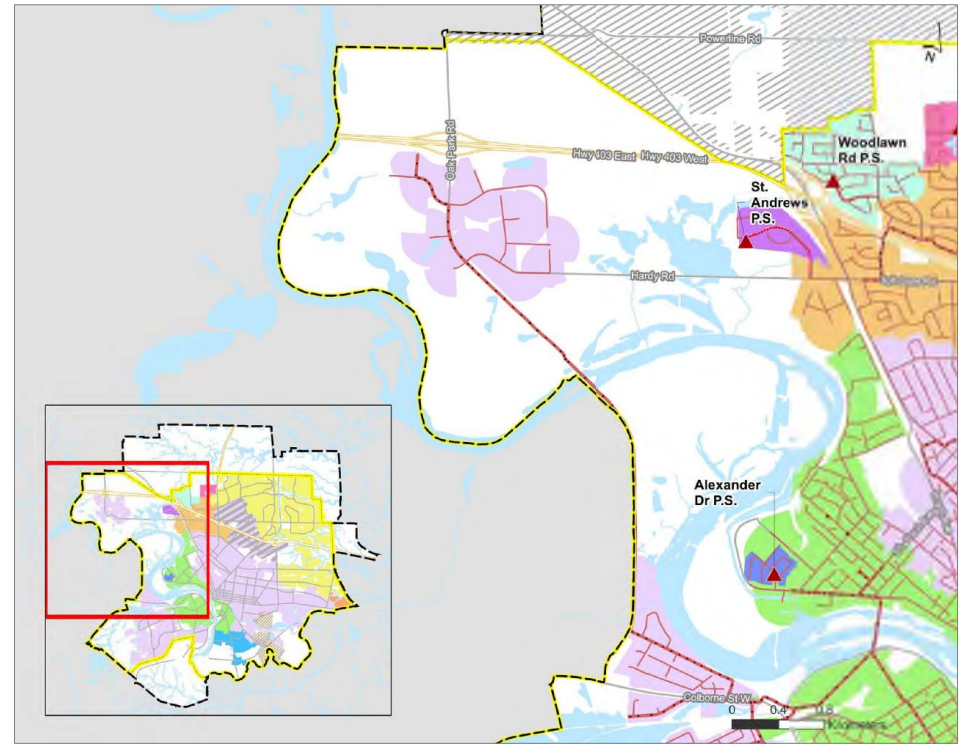


How are water and wastewater servicing going to cross to the river to service development off of Hardy Road?

Water Servicing near Hardy Road

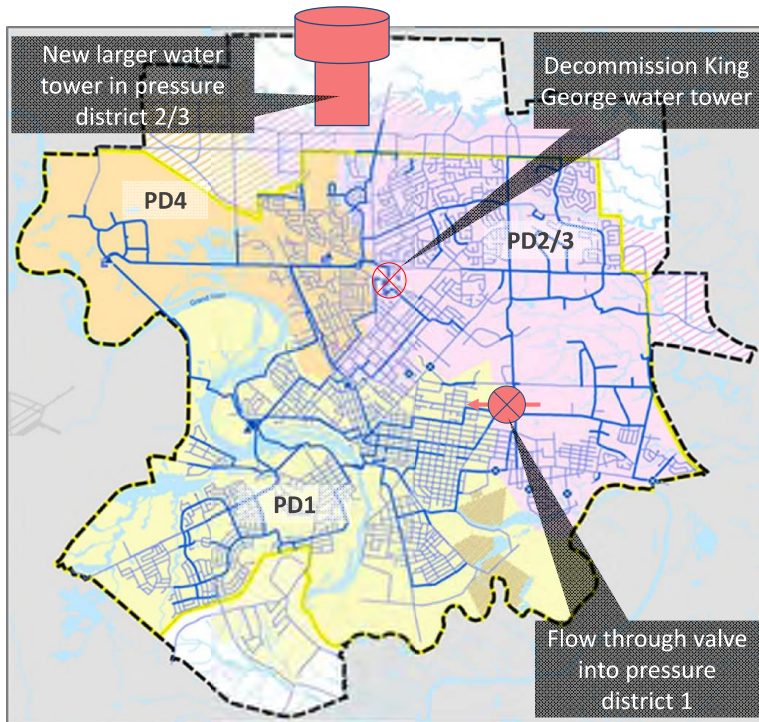


Wastewater Servicing near Hardy Road

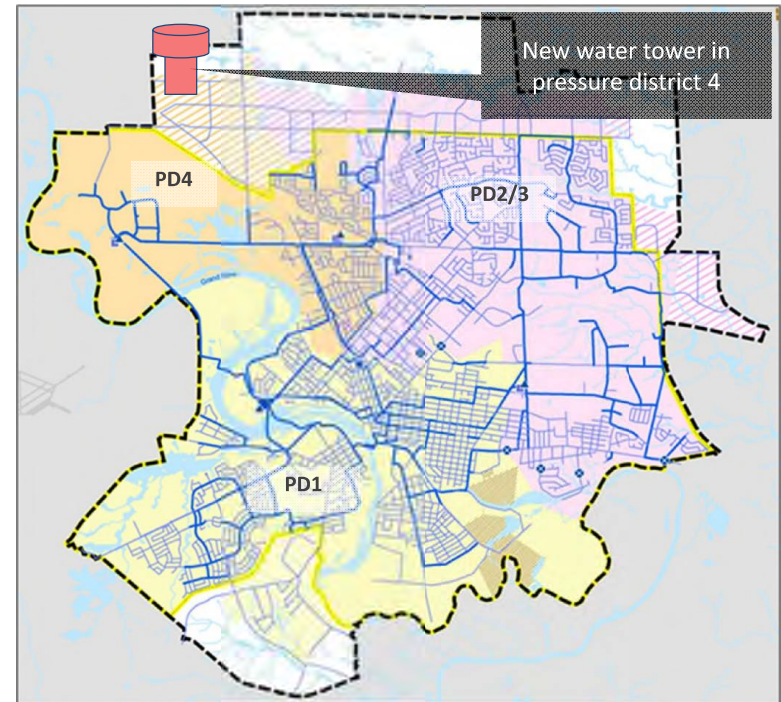


Can you clarify the new PD2/3 water tower need and service area? Can you clarify the new PD4 water tower need and service area?

Water Servicing – New Water Towers in Pressure District 2/3 and 4



New Pressure District 2/3 Water Tower



New Pressure District 4 Water Tower

Thank you for your participation!

We want to hear from you!

Please let us know your thoughts or questions by filling out a comment form and/or you may contact the City of Brantford Project Manager:

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Master Servicing Plan Update

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Transportation Master Plan Update

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Please note that information related to this study will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.
All comments received will become part of the public record and may be included in the study documentation prepared for public review.





CITY OF BRANTFORD
**MASTER
SERVICING PLAN
TRANSPORTATION
MASTER PLAN**
ENVISIONING OUR CITY: 2041

June 9, 2020 & June 30, 2020 – Virtual Public Information Centre (PIC) – Questions and Answers
Transcript of Questions and Answers Presentation – Master Servicing Plan (MSP)
Posted on June 30, 2020

This document provides documentation of the verbal content of the Virtual PIC Questions and Answers Presentation posted on June 30, 2020. Each section starts with an indication of a slide number followed by a time stamp. The time stamp may be used to advance the video to sections of greater interest.

Slide 0 – Title Slide - 00:0:00,00

Welcome to the Question and Answer Video which forms part of the June Virtual Public Information Centre for the Water, Wastewater and Stormwater Master Servicing Plan Update.

I will be presenting on behalf of GM BluePlan Limited, the consulting firm selected by the City of Brantford to assist with this project.

Slide I-1 – Welcome - 00:0:18,00

The Master Servicing Plan, or MSP, is one of several studies being undertaken by the City to help identify the City's long-term growth needs. The goal of the MSP is to develop a Long-Term Servicing Strategy for the City's water, wastewater, and stormwater infrastructure. The servicing strategies have been developed to ensure the maintenance of services for existing users and to support future growth.

Slide I-2 – Virtual Public Information Centre (PIC) - 00:0:40,00

The objective of this presentation is to answer questions submitted by the public, prior to June 23rd, in response to the Virtual PIC originally posted on June 9th, 2020. This presentation is the second of many steps of the Virtual PIC process. Questions asked after June 23rd but before July 21st, will be answered through a Frequently Asked Questions document.

The City would like to thank all respondents for their questions and comments as part of the virtual PIC process. We would like to acknowledge that the City received several similar detailed questions for a multitude of locations throughout the City.

For this Question and Answer video, similar themed questions have been combined and answered. For site specific questions not directly answered in this Question and Answer video, the City may reply directly to the respondents.

Slide Q&A-1 – How were the capacities and existing flows and demands of the water, wastewater, and stormwater system determined? - 00:1:32,00

The City collects and maintains an extensive amount of data relating to the existing condition and performance of its sewers, watermains, and facilities.

This information ranges from detailed inventory and construction records, sewer and facility inspection records, maintenance records, water billing records, in system flow readings, rain water gauges and system performance testing among others.

The balance of these available data sources are used to determine the existing system capacities and existing system flows and demands.

Further, the City maintains and continually updates several tools that are used to help track and monitor the water, wastewater, and stormwater system performance. These include hydraulic models of the City's water, wastewater, and stormwater systems, as well as, capacity tracking and allocation tools.

For example: to evaluate the existing flows and available capacity of the wastewater sewers, the City's wastewater system hydraulic model is used. The wastewater model includes a representation of every sewer, pump station, and forcemain within the City.

The available capacity of the sewers was determined through a review of individual sewer construction, inspection, and maintenance records, while the most recent pump station performance and capacity testing was used to determine the available capacity at each pump station.

System flows were estimated using a combination of historic water billing records, in system flow monitoring records, and pump station and wastewater treatment plant flow records. The hydraulic model is then used to evaluate the existing system performance and to evaluate how the system is likely to perform under various flow conditions.

Slide Q&A-2 – How were the impacts of growth and upgrade needs determined and evaluated? Including evaluation of downstream impacts? - 00:3:25,00

The City's existing water, wastewater, and stormwater system hydraulic models, and capacity tracking and allocation tools were used to assess the potential impacts of growth on the existing system and to identify the potential upgrade needs.

For example, to assess the impacts of growth on the wastewater system, a review of the new service areas was completed to identify the potential servicing area and likely connection to the existing wastewater system.

Once completed, the estimated growth and new service areas were converted to potential flows utilizing the City's design criteria as outlined in the City's Linear Design and Construction Manual. The resulting flow projections were added at the appropriate locations within the hydraulic model and allocation tool to determine the potential impacts on the existing wastewater system and to identify any downstream restrictions.

If local or downstream capacity restrictions were identified, then appropriate servicing concepts and alternatives were developed and evaluated in accordance with the process described on slide I-5. The servicing review of growth areas within the proposed urban boundary expansion areas were completed based on the existing ground elevations, identified natural heritage system, and existing City infrastructure capacities.

Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered. Further, an evaluation of servicing strategies was completed in the context of providing the best overall City-wide approach, including allowances for servicing of all lands within the City's municipal boundary.

Slide Q&A-3 – What opportunities were considered to optimize the performance of the existing water, wastewater, and stormwater systems? - 00:5:09,00

One of the Master Servicing Plan (MSP) objectives is to maximize the capacity of the existing systems and facilities.

Opportunities that were explored included sewer diversions to minimize upgrade needs, optimization of facility operations, system and facility rehabilitation, and wet weather flow reduction.

Slide Q&A-4 – When will the recommended upgrades be triggered or implemented? How will the City track the available capacity of the existing water/wastewater/ and stormwater infrastructure? - 00:5:36,00

The final Master Servicing Plan (MSP) capital program will identify upgrade triggers and preliminary timing based on current planning projections. For existing infrastructure, the City utilizes its existing allocation and capacity tracking tool to monitor available capacity vs. committed and requested growth allocations.

Once the identified capacity triggers for infrastructure have been achieved, the City will initiate appropriate planning, design, and construction processes which are subject to available approvals, timing, and resources.

Slide Q&A-5 – How were existing forecasted capital projects considered in the Master Servicing Plan (MSP)? - 00:6:20,00

As part of the MSP (Master Servicing Plan), the City's existing capital projects, from the 2014 Master Servicing Plan and the 10 year capital forecast, were reviewed.

For planned rehabilitation projects, where an increase in capacity was not identified, the Master Servicing Plan (MSP) reviewed to confirm if the proposed sizing remained sufficient or if there was an opportunity to upgrade by deferring upgrade needs elsewhere in the system.

For planned upgrade projects, the Master Servicing Plan (MSP) reviewed to confirm if the proposed project is still required, and if it is needed, to confirm the recommended upgrade capacity.

Slide Q&A-6 – For the identified Environmental Assessment Studies, what options will be considered? - 00:7:03,00

For projects requiring Environmental Assessment Studies, the Master Servicing Plan (MSP) will identify the infrastructure's general capacity and servicing requirements.

The Environmental Assessment will consider all viable alternatives that meet those identified capacity and servicing requirements.

For example; the Oak Park trunk sewer and watermain extension Environmental Assessment will consider all viable alternatives to connect the existing trunk infrastructure south of Highway 403 to the expansion lands north of Powerline; this includes full and partial alignments along Oak Park Road and Powerline, and alignments through the future development areas.

Slide Q&A-7 –Why were there more or different needs as compared to the 2014 Master Servicing Plan (MSP)? - 00:7:47,00

The 2014 Master Servicing Plan (MSP) outlined the City's infrastructure needs to address growth to 2031 within the City's previous municipal boundary.

This Master Servicing Plan (MSP) update addresses: growth to 2041, revised growth projections, increased intensification, and servicing of the boundary expansion lands.

Since the completion of the 2014 Master Servicing Plan (MSP), the City has:

1. Reviewed and updated the City's design criteria and system performance objectives to better service existing and future users and to better address issues related to system resiliency, risk, and climate change;
2. Collected additional information, updating the City's understanding of the existing water, wastewater, and stormwater system capacities and performance, and
3. Completed several system upgrades and modifications recommended in the 2014 Master Servicing Plan (MSP).

As a result of the updated growth horizon, updated design criteria, and updated system understanding, the Master Servicing Plan (MSP) update has identified additional needs.

For Example, in Pressure District 4, the 2014 Master Servicing Plan (MSP) projected limited employment growth, as such, no water storage needs were triggered. Under the revised 2041 growth scenario there is a substantial increase in the Pressure District's 4 residential and employment growth.

These additional growth needs combined with the City's revised storage requirements and the 2018 expansion of Pressure District 4's service area have triggered the need for additional Storage within Pressure District 4.

Slide Q&A-8 – How will the future service areas or catchments be determined? - 00:9:33,00

The Master Servicing Plan (MSP) has identified provisional service areas and catchments. Service areas and catchments within the existing system are expected to remain generally unchanged.

Service areas and catchments within the proposed urban boundary expansion lands were identified based on existing ground elevations, identified natural heritage systems, and existing City infrastructure capacities.

Allowances for limited local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered.

Further, an evaluation of servicing strategies was completed in the context of providing the best overall City-wide approach including allowances for the servicing of all lands within the City's municipal boundary. The evaluation of servicing concepts considered technical, environmental, social cultural, and life cycle cost factors.

The service areas and catchments are expected to be further reviewed and finalized as part of the Block Planning process for the expansion lands, or as part of the draft plan/ site plan process for developments within the City's existing urban boundary.

Changes to the preliminary service areas and catchments will be reviewed and considered based on their merits, provided they do not restrict the serviceability of adjacent lands and there is sufficient system capacity.

Slide Q&A-9 – How will the City coordinate with existing/near term development projects? - 00:11:00,00

For recommended water and wastewater projects, the City will coordinate with existing and near-term projects as part of the standard draft plan and site plan process.

For the identified stormwater needs, the City plans to initiate further area specific studies before proceeding with the implementation of any Master Servicing Plan (MSP) recommendations. Coordination and consultation will occur as part of these subsequent studies.

Slide Q&A-10 – Can the City provide further details on the proposed upgrades? Are cost estimates available for the preliminary recommended alternatives? - 00:11:30,00

Further project details, including cost estimates, will be provided in the final Master Servicing Plan (MSP) capital program; which will be available for public review and comment as part of the final Master Servicing Plan (MSP) document's 30 day review period.

Slide Q&A-11 – How will the project funding or development charges eligibility/contributions be determined? - 00:11:54,00

The final Master Servicing Plan (MSP) capital program will provide estimated project costs as well as identifying project objectives and triggers.

Following the completion of the Master Servicing Plan (MSP) and Transportation Master Plan (TMP), the City will be undertaking a Development Charge Background Study, a Water and Wastewater Rate Study, and a Financial Plan Update; these studies will be used to update the City's existing Development Charges, and water and wastewater rates.

Slide Q&A-12 – How will future routing of infrastructure through the expansion lands be determined? - 00:12:31,00

The Master Servicing Plan (MSP) has identified conceptual water, wastewater, and stormwater servicing for the expansion lands including trunk infrastructure requirements. The Master Servicing Plan (MSP) capital program includes provisional routing of trunk infrastructure along the proposed arterial and collector roads.

Final routing of trunk infrastructure will be identified as part of the block planning process.

Slide Q&A-13 – How is growth beyond 2041, and the remaining City lands being considered? - 00:13:01,00

Only upgrades triggered by the 2041 growth scenario were included in the final preliminary preferred alternative presented in this PIC.

However, for all new infrastructure and upgrade projects, the full buildout within the City's Boundary was considered to ensure all identified infrastructure was sufficiently sized to support growth needs beyond 2041 and/or configured to allow phased expansion.

Infrastructure requiring oversizing to meet growth beyond 2041 will be identified in the final Master Servicing Plan (MSP) capital program.

Slide Q&A-14 – Slide MSP-12 provides an “arrow” extending beyond the City limits for Park Road North, what does this arrow mean? - 00:13:42,00

The servicing arrows shown on all boards, including MSP-12, are intended to show the conceptual servicing of the area and not a representation of actual alignments.

The arrow in light and dark purple within the north expansion lands indicates potential direction for road connections inside and outside of the municipal boundary beyond the 2041 growth horizon.

It is anticipated that all future municipal servicing to 2041; including the trunk watermain extensions from the existing City's system to the expansion lands will be accommodated within the City's municipal boundary.

Slide Q&A-15 – How will the expansion lands be serviced? - 00:14:28.00

The expansion lands Water servicing is presented on slide MSP -12. Several separate water servicing components are recommended that collectively make up the overall preferred strategy.

The main components to make up the preliminary preferred strategy are as follows:

- Increased treatment capacity at the Holmedale Water Treatment Plant,
- New water tower in Pressure District 2/3 to accommodate storage deficiencies in both Pressure District 2/3 and Pressure District 1,
- New water tower in Pressure District 4,
- Upgrades at Wayne Gretzky and Tollgate Pump Stations within Pressure District 2/3,
- Upgrade trunk watermains in Pressure District 1 to Tutela and the downtown,
- Upgrade watermains north to expansion lands along King George Road and upgrade watermains east-west along Lynden Road and Fairview Drive in Pressure District 2/3
- Upgrade watermains north to expansion lands along Oak Park and Paris Road in Pressure District 4
- Decommissioning of existing King George tank and Albion Pump Station.

The expansion lands Wastewater servicing is presented on slide MSP-25.

In general, the expansion lands will integrate directly into the City's wastewater system at five key connection points:

- The Oak Park trunk sewer, that will service the majority of the lands west of King George,
- The Coulbeck trunk sewer, which will service the remaining growth lands east of King George,
- The Lynden Road sewers, which will service the East Expansion Lands,
- The Mt. Pleasant Road sewer, which will service Tutela, and
- The Woodlawn Pump Station, which will provide limited servicing to the directly adjacent lands.

The expansion lands Stormwater servicing is presented on slide MSP-36. It is noted that the stormwater servicing strategy for the expansion lands are preliminary and will be subject to modifications following more a detailed block-level management plan.

In general, the expansion lands will be required to meet the following requirements:

- Minor system designed to meet a 5-year design flow,
- Peak flowrates at outlets will be controlled to have post-development flowrates controlled to the pre-development peak flowrate,
- The major systems will be required to convey the 100-year design storm,

- Water quality will be of concern in the expansion lands,
- The MECP Enhanced Removal of 80% Total Suspended Solids is the requirement for all new expansion land developments,
- Multiple subcatchments outlet to coldwater creeks and will require thermal mitigation,
- Erosion control will also be required

Slide Q&A-16 – How are the water and wastewater servicing going to cross the river to service development off of Hardy Road? - 00:17:03,00

The City's northwest, including the Oak Park and Hardy Road area, are serviced by an existing trunk watermain and trunk sewer crossing the Grand River.

The existing trunk watermain and trunk sewer have sufficient capacity to support the expected growth within their respective service areas; including growth in the north expansion lands. As such, no new Grand River crossings are proposed.

Slide Q&A-17 – Can you clarify the new Pressure District 2/3 (PD2/3) water tower need and service area? Can you clarify the new Pressure District 4 (PD4) water tower need and service area? - 00:17:35,00

When projecting 2041 system storage needs, storage deficits were identified for all Pressure Districts, including Pressure District 1, Pressure District 2/3, and Pressure District 4. The preliminary recommended strategy is as follows:

- Pressure District 4 deficit will be addressed by constructing with a new Water Tower. The new Water Tower is expected to have an operating level of approximately 300 to 304 meters and will address growth needs within the projected Pressure District 4 service area; which consists of the expansion lands west of Balmoral Drive.
- The Pressure District 2/3 deficit will be addressed by replacing the existing King George Tank with a new Elevated Tower. The new Elevated Water Tower is expected to have an operating level of approximately 282 to 285 meters; which is an increase from the existing King George Tank to allow for improved system performance. Further, to address post 2041 servicing needs for the remaining expansion lands, strategic oversizing of the tank is required. To optimize the performance of the system and to minimize total infrastructure costs, this surplus storage capacity in Pressure District 2/3 will be utilized to address the Pressure District 1 storage deficit.
- Pressure District 1 storage deficit will be addressed by accessing the surplus storage capacity in Pressure District 2/3 via improved valving capacity at the existing Wayne Gretzky and Tollgate Pump Stations; until such time that the Pressure District 2/3 surplus can no longer address the Pressure District 1 needs; which is not expected to occur before 2041. Alternatives and associated projects to address Pressure District 1 storage needs after 2041 will be reviewed in future Master Servicing Plan (MSP) updates.

Environmental Assessment Studies will be required to determine the final Elevated Tower Locations.

Slide Q-A-18 – Closing - 00:19:40,00

This concludes the Virtual Public Information Centre (PIC) Question and Answer Video for the Master Servicing Plan (MSP) update.



CITY OF BRANTFORD
**MASTER
 SERVICING PLAN
 TRANSPORTATION
 MASTER PLAN**
 ENVISIONING OUR CITY: 2041

**June 9, 2020 & June 30, 2020 – Virtual Public Information Centre (PIC)
 Frequently Asked Questions (FAQ) Document – Master Servicing Plan (MSP)
 Posted on July 28, 2020**

1 Introduction

The Master Servicing Plan, or MSP, is one of several studies being undertaken by the City of Brantford to help identify the City’s long-term growth needs. The goal of the MSP is to develop a Long-Term Servicing Strategy for the City’s water, wastewater, and stormwater infrastructure. The servicing strategies have been developed to ensure the maintenance of services for existing users and to support future growth.

The objective of this document is to answer questions submitted by the public, prior to July 21st, in response to the Virtual PIC originally posted on June 9th, 2020 and Virtual PIC Questions and Answers originally posted July 30th. This document is the third and final step of the Virtual PIC process.

2 Frequently Asked Questions

Numerous questions and comments have been submitted to the Project Team throughout the first Virtual Public Information Centre process. The questions and comments received up to July 21st, 2020 have been responded to and grouped into various themes in the sections below.

2.1 Analysis Approach and Alternatives Development.....2

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2.3 Stormwater Servicing6

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2.7 Costs.....11

2.1 Analysis Approach and Alternatives Development

2.1.1 How were the capacities and existing flows and demands of the water, wastewater, and stormwater system determined?

The City collects and maintains an extensive amount of data relating to the existing condition and performance of its sewers, watermains, and facilities.

This information ranges from detailed inventory and construction records, sewer and facility inspection records, maintenance records, water billing records, in system flow readings, rain water gauges and system performance testing among others.

The balance of these available data sources are used to determine the existing system capacities and existing system flows and demands.

Further, the City maintains and continually updates several tools that are used to help track and monitor the water, wastewater, and stormwater system performance. These include hydraulic models of the City's water, wastewater, and stormwater systems, as well as, capacity tracking and allocation tools.

For example: to evaluate the existing flows and available capacity of the wastewater sewers, the City's wastewater system hydraulic model is used. The wastewater model includes a representation of every sewer, pump station, and forcemain within the City.

The available capacity of the sewers was determined through a review of individual sewer construction, inspection, and maintenance records, while the most recent pump station performance and capacity testing was used to determine the available capacity at each pump station.

System flows were estimated using a combination of historic water billing records, in system flow monitoring records, and pump station and wastewater treatment plant flow records. The hydraulic model is then used to evaluate the existing system performance and to evaluate how the system is likely to perform under various flow conditions.

2.1.2 What opportunities were considered to optimize the performance of the existing water, wastewater, and stormwater systems?

One of the Master Servicing Plan (MSP) objectives is to maximize the capacity of the existing systems and facilities.

Opportunities that were explored included sewer diversions to minimize upgrade needs, optimization of facility operations, system and facility rehabilitation, and wet weather flow reduction.

2.1.3 How were existing forecasted capital projects considered in the Master Servicing Plan (MSP)?

As part of the MSP (Master Servicing Plan), the City's existing capital projects, from the 2014 Master Servicing Plan and the 10 year capital forecast, were reviewed.

For planned rehabilitation projects, where an increase in capacity was not identified, the Master Servicing Plan (MSP) reviewed to confirm if the proposed sizing remained sufficient or if there was an opportunity to upgrade by deferring upgrade needs elsewhere in the system.

For planned upgrade projects, the Master Servicing Plan (MSP) reviewed to confirm if the proposed project is still required, and if it is needed, to confirm the recommended upgrade capacity.

2.1.4 Why were there more or different needs as compared to the 2014 Master Servicing Plan (MSP)?

The 2014 Master Servicing Plan (MSP) outlined the City's infrastructure needs to address growth to 2031 within the City's previous municipal boundary.

This Master Servicing Plan (MSP) update addresses: growth to 2041, revised growth projections, increased intensification, and servicing of the boundary expansion lands.

Since the completion of the 2014 Master Servicing Plan (MSP), the City has:

1. Reviewed and updated the City's design criteria and system performance objectives to better service existing and future users and to better address issues related to system resiliency, risk, and climate change;
2. Collected additional information, updating the City's understanding of the existing water, wastewater, and stormwater system capacities and performance, and
3. Completed several system upgrades and modifications recommended in the 2014 Master Servicing Plan (MSP).

As a result of the updated growth horizon, updated design criteria, and updated system understanding, the Master Servicing Plan (MSP) update has identified additional needs.

For Example, in Pressure District 4, the 2014 Master Servicing Plan (MSP) projected limited employment growth, as such, no water storage needs were triggered. Under the revised 2041 growth scenario there is a substantial increase in the Pressure District's 4 residential and employment growth.

These additional growth needs combined with the City's revised storage requirements and the 2018 expansion of Pressure District 4's service area have triggered the need for additional Storage within Pressure District 4.

2.2 Water and Wastewater Servicing

2.2.1 How will the future service areas or catchments be determined?

The Master Servicing Plan (MSP) has identified provisional service areas and catchments. Service areas and catchments within the existing system are expected to remain generally unchanged.

Service areas and catchments within the proposed urban boundary expansion lands were identified based on existing ground elevations, identified natural heritage systems, and existing City infrastructure capacities.

Allowances for limited local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered.

Further, an evaluation of servicing strategies was completed in the context of providing the best overall City-wide approach including allowances for the servicing of all lands within the City's municipal boundary. The evaluation of servicing concepts considered technical, environmental, social cultural, and life cycle cost factors.

The service areas and catchments are expected to be further reviewed and finalized as part of the Block Planning process for the expansion lands, or as part of the draft plan/ site plan process for developments within the City's existing urban boundary.

Changes to the preliminary service areas and catchments will be reviewed and considered based on their merits, provided they do not restrict the serviceability of adjacent lands and there is sufficient system capacity.

2.2.2 How are the water and wastewater servicing going to cross the river to service development off of Hardy Road?

The City's northwest, including the Oak Park and Hardy Road area, are serviced by an existing trunk watermain and trunk sewer crossing the Grand River.

The existing trunk watermain and trunk sewer have sufficient capacity to support the expected growth within their respective service areas; including growth in the north expansion lands. As such, no new Grand River crossings are proposed.

2.2.3 Can you clarify the new Pressure District 2/3 (PD2/3) water tower need and service area? Can you clarify the new Pressure District 4 (PD4) water tower need and service area?

When projecting 2041 system storage needs, storage deficits were identified for all Pressure Districts, including Pressure District 1, Pressure District 2/3, and Pressure District 4. The preliminary recommended strategy is as follows:

- Pressure District 4 deficit will be addressed by constructing with a new Water Tower. The new Water Tower is expected to have an operating level of approximately 300 to 304 meters and will address growth needs within the projected Pressure District 4 service area; which consists of the expansion lands west of Balmoral Drive.
- The Pressure District 2/3 deficit will be addressed by replacing the existing King George Tank with a new Elevated Tower. The new Elevated Water Tower is expected to have an operating level of approximately 282 to 285 meters; which is an increase from the existing King George Tank to allow for improved system performance. Further, to address post 2041 servicing needs for the remaining expansion lands, strategic oversizing of the tank is required. To optimize the performance of the system and to minimize total infrastructure costs, this surplus storage capacity in Pressure District 2/3 will be utilized to address the Pressure District 1 storage deficit.
- Pressure District 1 storage deficit will be addressed by accessing the surplus storage capacity in Pressure District 2/3 via improved valving capacity at the existing Wayne Gretzky and Tollgate Pump Stations; until such time that the Pressure District 2/3 surplus can no longer address the Pressure District 1 needs; which is not expected to occur before 2041. Alternatives and associated projects to address Pressure District 1 storage needs after 2041 will be reviewed in future Master Servicing Plan (MSP) updates.

Environmental Assessment Studies will be required to determine the final Elevated Tower Locations.

2.2.4 Can you clarify the wastewater servicing strategy for the Fifth Avenue Pumping Station?

The Master Servicing Plan (MSP) update recommends upgrading the Fifth Avenue Pumping Station to support existing peak flow requirements and to provide additional capacity to support planned growth.

The City has already commenced the pump station upgrade process, additional information can be found on the Fifth Ave Pump Station Project Page: <https://www.brantford.ca/en/fifth-ave-pumping-station-project-update.aspx>.

2.2.5 Can you clarify the wastewater servicing strategy for the Empey Pumping Station?

Upgrades to the Empey Pumping Station will be required to support the balance of anticipated growth out to 2041. The City will continue to use the existing pumping station allocation policy to track and allocate available growth capacity to the Empey Pump station. The preliminary Master Servicing Plan (MSP) update implementation plan has flagged Empey pump station upgrades to be completed within the next 10 years.

2.3 Stormwater Servicing

2.3.1 Can you provide further detail regarding the Local Stormwater Servicing for identified Greenfield Growth Areas?

It is noted that the stormwater servicing strategies presented in the Master Servicing Plan (MSP) update are preliminary and will be subject to modifications following additional investigation and evaluation.

Stormwater servicing of future planned greenfield development will be subject to the development of local stormwater management plans through the block plan process; which will require approval from the City and Grand River Conservation Authority if applicable.

Any previously approved stormwater management plans will remain valid.

2.3.2 What is the City doing to preserve existing natural streams within the proposed expansion area?

All existing year-round creeks and streams have been identified and incorporated into the City Natural Heritage Networks, which are protected from development and enclosure.

As part of the Official Plan and Master Servicing Plan Studies, a headwater drainage feature assessment, consistent with the Toronto and Region Conservation Authority and Credit Valley Conservation (2014) Headwater Drainage Feature Guideline, was completed for all existing ephemeral streams (stream that have intermittent flows). This assessment provides preliminary guidance on the existing condition, function, and ecologic value of the existing ephemeral streams and was used to identify which features will need to be maintained in their current locations, which features will need to be maintained as an open channel but can be moved, and which features can potentially be enclosed.

Further to the work undertaken under the Official Plan and Master Servicing Plan Studies, developers will need to undertake Block Plan Studies that include the development of local stormwater management plans. The final management approach for any existing feature not already included within the City Natural Heritage Networks will be identified within the stormwater management plans and will require approval from the City and the Grand River Conservation Authority.

2.4 Growth

2.4.1 Can you provide additional information regarding land use, growth assumptions, Special Policy Areas, etc.?

The Master Servicing Plan (MSP), update is one of several studies being undertaken by the City to help identify the City's long-term growth needs. The goal of the MSP is to develop a Long-Term Servicing Strategy for the City's water, wastewater, and stormwater infrastructure.

The MSP update strategy was developed to accommodate the projected land use and growth as identified in the City 2020 Draft Official Plan. Please refer to the City's [2020 Draft Official Plan](#) for further clarification on land use, growth, Special Policy Areas, and other related items.

2.4.2 How were the impacts of growth and upgrade needs determined and evaluated? Including evaluation of downstream impacts?

The City's existing water, wastewater, and stormwater system hydraulic models, and capacity tracking and allocation tools were used to assess the potential impacts of growth on the existing system and to identify the potential upgrade needs.

For example, to assess the impacts of growth on the wastewater system, a review of the new service areas was completed to identify the potential servicing area and likely connection to the existing wastewater system.

Once completed, the estimated growth and new service areas were converted to potential flows utilizing the City's design criteria as outlined in the City's Linear Design and Construction Manual. The resulting flow projections were added at the appropriate locations within the hydraulic model and allocation tool to determine the potential impacts on the existing wastewater system and to identify any downstream restrictions.

If local or downstream capacity restrictions were identified, then appropriate servicing concepts and alternatives were developed and evaluated in accordance with the process described on slide I-5. The servicing review of growth areas within the proposed urban boundary expansion areas were completed based on the existing ground elevations, identified natural heritage system, and existing City infrastructure capacities.

Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered. Further, an evaluation of servicing strategies was completed in the context of providing the best overall City-wide approach, including allowances for servicing of all lands within the City's municipal boundary.

2.4.3 How will future routing of infrastructure through the expansion lands be determined?

The Master Servicing Plan (MSP) has identified conceptual water, wastewater, and stormwater servicing for the expansion lands including trunk infrastructure requirements. The Master Servicing Plan (MSP) capital program includes provisional routing of trunk infrastructure along the proposed arterial and collector roads.

Final routing of trunk infrastructure will be identified as part of the block plan process.

2.4.4 How is growth beyond 2041, and the remaining City lands being considered?

Only upgrades triggered by the 2041 growth scenario were included in the final preliminary preferred alternative presented in this PIC.

However, for all new infrastructure and upgrade projects, the full buildout within the City's Boundary was considered to ensure all identified infrastructure was sufficiently sized to support growth needs beyond 2041 and/or configured to allow phased expansion.

Infrastructure requiring oversizing to meet growth beyond 2041 will be identified in the final Master Servicing Plan (MSP) capital program.

2.4.5 How will the expansion lands be serviced?

The expansion lands Water servicing is presented on slide MSP -12. Several separate water servicing components are recommended that collectively make up the overall preferred strategy.

The main components to make up the preliminary preferred strategy are as follows:

- Increased treatment capacity at the Holmedale Water Treatment Plant,
- New water tower in Pressure District 2/3 to accommodate storage deficiencies in both Pressure District 2/3 and Pressure District 1,
- New water tower in Pressure District 4,
- Upgrades at Wayne Gretzky and Tollgate Pump Stations within Pressure District 2/3,
- Upgrade trunk watermains in Pressure District 1 to Tutela and the downtown,
- Upgrade watermains north to expansion lands along King George Road and upgrade watermains east-west along Lynden Road and Fairview Drive in Pressure District 2/3
- Upgrade watermains north to expansion lands along Oak Park and Paris Road in Pressure District 4
- Decommissioning of existing King George tank and Albion Pump Station.

The expansion lands Wastewater servicing is presented on slide MSP-25.

In general, the expansion lands will integrate directly into the City's wastewater system at five key connection points:

- The Oak Park trunk sewer, that will service the majority of the lands west of King George,
- The Coulbeck trunk sewer, which will service the remaining growth lands east of King George,
- The Lynden Road sewers, which will service the East Expansion Lands,
- The Mt. Pleasant Road sewer, which will service Tutela, and
- The Woodlawn Pump Station, which will provide limited servicing to the directly adjacent lands.

The expansion lands Stormwater servicing is presented on slide MSP-36. It is noted that the stormwater servicing strategy for the expansion lands are preliminary and will be subject to modifications following more a detailed block-level management plan.

In general, the expansion lands will be required to meet the following requirements:

- Minor system designed to meet a 5-year design flow,
- Peak flowrates at outlets will be controlled to have post-development flowrates controlled to the pre-development peak flowrate,
- The major systems will be required to convey the 100-year design storm,
- Water quality will be of concern in the expansion lands,
- The MECP Enhanced Removal of 80% Total Suspended Solids is the requirement for all new expansion land developments,
- Multiple subcatchments outlet to coldwater creeks and will require thermal mitigation,
- Erosion control will also be required

2.4.6 Slide MSP-12 provides an “arrow” extending beyond the City limits for Park Road North, what does this arrow mean?

The servicing arrows shown on all boards, including MSP-12, are intended to show the conceptual servicing of the area and not a representation of actual alignments.

The arrow in light and dark purple within the north expansion lands indicates potential direction for road connections inside and outside of the municipal boundary beyond the 2041 growth horizon.

It is anticipated that all future municipal servicing to 2041; including the trunk watermain extensions from the existing City’s system to the expansion lands will be accommodated within the City’s municipal boundary.

2.5 Additional Studies

2.5.1 For the identified Environmental Assessment Studies, what options will be considered?

For projects requiring Environmental Assessment Studies, the Master Servicing Plan (MSP) will identify the infrastructure’s general capacity and servicing requirements.

The Environmental Assessment will consider all viable alternatives that meet those identified capacity and servicing requirements.

For example; the Oak Park trunk sewer and watermain extension Environmental Assessment will consider all viable alternatives to connect the existing trunk infrastructure south of Highway 403 to the expansion lands north of Powerline; this includes full and partial alignments along Oak Park Road and Powerline, and alignments through the future development areas.

2.5.2 How will the City coordinate with existing/near term development projects?

For recommended water and wastewater projects, the City will coordinate with existing and near-term projects as part of the standard draft plan and site plan process.

For the identified stormwater needs, the City plans to initiate further area specific studies before proceeding with the implementation of any Master Servicing Plan (MSP) recommendations. Coordination and consultation will occur as part of these subsequent studies.

2.6 Timing and Triggers

2.6.1 When will the recommended upgrades be triggered or implemented? How will the City track the available capacity of the existing water/wastewater/ and stormwater infrastructure?

The final Master Servicing Plan (MSP) capital program will identify upgrade triggers and preliminary timing based on current planning projections. For existing infrastructure, the City utilizes its existing allocation and capacity tracking tool to monitor available capacity vs. committed and requested growth allocations.

Once the identified capacity triggers for infrastructure have been achieved, the City will initiate appropriate planning, design, and construction processes which are subject to available approvals, timing, and resources.

2.7 Costs

2.7.1 Can the City provide further details on the proposed upgrades? Are cost estimates available for the preliminary recommended alternatives

Further project details, including cost estimates, will be provided in the final Master Servicing Plan (MSP) capital program; which will be available for public review and comment as part of the final Master Servicing Plan (MSP) document's 30 day review period.

2.7.2 How will the project funding or development charges eligibility/contributions be determined?

The final Master Servicing Plan (MSP) capital program will provide estimated project costs as well as identifying project objectives and triggers.

Following the completion of the Master Servicing Plan (MSP) and Transportation Master Plan (TMP), the City will be undertaking a Development Charge Background Study, a Water and Wastewater Rate Study, and a Financial Plan Update; these studies will be used to update the City's existing Development Charges, and Water and Wastewater Rates.



City of Brantford
APPENDIX D
COMMENTS RECEIVED



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
COMMUNICATIONS TRACKING TABLE**

From	To	Date Sent/Date Received	Type	Message/Status/Action Item	Action Item	Status	Date of Action	Type
Alan Waterfield (City of Brantford)	Official Plan Stakeholder List	9/14/2017	E-mail	Electronic link was provided to the Official Plan study contact list to learn more about the study and view material presented at Public Information Centre on September 11, 2017.	None	Complete	9/14/2017	-
GM BluePlan	Haudenosaunee Confederacy Chiefs Council	10/18/2017	E-mail	Notice of Study Commencement, Notice of Public Information Centre, and City of Brantford Frequently Asked Questions Information Package submitted for review.	None	Complete	10/18/2017	-
GM BluePlan	Six Nations Lands and Resources	10/18/2017	E-mail	Notice of Study Commencement, Notice of Public Information Centre, and City of Brantford Frequently Asked Questions Information Package submitted for review.	None	Complete	10/18/2017	-
Tara Gudgeon (City of Brantford)	MSP Stakeholder List	10/19/2017	E-mail	Combined Notice of Study Commencement and Public Information Centre sent to MSP stakeholders.	None	Complete	10/19/2017	-
Environmental Assessment Program (Transport Canada)	City of Brantford, GM BluePlan	10/26/2017	E-mail	Notice of Study Commencement & Public Information Centre (September 2017) Comments - Acknowledged receipt of Notice and provided summary of applicable projects that require support from Trans Canada.	Review Information Enclosed	Complete	10/26/2017	Action
Tara Gudgeon (City of Brantford)	Julien Bell (GM BluePlan)	10/23/2017	E-mail	Forwarded revised contact list for NOC mailout - includes comments from respective subconsultants.	Revise Contact List	Complete	10/23/2017	Action
Laura Collier (Brantford Police Service)	Tara Gudgeon (City of Brantford)	10/28/2017	E-mail	Confirmed receipt of Notice of Commencement. Recently changed positions and has asked to be removed from the contact list. Another contact was provided as a recommended replacement.	Revise Contact List	Complete	10/29/2017	Action
Vanessa Wu on behalf of Lisa Myslicki (Infrastructure Ontario)	Tara Gudgeon, Julien Bell (City of Brantford, GM BluePlan)	11/7/2017	E-mail	Confirmed receipt of Notice of Commencement. Contact unclear if proposing to use lands under control of MOI. To provide Rita Kelly with a written confirmation of any MOI lands that you propose to use for the proposed project and why the lands are required along with a copy of a title search for the MOI lands.	Project Team to confirm if IO lands will be impacted	Complete	11/7/2017	Action
Dianne Casey (Brantford Power Inc.)	Tara Gudgeon, Ting Ku, Julien Bell, Paul Bumstead (City of Brantford, GM BluePlan, Dillion Construction)	11/15/2017	E-mail	To remove Scott Saint, Chair of Brantford Power Inc. Board of Directors from the study contact list.	Revise Contact List	Complete	11/15/2017	Action
Alan Waterfield (City of Brantford)	Tara Gudgeon, Julien Bell (City of Brantford, GM BluePlan)	11/15/2017	E-mail	Provided summary of phone call with resident. Questions primarily related to the Transportation Master Plan. Question for Water and Wastewater when services would be extended to property.	Tara to issue response	Complete	11/15/2017	Action
Joseph Muller (Ministry of Tourism, Culture and Sport)	Tara Gudgeon, Julien Bell (City of Brantford, GM BluePlan)	11/17/2017	E-mail	Was unable to attend Public Information Centre - requested an electronic copy of respective material.	Julien Bell to send Public Information Centre information	Complete	11/27/2017	Action
Lucy Hives (City of Brantford)	Fawn Sault (New Credit First Nation)	11/22/2017	E-mail	To confirm upcoming meeting and to provide an update on City's major initiatives that are underway. Terms of reference attached for relevant projects including Heritage Register Project & Mohawk Lake District within the email - (paper copies and other attachments sent via mail).	None	Complete	11/22/2017	-
John Morrissey (Ministry of Transportation)	Tara Gudgeon, Julien Bell (City of Brantford, GM BluePlan)	11/24/2017	E-mail	Confirmed receipt of the Notice of Commencement. Request for Public Information Centre materials to be sent electronically.	Julien Bell to send Public Information Centre information	Complete	11/27/2017	Action
Joseph Muller (Ministry of Tourism, Culture and Sport)	Tara Gudgeon, Julien Bell, Paul Bumstead (City of Brantford, GM BluePlan, Dillion Construction)	11/27/2017	E-mail	Confirmed receipt of Notice of Commencement. Provided commentary and overview of MTCS - including interest in the projects archaeological resources, built heritage resources, and cultural heritage landscapes. Requested correspondence continues as the project progresses.	None	Complete	11/27/2017	-
Mariette Pushkar (Ecosystem Recovery)	Official Plan Project Managers (Copied in Julien Bell)	4/23/2018	E-mail	Recap of site visit with Official Plan project team. Attached the CVC and TRCA 2014 Headwater Drainage Feature document to support the required watershed planning and environmental analysis planning to the Official Plan Review.	None	Complete	4/23/2018	-
Joshua Schram (City of Brantford)	Julien Bell (GM BluePlan)	5/2/2018	E-mail	Received Notice of Public Information Centre (May 2018) - Full contact list received the respective Notice.	None	Complete	5/2/2018	-
Joshua Schram (City of Brantford)	Julien Bell (GM BluePlan)	6/6/2018	E-mail	Received Notice of Public Information Centre (June 2018)- Full contact list received the respective Notice.	None	Complete	6/6/2018	-
Yasaman Soofi (SGL Planning)	Paul Bumstead, Julien Bell (Dillon, GM BluePlan)	6/18/2018	E-mail	Received presentation for Public Information Centre (June 2018) from SGL (consultant).	None	Complete	6/18/2018	-
Tara Gudgeon (City of Brantford)	Janet Engel (Grand River Conservation Authority)	6/28/2018	E-mail	Invitation to participate in an upcoming North Brantford Subwatershed Study Landowner Meeting on July 17, 2018. Meeting details and purpose was attached for GRCA review.	None	Complete	6/28/2018	-
Brendan Scotland (Fabian Papa & Partners)	Tara Gudgeon, Julien Bell (City of Brantford, GM BluePlan)	7/10/2018	E-mail	Requested to be added to distribution list to receive all future correspondence related to the subwatershed study. Interested in where to receive primary source of information for the study.	Tara to issue response	Complete	7/11/2018	Action
Joshua Schram (City of Brantford)	Julien Bell (GM BluePlan)	12/21/2018	E-mail	Received Notice of Public Information Centre (January 2019) - Full contact list received the respective Notice.	None	Complete	12/21/2018	-
Juli Laudadio (DG Group)	Julien Bell & Alan Waterfield (GM BluePlan, City of Brantford)	1/18/2019	E-mail	Requested link to Public Information Centre (January 2019) materials.	Alan to issue response	Complete	1/18/2019	Action
Joshua Schram (City of Brantford)	City of Brantford Official Plan Stakeholder List	1/22/2019	E-mail	Provided Stakeholder Contact List with a link to the website which includes additional information about the study, the presentation shown at Public Information Centre #5, easel boards and table discussions that took place.	None	Complete	1/22/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	2/7/2019	E-mail	Email to the Stakeholder Contact List that the Project Website has been updated with the Public Information Centre (January 2019) information, and a link to the City of Brantford Official Plan and Growth Plan Amendment.	None	Complete	2/7/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	4/5/2019	E-mail	Notice of Council Committee Meeting for Tuesday, April 9, 2019 at 6:00 pm. E-mail includes links to the Council Agenda Package, Staff Report and Municipal Comprehensive Review report.	None	Complete	5/17/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	5/17/2019	E-mail	Notice that City Council has endorsed the preferred Settlement Area boundary expansion (Option 1). Confirmation that Council has also approved a resolution directing City staff and the consultants "to continually seek out ways to take in more land" to the Settlement Area.	None	Complete	5/21/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	6/28/2019	E-mail	Provided Stakeholder Contact List that City staff will report back to Council in July 2019 instead of previously scheduled August 2019. Notice provided date and time of upcoming Council meeting.	None	Complete	6/28/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	7/9/2019	E-mail	Provided Stakeholder Contact List the meeting Agenda and Staff Report for review. Email also introduced the date and the upcoming Council event.	None	Complete	7/9/2019	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	9/20/2019	E-mail	Received Notice of Public Information Centre (October 2019) - Full contact list received the respective Notice.	None	Complete	9/20/2019	-
Sharon Anderson (City of Brantford)	MSP Stakeholder List	1/27/2020	E-mail	Notice of Public Information Centre No. 7 on February 20, 2020. Distributed by Brantford Project Manager to respective stakeholders.	None	Complete	1/27/2020	-
Raquel Kallideen (Infrastructure Ontario)	Julien Bell, Chris Fong, H Anderson, P. Bumstead (GM BluePlan, City of Brantford, Dillon)	1/31/2020	E-mail	Provided response to the Notice of Public Information Centre (February 2020). Infrastructure Ontario provided Parcel ID numbers that fall within the study area for attention. Project Team to respond if these lands will be impacted.	Project Team to confirm if IO lands will be impacted	Complete	1/31/2020	Action
Max Lysyk (Urban Tech)	Gary Peever (City of Brantford)	2/18/2020	E-mail	Letter received from Urbantech Consulting on behalf of Sorbara Group. This completes the review of the 299 Lynden Road property in support of the Brantford Urban Boundary Expansion.	Project Team to respond.	Complete	3/17/2020	Action
Joseph Harvey (MHSTCI)	Julien Bell (GM BluePlan)	2/26/2020	E-mail	Ministry of Heritage, Sport, Tourism and Culture Industries sent an official acknowledgement of the Notice of Study Commencement.	None	Complete	2/26/2020	-
Sharon Anderson (City of Brantford)	Dave Leighton (Urban Tech)	3/17/2020	E-mail	Provided response to resident detailing rationale for the proposed servicing strategy. Expressed that based on information provided, it is the City's opinion that further technical details and analysis would be required to validate the resident's approach.	None	Complete	3/17/2020	-
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	4/29/2020	E-mail	Stakeholder Contact List was provided an April 2020 update to review proposed land use designations online. Contacts were provided links to the Overview documents and timing for comment submission.	None	Complete	4/29/2020	-
Ian Drever (RJ Burnside)	Sharon Anderson (City of Brantford)	6/1/2020	Report	RJ Burnside provided a memorandum with project name: Virgoan Bieldy Brantford - Summary of Site Servicing Based on Review of City Supplied Materials. (Report not included in documentation based on report size, but available upon request).	Project Team to respond.	Complete	7/14/2020	Action
Sharon Anderson (City of Brantford)	MSP Stakeholder List	6/4/2020	E-mail	Notice was provided to MSP stakeholder list for upcoming online Public Information Centre scheduled for June 9, 2020. A Q&A session will be held on June 30, 2020 following this based on comments received during the virtual Public Information Centre. A FAQ document will be posted onto the Project Website for July 28, 2020.	None	Complete	6/4/2020	-
Sharon Anderson (City of Brantford)	Julien Bell, Paul Bumstead (GM BluePlan, Dillon)	6/12/2020	E-mail	Record of received voicemail from resident. Resident provided disappointment in not being able to participate in the June 2020 virtual Public Information Centre. Caller did not leave contact information for follow-up.	None	Complete	6/23/2020	-
	Sharon Anderson (City of Brantford)	6/15/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/15/2020	Action



**CITY OF BRANTFORD
WATER, WASTEWATER, AND STORMWATER MASTER SERVICING PLAN UPDATE
COMMUNICATIONS TRACKING TABLE**

From	To	Date Sent/Date Received	Type	Message/Status/Action Item	Action Item	Status	Date of Action	Type
Public Information Centre Comment Responses - Resident Names Redacted	Sharon Anderson (City of Brantford)	6/17/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/17/2020	Action
	Sharon Anderson (City of Brantford)	6/18/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/18/2020	Action
	Sharon Anderson (City of Brantford)	6/21/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/21/2020	Action
	Sharon Anderson (City of Brantford)	6/22/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/22/2020	Action
Brendan Scotland (Fabian Papa & Partners)	Sharon Anderson (City of Brantford)	6/22/2020	E-mail	Comments submitted to the Project Team on behalf of the Lynden Park Mall based on the virtual Public Information Centre content.	Project Team to provide response to comments.	Complete	7/29/2020	Action
Matt Ninomiya (Walterfedy)	Julien Bell, Paul Bumstead, Chris Fond, Alan Waterfield (GM BluePlan, Dillon, City of Brantford)	6/23/2020	E-mail	Provided an attached memorandum for consideration through the Master Servicing Plan and Transportation Master Plan. Comments were also provided through the Project Website.	Project Team to review and include in the Q&A session.	Complete	6/23/2020	Action
Max Lysyk (Urban Tech)	Sharon Anderson, Julien Bell (City of Brantford, GM BluePlan)	6/23/2020	E-mail	Attached letter on behalf of Sorbara-Group of Companies for property at 299 Lynden Road based on Public Information Centre (June 2020) comments.	Project Team to review and include in the Q&A session.	Complete	6/23/2020	Action
Sharon Anderson (City of Brantford)	Resident Name Redacted	6/23/2020	Phone Call	Resident provided follow-up call to previous June 12, 2020 voicemail. Expressed displeasure that the full screen button was not working for the website material. Resident requested that the comment period be extended due to technical issues.	City to follow-up in separate phone call with resident.	Complete	6/23/2020	Action
Mike Abraham (City of Brantford)		6/23/2020	Phone Call	City provided follow-up to resident experiencing technical issues with website material. The City's IT team fixed the full screen mode issue on June 23, 2020. Resident informed Mike that she will be reaching out to her ward councillor regarding her concerns.	None	Complete	6/23/2020	-
Matt Ninomiya (Walterfedy)	Sharon Anderson (City of Brantford)	6/23/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/23/2020	Action
Tracey Pilon-Abbs (C/O Casam Development)	Sharon Anderson (City of Brantford)	6/23/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and respond to comment received in upcoming Q&A session.	Project Team to review and include in the Q&A session.	Complete	6/23/2020	Action
Alan Waterfield (City of Brantford)	City of Brantford Official Plan Stakeholder List	6/30/2020	E-mail	Provided Stakeholder Contact List with the draft Official Plan and related materials for review. Comment deadline of August 28, 2020 provided within the email.	None	Complete	6/30/2020	-
Sharon Anderson (City of Brantford)	Julien Bell (GM BluePlan)	7/7/2020	E-mail	City of Brantford received a call from a resident inquiring about policy for burying creeks in the new North Expansion Area. Discussed that most major waterbodies in the north would be within a Natural Heritage area and therefore protected as per the Official Plan and that more information would be available during the MSP public review period.	None	Complete	7/7/2020	-
Public Information Centre Comment Response - Resident Name Redacted	Sharon Anderson (City of Brantford)	7/7/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Comments were a follow-up to conversations with the City of Brantford regarding burying streams in the Expansion Lands as part of development.	Project Team to provide response.	Complete	7/17/2020	Action
Ashley Graham (Grand River Conservation Authority)	Sharon Anderson (City of Brantford)	7/8/2020	E-mail	GRCA provided comments for the fourth revision of the subwatershed report for inclusion in the final report. GRCA expressed interest in reviewing Appendix B and the associated Section 2.10 of the report.	None	Complete	7/8/2020	-
Sharon Anderson (City of Brantford)	Ian Drever (RJ Burnside)	7/14/2020	E-mail	City of Brantford provided respond to memorandum with project name: Virgoan Bielyd Brantford - Summary of Site Servicing Based on Review of City Supplied Materials (dated June 1, 2020).	None	Complete	7/14/2020	-
Sharon Anderson (City of Brantford)	Resident Name Redacted	7/17/2020	E-mail	City of Brantford responded to inquiry regarding burying of streams in the expansion lands that were submitted as part of the City's Virtual Public Information Centre for the Transportation Master Plan and Master Servicing Plan	None	Complete	7/17/2020	-
Public Information Centre Comment Response - Resident Name Redacted	Sharon Anderson (City of Brantford)	7/17/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/17/2020	Action
Anonymous (Public Information Centre Comment Response)	Sharon Anderson (City of Brantford)	7/17/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/17/2020	Action
Public Information Centre Comment Responses - Resident Names Redacted	Sharon Anderson (City of Brantford)	7/20/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/20/2020	Action
	Sharon Anderson (City of Brantford)	7/20/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/20/2020	Action
Anonymous (Public Information Centre Comment Response)	Sharon Anderson (City of Brantford)	7/20/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/20/2020	Action
Anonymous (Public Information Centre Comment Response)	Sharon Anderson (City of Brantford)	7/20/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to review and include in the FAQ report.	Complete	7/20/2020	Action
Public Information Centre Comment Responses - Resident Names Redacted	Sharon Anderson (City of Brantford)	7/20/2020	E-mail	Responded to City's letter regarding burying of streams in the expansion lands (dated July 17, 2020). Resident notes that it appears Brantford is adopting best practices which is appreciated.	Project Team to review and include in the FAQ report.	Complete	7/20/2020	Action
	Sharon Anderson (City of Brantford)	7/21/2020	E-mail	Comment form submitted through the virtual Public Information Centre. Project Team will review and incorporate information to the study as required.	Project Team to issue response.	Complete	8/14/2020	Action
Sharon Anderson (City of Brantford)	Brendan Scotland (Fabian Papa & Partners)	7/29/2020	E-mail	City of Brantford issued an attached letter in response to comments received from Lynden Park Mall on June 22, 2020.	None	Complete	7/29/2020	-
Sharon Anderson (City of Brantford)	Candice Hood (Corbett Land Strategies, Public Information Centre Comment Response)	8/14/2020	E-mail	City of Brantford issued response based on Public Information Centre comments received on July 21, 2020. This response provided clear direction to the FAQ document on the Project Website with identification of answers covered in respective subsections.	None	Complete	8/14/2020	-

Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Thursday, September 14, 2017 12:29 PM
Subject: Brantford Official Plan Review - Presentation Link



A presentation regarding the City of Brantford Official Plan Review has been posted to the project webpage at www.brantford.ca/officialplan.

It can also be accessed by clicking here: [to view the presentation slides](#) (.pdf file), as provided at Public Information Centre #1 on Monday, September 11, 2017 at the Brantford & District Civic Centre Auditorium.

Thank you to everyone who was able to attend the meeting. We hope to see you, and others, at the next consultation event.

Sincerely,

Alan Waterfield MCIP RPP
Senior Policy Planner
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Wednesday, October 18, 2017 3:34 PM
To: jocko@sixnationsns.com
Cc: tworowarchaeology@gmail.com; williams.todde@gmail.com; EBeales@asiheritage.ca; Tara Gudgeon; Ting Ku
Subject: Notice of Studies - City of Brantford OPR, MSP, TMP
Attachments: Letter re Notice of Brantford Studies.pdf; Brantford Notice Nov 16 PIC.pdf; CityOfBrantford-OfficialPlan-FAQs.pdf

Leroy Hill
Secretary, Haudenosaunee Confederacy Chiefs Council
2634 6th Line, R.R. 2
Ohsweken, Ontario, N0A 1M0

Dear Mr. Hill:

Please find attached a letter and notice regarding the **City of Brantford Official Plan Review and Notice of Study Commencement** for the **Master Servicing Plan Update** and the **Transportation Master Plan Update**. A hard copy has been mailed for your records to the address above.

Sincerely,

Alan Waterfield MCIP RPP
Senior Policy Planner
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 18, 2017

Leroy Hill
Secretary, Haudenosaunee Confederacy Chiefs Council
2634 6th Line, R.R. 2
Ohsweken, Ontario, N0A 1M0

Brantford Official Plan Review and Notice of Study Commencement: Master Servicing Plan Update and Transportation Master Plan Update

Dear Mr. Hill,

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Official Plan Review

The City of Brantford Official Plan contains policies and maps that guide land use planning and development within the City. A review of the Official Plan from 2013 to 2016 resulted in a new Draft Official Plan, issued in July 2016. Before the new Draft Official Plan was finalized, the process was put on hold due to the City-County municipal boundary adjustment and changes to the Province of Ontario's Growth Plan for the Greater Golden Horseshoe, to which the City of Brantford Official Plan must conform.

The Official Plan Review has now resumed, with a consulting team led by SGL Planning and Design Inc. retained by the City. The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands. Although now part of the City, the Boundary Expansion Lands remain subject to policies contained in the County of Brant Official Plan until they are added to the City of Brantford Official Plan. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process. The Draft Official Plan will also be revised to introduce new rural land use policies to the lands not included within the urban settlement area, and to ensure conformity to the updated 2017 Growth Plan for the Greater Golden Horseshoe.

Additional information about the Draft Official Plan and Review is contained in the attached Official Plan brochure. It is anticipated that the new, finalized Official Plan will be adopted by Brantford City Council by June, 2019, and then submitted to the Provincial Minister of Municipal Affairs for final approval.

Water, Wastewater and Stormwater Master Servicing Plan Update

The City of Brantford has retained GM BluePlan Engineering Limited to complete a Master Servicing Plan Update. The objective of the study is to develop a comprehensive plan addressing all facets of the management, expansion and funding of the water, wastewater and stormwater system for the entire City. It will build on the Master Servicing Plan completed in 2014, to include the Boundary Expansion Lands, and to integrate with the latest Provincial Growth Plan and related City of Brantford Official Plan Review process.

Transportation Master Plan Update

Dillon Consulting Limited has been retained by the City of Brantford to complete an update of the 2014 Transportation Master Plan. The updated Plan will reconfirm the City's investments in transportation infrastructure in the coming years in consideration of the updated growth areas to 2041 and continued focus on sustainable transportation solutions. The goal of this Plan is to make sure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Water, Wastewater and Stormwater Master Servicing Plan Update and the Transportation Master Plan Update are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA process for Master Plans.

The City of Brantford values the Confederacy's input and would like to ensure that Indigenous communities and governments that may have an interest in the Official Plan and Master Planning projects are fully engaged in the planning and development process. For this reason, the City is contacting you to advise you of the study and invite your initial comments. Please also find attached the public Notice of Study Commencement and Public Information Centre. We would also be pleased to attend a meeting with representatives of the Haudenosaunee Confederacy Chiefs Council to discuss these studies.

Should the Confederacy choose to participate or require additional information, please contact the undersigned City staff regarding the respective studies. Information and project-related documents can also be found at the following webpages:

www.brantford.ca/officialplan, www.brantford.ca/masterservicingplan and www.Brantford.ca/transportationmasterplan

Sincerely,



Alan Waterfield, MCIP, RPP
Senior Policy Planner,
Policy Planning,
Community Development
AWaterfield@brantford.ca
519-759-4150 ext. 5163
Re. Official Plan Review



Tara Gudgeon, HBSc
Manager of Continuous
Improvement,
Public Works
TGudgeon@brantford.ca
519-759-4150 ext. 5640
Re. Master Servicing Plan
Update



Ting Ku, P. Eng., PTOE
Manager of Transportation
and Parking Services,
Public Works
TKu@brantford.ca
519-759-4150 ext. 5691
Re. Transportation Master Plan
Update

Copy to: Wayne Hill, HDI; Todd Williams, HDI; Eric Beales, ASI

CITY OF BRANTFORD
OFFICIAL PLAN
MASTER SERVICING PLAN
TRANSPORTATION MASTER PLAN
ENVISIONING OUR CITY: 2041



Notice of Study Commencement and Public Information Centre

Official Plan Review

**Water, Wastewater and Stormwater Master Servicing Plan Update
Transportation Master Plan Update**

Thursday November 16, 2017

6:00 – 8:30 pm (presentation at 6:30 pm)

North Park Collegiate & Vocational School, 280 North Park Street (at Fairview Drive)

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1 2017.

Official Plan Review



The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.



Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion and funding of the water, wastewater, and stormwater system for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this Plan is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow.

A series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input and receive feedback from the public. The next meeting will be held on **Thursday November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School.** As part of the integrated planning process, this meeting will address the Official Plan Review, Master Servicing Plan Update, and Transportation Master Plan Update studies.

We will be asking for your input to discussions about the City's growth options under consideration through the Municipal Comprehensive Review. We will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the city's existing water, wastewater, stormwater, and transportation systems.

What are the important transportation issues facing the community? How well are cyclists, pedestrians, and vehicles sharing the road? What role should transit have in the future of the community? What role does technology play in the travel behaviour of your community? We want to hear your thoughts on these issues!

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

Julien Bell, P.Eng.

Consultant Project Manager – GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: Julien.Bell@gmblueplan.ca

Tara Gudgeon, HBSc

Project Manager, Manager of Continuous Improvement
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca

Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

Paul Bumstead, B.E.S.

Consultant Project Manager – Dillon Consulting Limited
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Official Plan Review

www.brantford.ca/officialplan

Alan Waterfield, MCIP, RPP

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Email: AWaterfield@brantford.ca

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Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

YOUR CITY. YOUR PLAN. YOUR FUTURE.

CITY OF BRANTFORD **OFFICIAL PLAN** ENVISIONING OUR CITY: 2041



What is an Official Plan?

- An Official Plan is a key policy document that sets out the vision, goals and objectives that guide future land use, development, growth and change within the municipality. It includes policies that will shape how and where the City will grow to the year 2041.
- An Official Plan contains policies and maps that are used to identify where land uses can be located, such as residential, commercial, institutional, mixed-use, industrial, parks and natural areas; the physical scale and form of development; and major infrastructure required to service the community.
- An Official Plan is used to ensure future planning and development is managed in a way that balances the social, economic, and environmental interests of the community.
- The policies of the Plan are designed to maintain a good quality of life for the citizens of Brantford, to reduce uncertainty concerning future development, and to provide a basis for land use controls such as the Zoning By-law.
- An Official Plan is a legal document prepared by a municipality in accordance with the Ontario Planning Act, and must conform to Provincial legislation. It must be reviewed by the municipality every 10 years, and may also be amended through the development application process.
- All municipal public works, bylaws, master plans and strategic plans must conform to the Official Plan.

How Does the Official Plan Affect Me?

- **COUNCIL, City staff and community members** use the Official Plan to help make decisions about a variety of issues including land use, housing, transportation and servicing, economic growth and employment, environmental protection, recreation and quality of life.
- **AS A RESIDENT** it outlines the City's strategy to improve the quality of life for all residents, while protecting its natural and cultural heritage resources.
- **AS A PROPERTY OWNER** it establishes how you can use, modify or redevelop your land, home or building.
- **AS A BUSINESS OWNER** it provides direction as to where and how the City will grow.
- **AS A PLANNER OR DEVELOPER** it provides policy direction and guidance for the evaluation of planning applications.

Why is a New Official Plan Needed?

- The City's current Official Plan was adopted by City Council in 1987.
- While the Official Plan has been subject to various amendments over the years, there has been considerable change in the City over the past 30 years that requires the City of Brantford to review and update the goals, vision and policies of the Official Plan, in a comprehensive and holistic way.
- The Official Plan must be expanded to include the Boundary Expansion Lands, added to the City as of January 1, 2017, but which remain subject to policies contained in the County of Brant Official Plan.
- The Official Plan needs to be brought into conformity with provincial legislation including the **Provincial Policy Statement 2014** and the **Places to Grow Growth Plan for the Greater Golden Horseshoe, 2017**.
- The Official Plan is one of the City's key policy documents, and needs to align with local strategic directions, such as:
 - **Brantford's Community Strategic Plan 2014-2018**
 - Transportation Master Plan
 - Master Servicing Plan
 - Parks and Recreation Master Plan
 - Economic Development Strategy
 - Waterfront Master Plan
 - Downtown Master Plan



What has been the Process to Create a New Official Plan? (2013-2016)

- The Official Plan Review has been underway since 2013.
- The first draft of the new Official Plan was released for public comment in July 2016. The process that led to the draft document included:

➤ **Visioning Sessions: 2013**

A new Vision Statement and 10 Guiding Principles were developed at community visioning sessions in 2013. The Vision Statement forms the basis for goals, objectives and policy in the new Official Plan, capturing the key messages expressed by the public and other stakeholders regarding how they see the future of Brantford in 2041.

"Brantford has grown to become a unique urban community that has retained connections to its small town origins. It is defined by the Grand River, which is cherished for its natural features, historic legacy, and recreational amenities.

The people of Brantford are healthy and prosperous. They live in complete communities that are inclusive, accessible, compact, and well connected for all modes of travel. Residents have access to a range of community services and recreational amenities to support their well-being.

The local economy thrives because it is diverse and adaptable to changing trends, just as it has been over the course of Brantford's history.

The entire community comes together in the Downtown, which is recognized as the heart of the community with a mix of activities, and the highest quality public realm to present a distinct image of the city.

As Brantford grows, the success of our existing communities is strengthened, and the features that make the city unique remain as valued assets for future generations to enjoy."

➤ **Issues Identification - Planning Summit: 2014**

At the Planning Summit in March 2014, the public and key stakeholders discussed planning issues to be addressed through the Official Plan Review process. Background Papers on eight topics were reviewed, including Housing, Commercial Lands, Employment Lands, Downtown, Urban Design, Natural Heritage, Cultural Heritage, and Archaeology.

➤ **Technical Background Papers: 2014-2015**

Additional, more detailed Technical Background Papers were prepared to guide policy development in the draft Official Plan, including a Natural Heritage Strategy, a Review of the Archaeology Master Plan, and a Municipal Comprehensive Review of Commercial and Employment Lands.

Key Highlights in the Draft Official Plan (Version 1, July 2016)

Key Changes

- Updated **Community Vision and 10 Guiding Principles** that form the basis for policy development to guide growth and land use planning decisions;
- New **Urban Structure** that recognizes historical development patterns to promote a balanced approach to managing growth;
- New **Growth Management** policies that respond to Provincial legislation and direct growth to appropriate locations throughout the City;
- New **Land Use Categories** for housing that focus on built form vs. density and unit counts;
- Stronger **Environmental Protection** policies designed to protect biodiversity, ecological function and sustainability of the environment;
- Increased focus on **Urban Design and Compatibility** to promote spaces that are attractive and inviting;
- New policies to support a clean and healthy Brantford, with an emphasis on **Sustainability** to ensure that development today does not compromise our ability to meet the needs of future generations.

Key Policy Areas

- **Growth Management** – Growth Management in Brantford is focused on accommodating growth within a logical and efficient urban structure that promotes intensification in the Built-Up Area, and ensuring an adequate land supply to accommodate residential, employment, major retail and institutional uses.
- **Sense of Place** – Creating a sense of place is the process of designing places for people or enhancing those that currently exist, which is a key element of celebrating our community while planning to meet the needs of a growing population.
- **Healthy Neighbourhoods and Communities** – Healthy neighbourhoods and communities are the building blocks for a livable City, that provides access to clean air, water, nutritious food, and safe and socially vibrant neighbourhoods.
- **Housing, Economy and Creative Culture** – The provision of housing, a strong and diverse economy and fostering the creative culture in the City all contribute to developing and sustaining healthy neighbourhoods and communities.
- **Public Health and Safety** – Brantford's long term success, environmental health and social well-being are directly linked to promoting public health and safety.
- **Land Use Designations** – New land use policies provide direction for how land in the City shall be used, outline the desired land use pattern, and set the standards for development and a range of uses permitted in each land use designation.
- **Integrated Transportation System** – The policies in this section promote an integrated transportation network that is an essential part of Brantford's urban structure and a key element in shaping the form and character of the City.
- **Servicing** – The policies in this section focus on servicing requirements to support the day-to-day needs of residents, businesses and visitors, including water, sewage treatment, waste collection and disposal, and utilities for energy and communications.
- **Implementation** – The policies in this section describe the tools that the City of Brantford may use to implement the policies of the Official Plan.

Why Was the Process Put on Hold in 2016?

- The Draft Official Plan (Version 1, July 2016) has not been finalized or approved, and is not in effect.
- Following the release of the Draft Official Plan (Version 1, July 2016), the process was put on hold while the municipal boundary between the City and Brant County was adjusted to add lands to the City of Brantford for future growth. The Draft Official Plan acknowledged that the population and employment projections for Brantford established by the Province in the Growth Plan for the Greater Golden Horseshoe could not realistically be accommodated within **the City's former municipal boundary**. A Restructuring Order approved by the Province of Ontario in December 2016, transferred 2,719 gross hectares of land from the County to the City, effective January 1, 2017. These lands are referred to as the Boundary Expansion Lands.
- The process was also put on hold in 2016 due to pending changes to the Growth Plan for the Greater Golden Horseshoe, to which the Official Plan must conform. The Province issued the new, updated Growth Plan, taking effect on July 1, 2017. Its changes include increased density and intensification targets that need to be accommodated within the Official Plan.

What are the Next Steps in the Official Plan Review Process?

- The City of Brantford has resumed the Official Plan Review. The process will update and expand upon the Draft Official Plan (Version 1, July 2016), to incorporate the Boundary Expansion Lands and conform to recent Provincial requirements. The new Official Plan will guide the growth of the City to the year 2041.
- The project includes the following components:

Municipal Comprehensive Review for growth management will:



- determine residential, commercial and employment land needs to meet forecasted population and employment growth, and intensification and density targets;
- examine existing employment sites to determine if any warrant conversion to non-employment uses;
- determine where to locate future growth by assessing options for **where the City's** Settlement Area boundary will be extended, considering natural heritage, agricultural and archaeological impacts.

Master Plan & Environmental Assessment for Boundary Expansion Lands will:



- determine what future development of the Boundary Expansion Lands will look like in terms of land use and design, and how it will be serviced;
- assess options for assigning land uses within the Boundary Expansion Lands;
- determine the transportation infrastructure, servicing infrastructure, environmental management and urban design guidelines necessary to implement the land uses.

Master Servicing Plan and **Transportation Master Plan** will:



- support the Master Plan for the Boundary Expansion Lands by determining what upgrades to service facilities and networks are required;
- co-ordinate with updates to the City-wide Transportation Master Plan and Master Servicing Plans for water, sanitary and stormwater services, including infrastructure staging and phasing strategy.

New Official Plan



- The Draft Official Plan (Version 1, July 2016) will be revised to incorporate the work completed in the previous components of the study. It will apply land use designations and policy to the Boundary Expansion Lands and revise other policies where necessary to implement the Municipal Comprehensive Review, Master Plan and servicing recommendations.
- A revised Draft Official Plan will be presented for public review in early 2019, prior to finalization.

What is the Timeline for Completion?

- It is anticipated that the Final Draft of the new, updated Official Plan will be adopted (approved) by Council in Spring of 2019. The document will then be submitted to **Province's** Ministry of Municipal Affairs and Housing for final approval.

Where Can I Access More Information?

- Visit the project website at www.brantford.ca/officialplan for updates and notice of upcoming consultation events, and to view related documents including City staff reports, Background reports, the 2016 Draft Official Plan, and Consultant reports as they become available while the process continues.
- There will be a series of public information centres and public meetings scheduled throughout the process **leading up to the adoption of the City's new Official Plan.**
- You can also request to be added to the project email list to receive future project updates by contacting: OurCity2041@brantford.ca

Alan Waterfield, Senior Policy Planner
519-759-4150 ext. 5163
AWaterfield@brantford.ca



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[@CityofBrantford](https://twitter.com/CityofBrantford)

Learn more at brantford.ca/OfficialPlan

Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Wednesday, October 18, 2017 3:34 PM
To: lonnybomberry@sixnations.ca
Cc: jthomas@sixnations.ca; EBeales@asiheritage.ca; Tara Gudgeon; Ting Ku
Subject: Notice of Studies - City of Brantford OPR, MSP, TMP
Attachments: Letter re Notice of Brantford Studies.pdf; Brantford Notice Nov 16 PIC.pdf; CityOfBrantford-OfficialPlan-FAQs.pdf

Lonny Bomberry
Director, Six Nations Lands and Resources
2498 Chiefswood Road, P.O. Box 5000
Ohsweken, Ontario, N0A 1M0

Dear Mr. Bomberry:

Please find attached a letter and notice regarding the **City of Brantford Official Plan Review and Notice of Study Commencement** for the **Master Servicing Plan Update** and the **Transportation Master Plan Update**. A hard copy has been mailed for your records to the address above.

Sincerely,

Alan Waterfield MCIP RPP
Senior Policy Planner
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 18, 2017

Lonny Bomberry
Director, Six Nations Lands and Resources
2498 Chiefswood Road, P.O. Box 5000
Ohsweken, Ontario, N0A 1M0

Brantford Official Plan Review and Notice of Study Commencement: Master Servicing Plan Update and Transportation Master Plan Update

Dear Mr. Bomberry,

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Official Plan Review

The City of Brantford Official Plan contains policies and maps that guide land use planning and development within the City. A review of the Official Plan from 2013 to 2016 resulted in a new Draft Official Plan, issued in July 2016. Before the new Draft Official Plan was finalized, the process was put on hold due to the City-County municipal boundary adjustment and changes to the Province of Ontario's Growth Plan for the Greater Golden Horseshoe, to which the City of Brantford Official Plan must conform.

The Official Plan Review has now resumed, with a consulting team led by SGL Planning and Design Inc. retained by the City. The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands. Although now part of the City, the Boundary Expansion Lands remain subject to policies contained in the County of Brant Official Plan until they are added to the City of Brantford Official Plan. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process. The Draft Official Plan will also be revised to introduce new rural land use policies to the lands not included within the urban settlement area, and to ensure conformity to the updated 2017 Growth Plan for the Greater Golden Horseshoe.

Additional information about the Draft Official Plan and Review is contained in the attached Official Plan brochure. It is anticipated that the new, finalized Official Plan will be adopted by Brantford City Council by June, 2019, and then submitted to the Provincial Minister of Municipal Affairs for final approval.

Water, Wastewater and Stormwater Master Servicing Plan Update

The City of Brantford has retained GM BluePlan Engineering Limited to complete a Master Servicing Plan Update. The objective of the study is to develop a comprehensive plan addressing all facets of the management, expansion and funding of the water, wastewater and stormwater system for the entire City. It will build on the Master Servicing Plan completed in 2014, to include the Boundary Expansion Lands, and to integrate with the latest Provincial Growth Plan and related City of Brantford Official Plan Review process.

Transportation Master Plan Update

Dillon Consulting Limited has been retained by the City of Brantford to complete an update of the 2014 Transportation Master Plan. The updated Plan will reconfirm the City's investments in transportation infrastructure in the coming years in consideration of the updated growth areas to 2041 and continued focus on sustainable transportation solutions. The goal of this Plan is to make sure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Water, Wastewater and Stormwater Master Servicing Plan Update and the Transportation Master Plan Update are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA process for Master Plans.

The City of Brantford values your community's input and would like to ensure that Indigenous communities and councils that may have an interest in the Official Plan and Master Planning projects are fully engaged in the planning and development process. For this reason, the City is contacting you to advise you of the study and invite your initial comments. Please also find attached the public Notice of Study Commencement and Public Information Centre. We would also be pleased to attend a meeting with you to discuss what interest you may have in these studies.

Should you choose to participate or require additional information, please contact the undersigned City staff regarding the respective studies. Information and project-related documents can also be found at the following webpages: www.brantford.ca/officialplan www.brantford.ca/masterservicingplan and www.Brantford.ca/transportationmasterplan

Sincerely,



Alan Waterfield, MCIP, RPP
Senior Policy Planner,
Policy Planning,
Community Development
AWaterfield@brantford.ca
519-759-4150 ext. 5163
Re. Official Plan Review



Tara Gudgeon, HBSc
Manager of Continuous
Improvement,
Public Works
TGudgeon@brantford.ca
519-759-4150 ext. 5640
**Re. Master Servicing
Plan Update**



Ting Ku, P. Eng., PTOE
Manager of Transportation
and Parking Services,
Public Works
TKu@brantford.ca
519-759-4150 ext. 5691
**Re. Transportation Master
Plan Update**

Copy to: Joanne Thomas, SNEC; Eric Beales, ASI

CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Study Commencement and Public Information Centre

Official Plan Review

Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

Thursday November 16, 2017

6:00 – 8:30 pm (presentation at 6:30 pm)

North Park Collegiate & Vocational School, 280 North Park Street (at Fairview Drive)

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1 2017.

Official Plan Review



The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.



Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion and funding of the water, wastewater, and stormwater system for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this Plan is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow.

A series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input and receive feedback from the public. The next meeting will be held on **Thursday November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School.** As part of the integrated planning process, this meeting will address the Official Plan Review, Master Servicing Plan Update, and Transportation Master Plan Update studies.

We will be asking for your input to discussions about the City's growth options under consideration through the Municipal Comprehensive Review. We will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the city's existing water, wastewater, stormwater, and transportation systems.

What are the important transportation issues facing the community? How well are cyclists, pedestrians, and vehicles sharing the road? What role should transit have in the future of the community? What role does technology play in the travel behaviour of your community? We want to hear your thoughts on these issues!

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

Julien Bell, P.Eng.

Consultant Project Manager – GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: Julien.Bell@gmblueplan.ca

Tara Gudgeon, HBSc

Project Manager, Manager of Continuous Improvement
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca

Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

Paul Bumstead, B.E.S.

Consultant Project Manager – Dillon Consulting Limited
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Email: pbumstead@dillon.ca

Ting Ku, P. Eng., PTOE

Project Manager, Manager of Transportation and Parking Services
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Phone: 519-759-4150 x 5691
Email: TKu@brantford.ca

Official Plan Review

www.brantford.ca/officialplan

Alan Waterfield, MCIP, RPP

Senior Policy Planner
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5163
Email: AWaterfield@brantford.ca

JOIN THE
CONVERSATION



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[@CityofBrantford](https://twitter.com/CityofBrantford)

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

YOUR CITY. YOUR PLAN. YOUR FUTURE.

CITY OF BRANTFORD **OFFICIAL PLAN** ENVISIONING OUR CITY: 2041



What is an Official Plan?

- An Official Plan is a key policy document that sets out the vision, goals and objectives that guide future land use, development, growth and change within the municipality. It includes policies that will shape how and where the City will grow to the year 2041.
- An Official Plan contains policies and maps that are used to identify where land uses can be located, such as residential, commercial, institutional, mixed-use, industrial, parks and natural areas; the physical scale and form of development; and major infrastructure required to service the community.
- An Official Plan is used to ensure future planning and development is managed in a way that balances the social, economic, and environmental interests of the community.
- The policies of the Plan are designed to maintain a good quality of life for the citizens of Brantford, to reduce uncertainty concerning future development, and to provide a basis for land use controls such as the Zoning By-law.
- An Official Plan is a legal document prepared by a municipality in accordance with the Ontario Planning Act, and must conform to Provincial legislation. It must be reviewed by the municipality every 10 years, and may also be amended through the development application process.
- All municipal public works, bylaws, master plans and strategic plans must conform to the Official Plan.

How Does the Official Plan Affect Me?

- **COUNCIL, City staff and community members** use the Official Plan to help make decisions about a variety of issues including land use, housing, transportation and servicing, economic growth and employment, environmental protection, recreation and quality of life.
- **AS A RESIDENT** it outlines the City's strategy to improve the quality of life for all residents, while protecting its natural and cultural heritage resources.
- **AS A PROPERTY OWNER** it establishes how you can use, modify or redevelop your land, home or building.
- **AS A BUSINESS OWNER** it provides direction as to where and how the City will grow.
- **AS A PLANNER OR DEVELOPER** it provides policy direction and guidance for the evaluation of planning applications.

Why is a New Official Plan Needed?

- The City's current Official Plan was adopted by City Council in 1987.
- While the Official Plan has been subject to various amendments over the years, there has been considerable change in the City over the past 30 years that requires the City of Brantford to review and update the goals, vision and policies of the Official Plan, in a comprehensive and holistic way.
- The Official Plan must be expanded to include the Boundary Expansion Lands, added to the City as of January 1, 2017, but which remain subject to policies contained in the County of Brant Official Plan.
- The Official Plan needs to be brought into conformity with provincial legislation including the **Provincial Policy Statement 2014** and the **Places to Grow Growth Plan for the Greater Golden Horseshoe, 2017**.
- The Official Plan is one of the City's key policy documents, and needs to align with local strategic directions, such as:
 - **Brantford's Community Strategic Plan 2014-2018**
 - Transportation Master Plan
 - Master Servicing Plan
 - Parks and Recreation Master Plan
 - Economic Development Strategy
 - Waterfront Master Plan
 - Downtown Master Plan



What has been the Process to Create a New Official Plan? (2013-2016)

- The Official Plan Review has been underway since 2013.
- The first draft of the new Official Plan was released for public comment in July 2016. The process that led to the draft document included:

➤ **Visioning Sessions: 2013**

A new Vision Statement and 10 Guiding Principles were developed at community visioning sessions in 2013. The Vision Statement forms the basis for goals, objectives and policy in the new Official Plan, capturing the key messages expressed by the public and other stakeholders regarding how they see the future of Brantford in 2041.

"Brantford has grown to become a unique urban community that has retained connections to its small town origins. It is defined by the Grand River, which is cherished for its natural features, historic legacy, and recreational amenities.

The people of Brantford are healthy and prosperous. They live in complete communities that are inclusive, accessible, compact, and well connected for all modes of travel. Residents have access to a range of community services and recreational amenities to support their well-being.

The local economy thrives because it is diverse and adaptable to changing trends, just as it has been over the course of Brantford's history.

The entire community comes together in the Downtown, which is recognized as the heart of the community with a mix of activities, and the highest quality public realm to present a distinct image of the city.

As Brantford grows, the success of our existing communities is strengthened, and the features that make the city unique remain as valued assets for future generations to enjoy."

➤ **Issues Identification - Planning Summit: 2014**

At the Planning Summit in March 2014, the public and key stakeholders discussed planning issues to be addressed through the Official Plan Review process. Background Papers on eight topics were reviewed, including Housing, Commercial Lands, Employment Lands, Downtown, Urban Design, Natural Heritage, Cultural Heritage, and Archaeology.

➤ **Technical Background Papers: 2014-2015**

Additional, more detailed Technical Background Papers were prepared to guide policy development in the draft Official Plan, including a Natural Heritage Strategy, a Review of the Archaeology Master Plan, and a Municipal Comprehensive Review of Commercial and Employment Lands.

Key Highlights in the Draft Official Plan (Version 1, July 2016)

Key Changes

- Updated **Community Vision and 10 Guiding Principles** that form the basis for policy development to guide growth and land use planning decisions;
- New **Urban Structure** that recognizes historical development patterns to promote a balanced approach to managing growth;
- New **Growth Management** policies that respond to Provincial legislation and direct growth to appropriate locations throughout the City;
- New **Land Use Categories** for housing that focus on built form vs. density and unit counts;
- Stronger **Environmental Protection** policies designed to protect biodiversity, ecological function and sustainability of the environment;
- Increased focus on **Urban Design and Compatibility** to promote spaces that are attractive and inviting;
- New policies to support a clean and healthy Brantford, with an emphasis on **Sustainability** to ensure that development today does not compromise our ability to meet the needs of future generations.

Key Policy Areas

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- **Implementation** – The policies in this section describe the tools that the City of Brantford may use to implement the policies of the Official Plan.

Why Was the Process Put on Hold in 2016?

- The Draft Official Plan (Version 1, July 2016) has not been finalized or approved, and is not in effect.
- Following the release of the Draft Official Plan (Version 1, July 2016), the process was put on hold while the municipal boundary between the City and Brant County was adjusted to add lands to the City of Brantford for future growth. The Draft Official Plan acknowledged that the population and employment projections for Brantford established by the Province in the Growth Plan for the Greater Golden Horseshoe could not realistically be accommodated within **the City's former municipal boundary**. A Restructuring Order approved by the Province of Ontario in December 2016, transferred 2,719 gross hectares of land from the County to the City, effective January 1, 2017. These lands are referred to as the Boundary Expansion Lands.
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What are the Next Steps in the Official Plan Review Process?

- The City of Brantford has resumed the Official Plan Review. The process will update and expand upon the Draft Official Plan (Version 1, July 2016), to incorporate the Boundary Expansion Lands and conform to recent Provincial requirements. The new Official Plan will guide the growth of the City to the year 2041.
- The project includes the following components:

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- determine residential, commercial and employment land needs to meet forecasted population and employment growth, and intensification and density targets;
- examine existing employment sites to determine if any warrant conversion to non-employment uses;
- determine where to locate future growth by assessing options for **where the City's** Settlement Area boundary will be extended, considering natural heritage, agricultural and archaeological impacts.

Master Plan & Environmental Assessment for Boundary Expansion Lands will:



- determine what future development of the Boundary Expansion Lands will look like in terms of land use and design, and how it will be serviced;
- assess options for assigning land uses within the Boundary Expansion Lands;
- determine the transportation infrastructure, servicing infrastructure, environmental management and urban design guidelines necessary to implement the land uses.

Master Servicing Plan and **Transportation Master Plan** will:



- support the Master Plan for the Boundary Expansion Lands by determining what upgrades to service facilities and networks are required;
- co-ordinate with updates to the City-wide Transportation Master Plan and Master Servicing Plans for water, sanitary and stormwater services, including infrastructure staging and phasing strategy.

New Official Plan



- The Draft Official Plan (Version 1, July 2016) will be revised to incorporate the work completed in the previous components of the study. It will apply land use designations and policy to the Boundary Expansion Lands and revise other policies where necessary to implement the Municipal Comprehensive Review, Master Plan and servicing recommendations.
- A revised Draft Official Plan will be presented for public review in early 2019, prior to finalization.

What is the Timeline for Completion?

- It is anticipated that the Final Draft of the new, updated Official Plan will be adopted (approved) by Council in Spring of 2019. The document will then be submitted to **Province's** Ministry of Municipal Affairs and Housing for final approval.

Where Can I Access More Information?

- Visit the project website at www.brantford.ca/officialplan for updates and notice of upcoming consultation events, and to view related documents including City staff reports, Background reports, the 2016 Draft Official Plan, and Consultant reports as they become available while the process continues.
- There will be a series of public information centres and public meetings scheduled throughout the process **leading up to the adoption of the City's new Official Plan.**
- You can also request to be added to the project email list to receive future project updates by contacting: OurCity2041@brantford.ca

Alan Waterfield, Senior Policy Planner
519-759-4150 ext. 5163
AWaterfield@brantford.ca



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[@CityofBrantford](https://twitter.com/CityofBrantford)

Learn more at brantford.ca/OfficialPlan



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 19, 2017

Lonny Bomberry
Lands and Resources - Director
Six Nations of the Grand River
2498 Chiefswood Road, P.O. Box 5000
Ohsweken, ON N0A 1M0

**RE: Notice of Study Commencement:
City of Brantford Master Servicing Plan Update and
Transportation Master Plan Update**

Dear Lonny Bomberry:

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Master Servicing Plan, Transportation Master Plan and Official Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Water, Wastewater and Stormwater Master Servicing Plan Update

The City of Brantford has retained GM BluePlan Engineering Limited to complete a Master Servicing Plan Update. The objective of the study is to develop a comprehensive plan addressing all facets of the management, expansion and funding of the water, wastewater and stormwater system for the entire City. It will build on the Master Servicing Plan completed in 2014, to include the Boundary Expansion Lands, and to integrate with the latest Provincial Growth Plan and related City of Brantford Official Plan Review process.

Transportation Master Plan Update

Dillon Consulting Limited has been retained by the City of Brantford to complete an update of the 2014 Transportation Master Plan. The updated Plan will reconfirm the City's investments in transportation infrastructure in the coming years in consideration of the updated growth areas to 2041 and continued focus on sustainable transportation solutions. The goal of this Plan is to make sure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Water, Wastewater and Stormwater Master Servicing Plan Update and the Transportation Master Plan Update are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA process for Master Plans.

As part of the EA consultation program you are currently included in the Study Contact List. If you wish to be removed from the List or would like to suggest an alternative representative please contact the undersigned. Should we not hear from you, your details will remain on the Study Contact List and you will be notified of all future consultation opportunities during the undertaking of the Class EA studies.

Attached is the Notice of Study Commencement and Public Information Centre to be held on Thursday, November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School. As part of an integrated planning process, this meeting will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and also address the Official Plan Review as outlined in the Notice.

Should you have any comments or questions, please contact the undersigned regarding the respective studies.

Yours truly,

Master Servicing Plan Update
www.brantford.ca/MasterServicingPlan

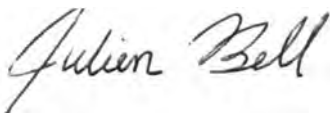
Transportation Master Plan Update
www.brantford.ca/TransportationMasterPlan



Tara Gudgeon, HBSc
Manager of Continuous Improvement
City of Brantford Public Works
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca



Ting Ku, P. Eng., PTOE
Manager of Transportation and Parking Services
City of Brantford Public Works
Phone: 519-759-4150 x 5691
Email: TKu@brantford.ca



Julien Bell, P.Eng.
Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: Julien.Bell@gmblueplan.ca



Paul Bumstead, B.E.S.
Consultant Project Manager
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
Phone: 416.229.4646 x 2311
Email: pbumstead@dillon.ca

Attach.



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 19, 2017

Haudenosaunee Development Institute
16 Sunrise Court, Suite 407, P.O. Box 714
Ohsweken, ON N0A 1M0

**RE: Notice of Study Commencement:
City of Brantford Master Servicing Plan Update and
Transportation Master Plan Update**

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Master Servicing Plan, Transportation Master Plan and Official Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Water, Wastewater and Stormwater Master Servicing Plan Update

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Transportation Master Plan Update

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As part of the EA consultation program you are currently included in the Study Contact List. If you wish to be removed from the List or would like to suggest an alternative representative please contact the undersigned. Should we not hear from you, your details will remain on the Study Contact List and you will be notified of all future consultation opportunities during the undertaking of the Class EA studies.

Attached is the Notice of Study Commencement and Public Information Centre to be held on Thursday, November 16, 2017, 6:00 pm, at North Park Collegiate and Vocational School. As part of an integrated planning process, this meeting will introduce the Master Servicing Plan Update and Transportation Master Plan Update studies, and also address the Official Plan Review as outlined in the Notice.

Should you have any comments or questions, please contact the undersigned regarding the respective studies.

Yours truly,

Master Servicing Plan Update
www.brantford.ca/MasterServicingPlan

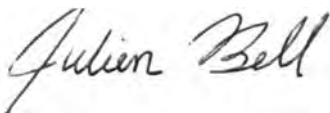
Transportation Master Plan Update
www.brantford.ca/TransportationMasterPlan



Tara Gudgeon, HBSc
Manager of Continuous Improvement
City of Brantford Public Works
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca



Ting Ku, P. Eng., PTOE
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Attach.



City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 19, 2017

Bryan LaForme
Chief
Mississaugas of the New Credit First Nation
2789 Mississauga Road, RR#6
Hagersville, ON N0A 1H0

**RE: Notice of Study Commencement:
City of Brantford Master Servicing Plan Update and
Transportation Master Plan Update**

Dear Chief Bryan LaForme:

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Master Servicing Plan, Transportation Master Plan and Official Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

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As part of the EA consultation program you are currently included in the Study Contact List. If you wish to be removed from the List or would like to suggest an alternative representative please contact the undersigned. Should we not hear from you, your details will remain on the Study Contact List and you will be notified of all future consultation opportunities during the undertaking of the Class EA studies.

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Should you have any comments or questions, please contact the undersigned regarding the respective studies.

Yours truly,

Master Servicing Plan Update
www.brantford.ca/MasterServicingPlan

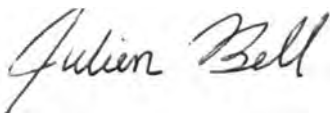
Transportation Master Plan Update
www.brantford.ca/TransportationMasterPlan



Tara Gudgeon, HBSc
Manager of Continuous Improvement
City of Brantford Public Works
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca



Ting Ku, P. Eng., PTOE
Manager of Transportation and Parking Services
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Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: Julien.Bell@gmblueplan.ca



Paul Bumstead, B.E.S.
Consultant Project Manager
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
Phone: 416.229.4646 x 2311
Email: pbumstead@dillon.ca

Attach.

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Friday, October 27, 2017 7:28 AM
To: Danielle MacKinnon - GM BluePlan
Cc: Alyssa Kochanski - GM BluePlan
Subject: FW: NEATS 45937- City of Brantford Master Plan Updates
Attachments: NEATS 45937- City of Brantford Master Plan.pdf

[Tracking of communications](#)

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: EnviroOnt [mailto:EnviroOnt@tc.gc.ca]
Sent: Thursday, October 26, 2017 3:54 PM
To: tgudgeon@brantford.ca; tku@brantford.ca; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>; pbumstead@dillon.ca
Subject: NEATS 45937- City of Brantford Master Plan Updates

Greetings,

Thank you for your correspondence.

Please note Transport Canada **does not** require receipt of all individual or Class EA related notifications. We are requesting project proponents to self-assess if their project:

1. Will interact with a federal property and/or waterway by reviewing the Directory of Federal Real Property, available at www.tbs-sct.gc.ca/dfpr-rbif/; **and**
2. Will require approval and/or authorization under any Acts administered by Transport Canada* available at <http://www.tc.gc.ca/eng/acts-regulations/menu.htm>.

Projects that will occur on federal property prior to exercising a power, performing a function or duty in relation to that project, will be subject to a determination of the likelihood of significant adverse environmental effects, per Section 67 of the *Canadian Environmental Assessment Act, 2012*.

If the aforementioned does not apply, the Environmental Assessment program should not be included in any further correspondence and future notifications will not receive a response. If there is a role under the program, correspondence should be forwarded *electronically* to: EnviroOnt@tc.gc.ca with a **brief description of Transport Canada's expected role**.

*Below is a summary of the most common Acts that have applied to projects in an Environmental Assessment context:

- **Navigation Protection Act (NPA)** – the Act applies primarily to works constructed or placed in, on, over, under, through, or across scheduled navigable waters set out under the Act. The Navigation Protection Program administers the NPA through the review and authorization of works affecting scheduled navigable waters. Information about the Program, NPA and approval process is available at: <http://www.tc.gc.ca/eng/programs-621.html>. Enquiries can be directed to NPPONT-PPNONT@tc.gc.ca or by calling (519) 383-1863.
- **Railway Safety Act (RSA)** – the Act provides the regulatory framework for railway safety, security, and some of the environmental impacts of railway operations in Canada. The Rail Safety Program develops and enforces regulations, rules, standards and procedures governing safe railway operations. Additional information about the Program is available at: <https://www.tc.gc.ca/eng/railsafety/menu.htm>. Enquiries can be directed to RailSafety@tc.gc.ca or by calling (613) 998-2985.
- **Transportation of Dangerous Goods Act (TDGA)** – the transportation of dangerous goods by air, marine, rail and road is regulated under the TDGA. Transport Canada, based on risks, develops safety standards and regulations, provides oversight and gives expert advice on dangerous goods to promote public safety. Additional information about the transportation of dangerous goods is available at: <https://www.tc.gc.ca/eng/tdg/safety-menu.htm>. Enquiries can be directed to TDG-TMDOntario@tc.gc.ca or by calling (416) 973-1868.
- **Aeronautics Act** – Transport Canada has sole jurisdiction over aeronautics, which includes aerodromes and all related buildings or services used for aviation purposes. Aviation safety in Canada is regulated under this Act and the Canadian Aviation Regulations (CARs). Elevated Structures, such as wind turbines and communication towers, would be examples of projects that must be assessed for lighting and marking requirements in accordance with the CARs. Transport Canada also has an interest in projects that have the potential to cause interference between wildlife and aviation activities. One example would be waste facilities, which may attract birds into commercial and recreational flight paths. The *Land Use In The Vicinity of Aerodromes* publication recommends guidelines for and uses in the vicinity of aerodromes, available at: <https://www.tc.gc.ca/eng/civilaviation/publications/tp1247-menu-1418.htm>. Enquires can be directed to CASO-SACO@tc.gc.ca or by calling 1 (800) 305-2059 / (416) 952-0230.

Please advise if additional information is needed.

Thank you,

Environmental Assessment Program, Ontario Region

Transport Canada / Government of Canada / 4900 Yonge St., Toronto, ON M2N 6A5

EnviroOnt@tc.gc.ca / Facsimile : (416) 952-0514 / TTY: 1-888-675-6863

Programme d'évaluation environnementale, Région de l'Ontario

Transports Canada / Gouvernement du Canada / 4900, rue Yonge, Toronto, ON, M2N 6A5

EnviroOnt@tc.gc.ca / télécopieur: (416) 952-0514

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Monday, October 30, 2017 7:48 AM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: Master Servicing Plan Update

FYI

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Tara Gudgeon [<mailto:TGudgeon@brantford.ca>]
Sent: Sunday, October 29, 2017 8:47 PM
To: Collier, Laura <lcollier@police.brantford.on.ca>
Cc: Alan Waterfield <AWaterfield@brantford.ca>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>; Ting Ku <TKu@brantford.ca>
Subject: RE: Master Servicing Plan Update

Thank-you Laura – we will update our communication list accordingly.

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford – Public Works Commission
General Managers Office – Office of Continuous Improvement
519-759-4150 ext. 5640

From: Collier, Laura [<mailto:lcollier@police.brantford.on.ca>]
Sent: Saturday, October 28, 2017 8:48 AM
To: Tara Gudgeon
Subject: Master Servicing Plan Update

Hello Tara,

I received a letter in regards to the City of Brantford Master Servicing Plan Update and Transportation Master Plan Update. I am no longer in the Crime Prevention office and wish to be removed from the study contact list. I would suggest to contact Sergeant Jordan Schmutz with the request.

Thanks,

Laura

PC Laura Collier
Brantford Police Service
519-756-0113 ext 2853
lcollier@police.brantford.on.ca

This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

Danielle MacKinnon - GM BluePlan

From: Wu, Vanessa (IO) <vanessa.wu@infrastructureontario.ca>
Sent: Tuesday, November 07, 2017 11:46 AM
To: tgudgeon@brantford.ca; tku@brantford.ca; Julien Bell - GM BluePlan;
pbumstead@dillon.ca
Subject: IO EA Notice Letter - Master Servicing Plan Update and Transportation Master Update Plan
Attachments: IO EA Notice Letter - Nov 7, 2017.pdf; Master Servicing Plan Update and Transportation Master Plan Update - Notice of Study Commencement.pdf

Good morning,

Please note the attached IO EA Notice Letter on behalf of Lisa Myslicki.

Thank you,

Vanessa Wu
Environmental Management Co-op
Infrastructure Ontario
1 Dundas Street West, Suite 2000, 22nd Floor
Toronto, ON M5G 2L5
E-mail: vanessa.wu@infrastructureontario.ca
Phone: 416-212-6975

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City Hall
100 Wellington Square
P.O. Box 818
Brantford ON N3T 5R7

October 19, 2017

Lisa Myslicki
Heritage Projects - Environmental Specialist
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, ON M5G 2L5

**RE: Notice of Study Commencement:
City of Brantford Master Servicing Plan Update and
Transportation Master Plan Update**

Dear Lisa Myslicki:

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Master Servicing Plan, Transportation Master Plan and Official Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

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Should you have any comments or questions, please contact the undersigned regarding the respective studies.

Yours truly,

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www.brantford.ca/MasterServicingPlan

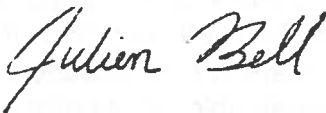
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www.brantford.ca/TransportationMasterPlan



Tara Gudgeon, HBSc
Manager of Continuous Improvement
City of Brantford Public Works
Phone: 519-759-4150 x 5640
Email: TGudgeon@brantford.ca



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Consultant Project Manager
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Kitchener, ON N2E 3J2
Phone: 416-703-0667
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Paul Bumstead, B.E.S.
Consultant Project Manager
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
Phone: 416.229.4646 x 2311
Email: pbumstead@dillon.ca

Attach.

November 7, 2017

Response to EA Notice

Thank you for providing Infrastructure Ontario (IO) with a copy of your Environmental Assessment Notice. From the information you have provided, it is unclear if you are proposing to use lands under the control of the Ministry of Infrastructure (MOI lands) to support your proposed project.

Prior to MOI consenting to the use of MOI lands, the applicable environmental assessment, duty to consult Indigenous peoples (if triggered) and heritage obligations will need to be met. In order for MOI to allow you access to MOI lands and to carry out proposed activities, MOI must ensure that provincial requirements and due diligence obligations are satisfied. These requirements are in addition to any such obligations you as the proponent of the project may have.

You as the proponent of the project will be required to work with Infrastructure Ontario (IO) to fulfill MOI's obligations. All costs associated with meeting MOI's obligations will be the responsibility of the proponent. Please note that time should be allocated in your project timelines for MOI to ensure that its obligations have been met and to secure any internal government approvals required to allow for the use of the MOI lands for your proposed project.

In order for MOI and IO to assist you to meet your required project timelines, please recognize that early, direct contact with IO is imperative. The due diligence required prior to the use of MOI lands for your proposed project, may include but may not be limited to the following:

- Procedural aspects of the Provincial Crown's Indigenous Duty to Consult obligations – *see Instruction Note 1*
- Requirements of the MOI Public Work Class Environmental Assessment – *see Instruction Note 2*
- Requirements of the Ministry of Tourism Culture and Sport (MTCS) Standards and Guidelines for Consultant Archaeologists – *see Instruction Note 3*
- Requirements of the MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties Consultant Archaeologists – *see Instruction Note 4*

Representatives from IO are available to discuss your proposed project, the potential need for MOI lands and the corresponding provincial requirements and due diligence obligations.

Please review the attached instruction notes which provide greater detail on the due diligence obligations associated with the use of MOI lands for your proposed project. We are providing this information to allow you as the proponent to allocate adequate time and funding into your project schedule and budgets. If your project requires you to study MOI lands, then an agreement is

required and all studies undertaken on MOI lands will be considered confidential until approval is received. IO will require electronic copies of all required studies on MOI lands that you undertake.

We strongly encourage you to work with IO as early as possible in your process to identify if any MOI lands would be required for your proposed project. Please note that on title MOI control may be identified under the name of MOI or one of its predecessor ministries or agencies which may include but is not limited to variations of the following: Her Majesty the Queen/King, Hydro One, MBS, MEI, MEDEI, MGS, MOI, OLC, ORC, PIR or Ministry of Public Works¹.

Please provide Rita Kelly with a confirmation in writing of any MOI lands that you propose to use for your proposed project and why the lands are required along with a copy of a title search for the MOI lands.

For more information concerning the identification of MOI lands in your study area or the process for acquiring access to or an interest in MOI lands, please contact:

Rita Kelly
Project Manager
Land Transactions, Hydro Corridors & Public Works
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, ON
M5G 2L5
Tel: (416) 212-4934
Email: rita.kelly@infrastructureontario.ca

An application package and requirements checklist is attached for your reference. Please note that transfer of an interest in MOI lands to a proponent can take up to one year and there is no certainty that approval will be obtained.

For more information concerning the MOI Public Work Class Environmental Assessment process and due diligence requirements, please contact:

Lisa Myslicki
Environmental Specialist
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, ON
M5G 2L5

¹ MBS - Management Board Secretariat; MEI - Ministry of Energy and Infrastructure; MEDEI – Ministry of Economic Development, Employment and Infrastructure; MGS - Ministry of Government Services; MOI - Ministry of Infrastructure; OLC - Ontario Lands Corporation; ORC - Ontario Realty Corporation; PIR - Ministry of Public Infrastructure Renewal



One Dundas Street West, Suite 2000, Toronto, ON M5G 2L5
1, rue Dundas Ouest, bureau 2000, Toronto, ON M5G 2L5

Tel: (416) 557-3116
Email: lisa.myslicki@infrastructureontario.ca

If MOI lands are not to be impacted by the proposed project, please provide a confirmation in writing to Infrastructure Ontario.

Thank you for the opportunity to provide initial comments on your proposed project.

Sincerely,

Patrick Grace
Director
Land Transactions, Hydro Corridors & Public Works
Infrastructure Ontario
1 Dundas Street West, Suite 2000
Toronto, ON, M5G 2L5

INSTRUCTION NOTE 1

Provincial Crown's Indigenous Duty to Consult obligations

The Crown has a constitutional Duty to Consult (DTC) in certain circumstances and Indigenous consultation may be required prior to MOI granting access to MOI lands or undertaking other activities. The requirement for Indigenous consultation may be triggered given Indigenous or treaty rights, established consultation or notification protocols, government policy and/or program decisions, archaeological potential or results, and/or cultural heritage consultation obligations. The requirement for Indigenous consultation will be assessed by MOI.

Prior to the use of MOI lands, MOI must first meet any duty to consult obligations that may be triggered by the proposed use of MOI lands. It is incumbent on you to consult with IO as early in the process as possible once you have confirmed that MOI lands would be involved.

MOI will evaluate the potential impact of your proposed project on Indigenous and treaty rights. MOI may assess that the Crown's Duty to Consult (DTC) requires consultation of Indigenous communities. Proponents should discuss with IO whether MOI will require consultation to occur and if so, which communities should be consulted.

Where MOI determines that Indigenous consultation is required, MOI will formally ask you to consult or continue to consult with Indigenous peoples at the direction of MOI.

On behalf of MOI you will also be required to:

1. Maintain a record and document all notices and engagement activities, including telephone calls and/or meetings;
2. Provide the Ministry updates on these activities as requested; and
3. Notify the Ministry of any issues raised by Indigenous communities.

If consultation has already occurred, IO strongly encourages you to provide complete Indigenous consultation documentation to IO as soon as possible. This documentation should include all notices and engagement activities, including telephone calls and/or meetings.

Any duty to consult obligations must be met prior to IO completing their Class Environmental Assessments (EA) for realty rights and activities.

INSTRUCTION NOTE 2

Requirements of the MOI Public Work Class Environmental Assessment

MOI has an approved Class EA (the Ministry of Infrastructure Public Work Class Environmental Assessment (Public Work Class EA) to assess undertakings that affect MOI lands including disposing of an interest in land or site development. Details on the Public Work Class EA can be found at:

<http://www.infrastructureontario.ca/Public-Work-Class-Environmental-Assessment/>

You may be required to work with IO to complete an environmental assessment under the Public Work Class EA for the undertakings related to MOI lands. This may include the completion of IO's Consultation and Documentation Report and publicly posting on the IO website for 30 days. IO Environmental Management will provide direction and guidance on how to complete the MOI Class EA process.

The MOI Class EA process **must be completed as a separate process** from the proponent's EA process. Studies and consultation may be undertaken during the proponent's EA process but the MOI Class EA process must be completed and undertaken separately.

Examples of studies that can be undertaken during a proponents Class EA process and use for MOI's Class EA process include:

- Phase One Environmental Site Assessment and follow up
- Stage 1 Archaeological Assessment and follow up
- Survey
- Title Search
- Natural Heritage / Species at Risk Survey(s)

INSTRUCTION NOTE 3 – ARCHAEOLOGY - (see also *Instruction Note on Duty to Consult*)

Archaeological sites are recognized and protected under the *Ontario Heritage Act*. Carrying out archaeological fieldwork is a licensed, regulated activity under the 2011 Ministry of Culture Standards and Guidelines for Consulting Archaeologists.

Archaeological due diligence is required for any proposed project on MOI land that could cause significant below ground disturbance such as, new building construction, installation/modification of site services, and installation/maintenance of new pipelines or transmission lines.

You, as the proponent, must engage IO prior to undertaking any archaeological work on MOI lands.

IO has three in-house licensed archaeologists who should be consulted early in the preparatory stages of a proposed project when geographic and site locations are being considered so that the potential for archaeological resources including historic and Indigenous material (ion Indigenous villages and burials sites) can be assessed.

To support both the Public Work Class EA and MOI's duty to consult analysis, archaeological assessments are required to determine if there are any significant findings that may be of cultural value or interest to Indigenous people (e.g., archaeological or burial sites).

Archaeological work can begin before the assessment under the Public Works Class EA begins but the Class EA cannot be completed until the duty to consult that may be triggered regarding archaeological resources are fulfilled.

Depending upon the number or significance of resources found, the duty to consult may be triggered during any of the 4 phases of archaeological work (see below) or anytime during project construction.

The discovery of Indigenous resources can impact on activities, including project and site plans, timelines and all costs. As the proponent, you are expected to ensure that you project timelines include adequate time and resources to address MOI due diligence obligations, including internal government approvals. All costs associated with meeting MOI's archaeological obligations will be the responsibility of the proponent.

For Archaeological Assessments (Stages 1 through 4), proponents must adhere to the four stage archaeological fieldwork process prescribed by the Ontario Ministry of Tourism, Culture and Sport (MTCS) as per the 2011 Standards and Guidelines for Consultant Archeologists. Not all noted Stages will be necessary for all work. Respondents must follow industry procedures and practices as per the MTCS Standards and Guidelines for Consultant Archeologists 2011 for each Stage of archaeological assessment, all reporting criteria and formatting, and any other license

requirements and/or obligations.

- Stage 1 Background Study - Evaluation of Archaeological Potential
 - Archival research and non-intrusive site visit
- Stage 2 Property Assessment
 - In-field systematic pedestrian survey or test pitting and reporting
 -
- Stage 3 Site-specific Assessment
 - Limited excavation to determine site significance and size
 - Field works and reporting
- Stage 4 Site mitigation
 - Through either avoidance/protection or excavation Field work 4 to 8 weeks
 - Develop summary report
 - MTCS review – expedited review of summary report 6 weeks
 - Final report
 - Time to develop and implement mitigation measures – negotiation, legal protections, avoidance

INSTRUCTION NOTE 4 – HERITAGE REQUIREMENTS

Built Heritage/Cultural Landscapes

Built heritage/cultural landscapes (cultural heritage) are recognized and protected under the Ontario Heritage Act, the regulations to that Act and the 2010 Ministry of Culture Standards and Guidelines for Conservation of Provincial Heritage Properties (S&Gs) Criteria for determining cultural heritage value or interest are set out in O. Reg. 9/06 and 10/06. The S&Gs set out a process for identifying properties of cultural heritage value, and the standards for protection, maintenance, use and disposal of these properties.

Cultural heritage due diligence will be required for any proposed project on MOI land with the potential to impact cultural heritage resources, such as new building construction, installation/modification of site services, landscape modifications and installation/maintenance of new pipelines, transmission lines.

To support MOI's heritage and MOI PW Class EA obligations, proponents will be required to undertake cultural heritage assessments for all projects that require MOI lands. This will help to determine if the MOI lands are of cultural value or interest to the Province and the level of heritage significance. Where a property has heritage value, proponents may be required to develop appropriate conservation measures/plans and heritage management plans.

You, as the proponent, are strongly encouraged engage IO heritage staff as early in your project planning process as possible and in advance of beginning any cultural heritage assessment work. IO staff will be able to provide advice on the S&Gs and will provide any available heritage information for the MOI lands.

Proponents must also follow industry procedures and practices for all components of cultural heritage assessment work, all reporting criteria and formatting, and any other requirements and/or obligations. IO heritage staff can help identify any required reports.

Should MOI lands be identified under the S&Gs as a Provincial Heritage Property (local significance) or a Provincial Heritage Property of Provincial Significance, IO must be engaged to determine next steps.

Please note that if a Provincial Heritage Property of Provincial Significance is to be impacted, it is likely that consent from the Minister, Ontario Minister, Tourism, Culture and Sport (MTCS) will be required prior to access being granted to MOI lands. Minister's consent requires a detailed application and approvals should land dispositions or building demolitions be applied for as part of the proposed project.

As the proponent, you are expected to ensure that your project timelines include adequate time

and resources to address MOI's heritage due diligence obligations, including internal government approvals. All costs associated with meeting MOI's heritage obligations are the responsibility of the proponent.

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, November 15, 2017 12:37 PM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: EA Consultation Program - Study Contact List

For our records and contact list update

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Dianne Casey [mailto:DCasey@brantford.ca]
Sent: Wednesday, November 15, 2017 10:32 AM
To: Tara Gudgeon <TGudgeon@brantford.ca>; Ting Ku <TKu@brantford.ca>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>; pbumstead@dillon.ca
Subject: EA Consultation Program - Study Contact List

Hi:

Please remove Scott Saint, Chair, Brantford Power Inc. Board of Directors from your study contact lists.
Thank you.

Dianne Casey

Dianne Casey
Executive Assistant to the CEO & President
Brantford Power Inc.
84 Market St., 3rd Floor
Box 308, Brantford, Ontario N3T 5N8
Phone: 519-751-3522 ext. 5177
Mobile: 519-717-0466
Email: dcasey@brantford.ca
www.brantfordpower.com

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, November 15, 2017 12:35 PM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: telephone call re. TMP/MSP

For our records

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Tara Gudgeon [mailto:TGudgeon@brantford.ca]
Sent: Wednesday, November 15, 2017 12:21 PM
To: [REDACTED]
Cc: Ting Ku <TKu@brantford.ca>; Alan Waterfield <AWaterfield@brantford.ca>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: RE: telephone call re. TMP/MSP

Thank you for your comments Mr. [REDACTED] – especially at it relates to future water and or sanitary servicing.

We are still in the early stages of determining future servicing needs as we wait for the development of future land use within the new city boundary areas. Based on anticipated project timing servicing scenarios will be identified and evaluated through-out the course of 2018 with the preferred servicing scenario identified in late fall (also of 2018).

Your comments have been forwarded on to our engineering consulting team (GMBluePlan Engineering Ltd.) to form part of the official communication record for the Master Servicing Plan.
I hope to see you out at all future Public Information events!

Sincerely,

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford – Public Works Commission
General Managers Office – Office of Continuous Improvement
519-759-4150 ext. 5640

From: Alan Waterfield
Sent: Wednesday, November 15, 2017 10:51 AM
To: Tara Gudgeon; Ting Ku

Cc: [REDACTED]
Subject: telephone call re. TMP/MSP

Hello Tara and Ting:

I had a telephone conversation yesterday with [REDACTED] who lives at [REDACTED] in the Boundary Expansion Lands. He called in to provide some comments related to the Official Plan, Transportation Master Plan, and Master Servicing Plan projects that are underway, so I am relaying them along to you. His suggestions relate primarily to the Transportation Master Plan:

1. An additional bridge over the Grand River would be good (I noted that the current 2014 Transportation Master Plan and Official Plan identify a future transportation corridor extending Oak Park Road south, over the Grand River, to Colborne Street.);
2. Widen Paris Road to 4 lanes, or to 3 lanes including central turning lane, north to Powerline Road;
3. Consider a roundabout at the intersection of Paris Road and Powerline Road;
4. Consider a future traffic signal at the intersection of Paris Road and Golf Road;
5. [REDACTED] asked when water and other services would be extended to property (I advised that I did not know but that the direction and phasing of future infrastructure required to service the Boundary Expansion Lands will be determined through the ongoing studies).

Alan Waterfield MCIP RPP
Senior Policy Planner
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Monday, November 27, 2017 10:02 AM
To: Muller, Joseph (MTCS); tgudgeon@brantford.ca
Subject: RE: Master Servicing Plan Update

Hi Joseph,

Copy of the PIC material can be viewed at the link below

<http://www.brantford.ca/Projects%20%20Initiatives%20%20Official%20Plan%20Review/Nov%2017%20PIC%20Presentation.pdf>

Regards

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Muller, Joseph (MTCS) [mailto:Joseph.Muller@ontario.ca]
Sent: Friday, November 17, 2017 3:56 PM
To: tgudgeon@brantford.ca
Cc: Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: Master Servicing Plan Update

Hello Tara:

I was unable to attend yesterday's PIC for the above project: will the presentation material be posted? Thanks in advance,

Joe

Joseph Muller, RPP, MCIP

Heritage Planner
Ministry of Tourism, Culture and Sport
Culture Division | Programs and Services Branch | Heritage Program Unit

401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7

Tel. 416.314.7145 | Fax. 416.212.1802

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, November 22, 2017 2:11 PM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: Letter re. Meeting on November 29th (10am -12noon)
Attachments: letter November 22 17.pdf; Terms of Reference Heritage Register Project.pdf; Terms of Reference Mohawk Lake District.pdf

Brantford Communications

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247 julien.bell@gmblueplan.ca | www.gmblueplan.ca

-----Original Message-----

From: Tara Gudgeon [mailto:TGudgeon@brantford.ca]
Sent: Wednesday, November 22, 2017 12:11 PM
To: Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: FW: Letter re. Meeting on November 29th (10am -12noon)

FYI

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford - Public Works Commission General Managers Office - Office of Continuous Improvement
519-759-4150 ext. 5640

-----Original Message-----

From: Lucy Hives
Sent: Wednesday, November 22, 2017 11:58 AM
To: Nicole Wilmot; Alan Waterfield
Cc: Paul Moore; Paul Lowes; EBeales@asiheritage.ca; RMacDonald@asiheritage.ca; Russ Loukes; Ting Ku; Tara Gudgeon; Tara Tran; Victoria Grohn
Subject: FW: Letter re. Meeting on November 29th (10am -12noon)

Hello everyone, just to keep you in the loop, please find attached a copy of a letter and other information sent to Fawn Sault of the Mississaugas of New Credit First Nation in advance of the meeting next Wednesday. (a similar letter will go out to Six nations closer to the meeting in December).

If you have any questions etc., or would like to discuss, please just give me a call or email..thanks.

Lucy Hives, MA, MCIP, RPP
Director of Planning

Planning Department - Community Development City of Brantford City Hall, 100 Wellington Square, Brantford, ON N3T 2M3

519-759-4150, ext. 5434
lhives@brantford.ca
www.brantford.ca

-----Original Message-----

From: Lucy Hives
Sent: November-22-17 11:53 AM
To: Fawn.Sault@newcreditfirstnation.com
Subject: Letter re. Meeting on November 29th (10am -12noon)

Hello Fawn, I just wanted to thank you for agreeing to meet with City staff along with some members of our consultant team next Wednesday morning. We do appreciate the time that you are willing to set aside and we are looking forward to learning more about the Mississaugas of New Credit First Nation and to update your office on some of the City's major initiatives that are currently underway.

If time permits, toward the end of the meeting, perhaps we can fill you in briefly on two other projects that might be of interest (terms of reference are attached). (Paper copies of the letter and other attachments are in the mail).

I hope this is of some assistance and if you have questions or would like to talk about anything in regard to the letter or the meeting please just call me at the number below or email back and I can call you directly.

Many thanks.

Lucy Hives, MA, MCIP, RPP
Director of Planning
Planning Department - Community Development City of Brantford City Hall, 100 Wellington Square, Brantford, ON N3T 2M3

519-759-4150, ext. 5434
lhives@brantford.ca
www.brantford.ca

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COMMUNITY SERVICES

November 22, 2017

Fawn Sault
Senior Consultation Manager, Department of Consultation and Accommodation
Mississaugas of the New Credit First Nation
6 First Line, R.R. #6
Hagersville, ON, N0A 1H0

Dear Ms. Sault,

Subject: Meeting – November 29th with City of Brantford Staff & Consultant Team

On behalf of the City of Brantford Planning Department, I wanted to write to you in advance, to thank you for agreeing to meet with City staff as well as some members of our consultant team. We truly appreciate the time that you and others from the Mississaugas of the New Credit First Nation (MNCFN) are willing to set aside for this meeting.

There are several major projects underway at the City and in addition to the notification protocol set out in the current Grand River Notification Agreement we would like to engage the MNCFN early on in the planning process to establish a meaningful dialogue. City staff look forward to learning more about your office and the nation. We hope that you, as well as other representatives of the MNCFN, will help provide guidance in moving these and future projects forward in a positive direction.

We hope that the main focus of this first meeting will be to gain a better understanding of the history of the Mississaugas of the New Credit First Nation as well as to update your office on three of the City's major initiatives currently underway: the new Official Plan (which includes the boundary expansion lands formerly part of Brant County), the Transportation Master Plan, and the Master Servicing Plan. This will also include a discussion regarding notification and communication protocol. If time permits, perhaps we can also briefly update you on two other projects which the City is undertaking, namely the development of a Heritage Register and the Mohawk Lake District Study. Copies of the Terms of Reference for each of these studies are attached for your information.

We will follow up later this week with a draft Agenda for the November 29th meeting. Please feel free to provide any input in regard to the topics proposed in the Agenda and let us know if you need any additional materials. Thank you once again and we look forward to discussing these initiatives with you. We hope this is another step toward building a positive relationship between the City and the Mississaugas of the new Credit First Nation. If you have any questions or would like to discuss anything in regard to this letter or the upcoming meeting, please call me at 519-759-4150, ext. 5434 or via email at lhives@brantford.ca.

Yours truly,

Lucy Hives, MCIP, RPP
Director of Planning
Community Development

Terms of Reference

Heritage Register Project

1. INTRODUCTION

The City of Brantford invites Proposals from qualified Heritage Consultants to undertake the development of a Register of Properties of Heritage Interest (“Heritage Register”) and review the existing Brantford Heritage Inventory (“Inventory”) which contains property information for the older, central areas of the City of Brantford.

The intent of the Heritage Register Project is to develop a comprehensive Heritage Register that includes both designated and non-designated properties of heritage interest. This will be achieved through a review of the existing Inventory to determine which properties currently included in the Inventory merit inclusion on the Heritage Register as non-designated properties, which properties should be prioritized for designation under the *Ontario Heritage Act*, and which properties do not require further review and should be removed from the Inventory. Additionally, properties already designated under the *Ontario Heritage Act* and on the Inventory, shall be identified, removed from the Inventory and placed on the Heritage Register.

2. BACKGROUND

The City of Brantford currently has 86 properties that are individually designated under Part IV of the *Ontario Heritage Act*, and approximately 135 properties that are designated under Part V of the *Ontario Heritage Act* which form part of two Heritage Conservation Districts in the City; the Brant Avenue Heritage Conservation District and the Victoria Park Square Heritage Conservation District.

Between 2001 and 2004, the City of Brantford undertook the development of a Heritage Inventory which contains photographs, architectural and historical information for over 9,000 properties located in the core areas of Brantford. This comprehensive Inventory is located on a Lotus Notes platform and is accessible to municipal Staff, members of Council, the Brantford Heritage Committee, and the public through the City’s website. The Inventory can be accessed here: <http://www3.brantford.ca/inventory.nsf>.

The Inventory is a large, non-prioritized database of historical information for properties in the older areas of the City and is kept for informational purposes. The Inventory holds no legal status under the *Ontario Heritage Act* and the non-designated properties included in the Inventory are currently not afforded any form of protection from demolition. Additionally, some of the information contained in the Inventory requires updating, as some properties have been demolished or significantly altered over the years. In some instances, property information, apart from a municipal address and approximate date of construction, is not included in the Inventory, and therefore little is known about the property.

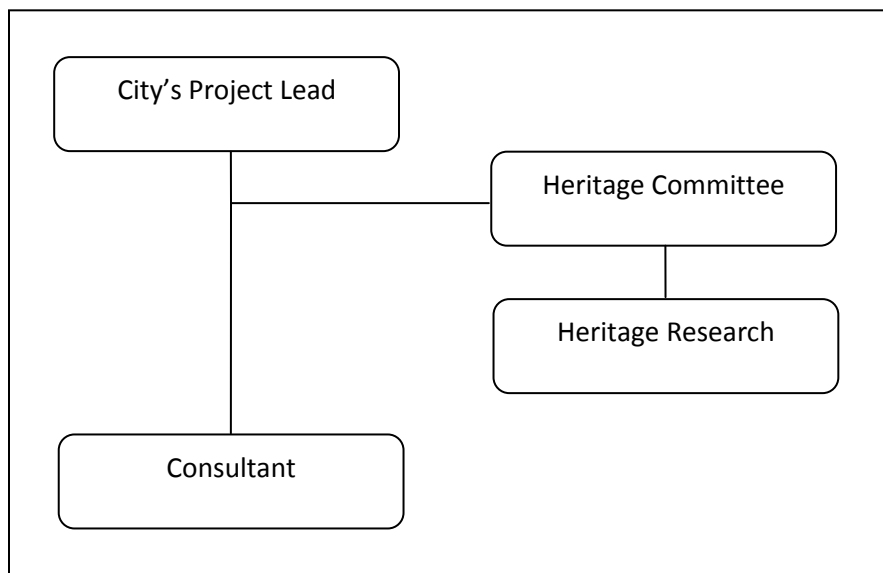
On May 26, 2014, City Council approved the recommendation from Staff Report CD2014-079 directing Staff and the Heritage Committee to develop a work plan to prepare a listing of non-designated properties for inclusion onto the City’s Register of Properties of Heritage

Interest. The preliminary work plan included the development of criteria to evaluate properties, the development of a public consultation strategy, and approaches to undertaking a comprehensive review of the existing Inventory.

City Council approved funding for the Heritage Register Project to undertake a review of the existing Inventory and recommend properties for inclusion on the Municipal Heritage Register as non-designated properties.

3. PROJECT ORGANIZATION

The Heritage Register Project will be managed by the Planning Department and coordinated by the City's Project Lead.



3.1 Project Lead

The Heritage Register Project will be administered by the Policy Planning Division of the City's Planning Department. The Project Lead will act in the following capacities:

- Oversee the project and work program, with a close working relationship with the Brantford Heritage Committee and other stakeholders as required.

The City's Project Lead will be responsible for the following tasks and deliverables:

- Day to day liaison with the Consultant in regards to all aspects of the project;
- Provide input/assistance regarding technical issues to the successful consultant;
- Process all invoices relating to the project;
- Review all consultant reports/documents and recommendations;
- Assist in the identification of key stakeholders;
- Provide logistics for public consultation;
- Provide communications at all stages of the project to the Brantford Heritage Committee, City Council and the public using a variety of media resources including the City's webpage; and

- Prepare a Staff Report with all recommended properties for listing on the Heritage Register for Council consideration.

3.2 Brantford Heritage Committee

The Consultant will provide regular updates to the Brantford Heritage Committee through the City's Project Lead, and will attend Brantford Heritage Committee meetings, as needed, to present work that has been completed.

The Brantford Heritage Committee will be involved in the following capacities:

- Provide input into the development of the evaluation criteria and Inventory review methodology;
- Endorse the properties proposed for inclusion on the Heritage Register; and
- Participate in the public consultation program.

3.3 Heritage Research Sub-Committee

The Consultant may wish to utilize the Heritage Research Sub-Committee, a sub-committee of the Brantford Heritage Committee, to assist with any background research that is required. However, the Heritage Research Sub-Committee is a volunteer committee, and shall not be relied upon by the Consultant to fulfill the requirements of the work program and the completion of project deliverables.

The Heritage Research Sub-Committee will be involved in the following capacity:

- Assist with gathering any required background research materials.

3.4 Consultant

Consulting services will be required to complete Phases 1 through 3 as outlined in Section 4.2 Study Phases, and the Consultant will be responsible for completing the following tasks:

- Conduct background research to gain an understanding of settlement patterns and development history within the City of Brantford;
- Develop a methodology to review the existing Inventory database;
- Develop an evaluation criteria, that can be implemented across the City, to determine properties to be included on the Heritage Register;
- Provide recommendations for properties to be included on the Heritage Register;
- Develop a user-friendly accessible platform/format/database to house the Heritage Register; and
- Develop a fulsome public consultation program in accordance with Corporate Policy-037 and the City of Brantford's Community Involvement Framework.

4. SCOPE OF WORK

The objective of the Heritage Register Project is to ultimately develop a comprehensive Heritage Register that includes both designated and non-designated properties of heritage interest. The Heritage Register will be an online, interactive tool that can be accessed by various users including the public, the Brantford Heritage Committee, City Council,

developers, and planners. The newly developed Heritage Register will take the place of the existing Heritage Inventory, and any pertinent information contained within the Inventory will be incorporated into the Register.

Policy Planning Staff will oversee the Heritage Register Project, acting as the City's Project Lead. Consulting services will be used to efficiently review the existing Inventory database, identify existing designated properties, and develop evaluation criteria to determine which properties merit inclusion on the Heritage Register as non-designated properties.

The successful Consultant shall have regard for the proposed work program, and shall develop an integrated approach to completing the work plan.

4.1 Project Timelines

It is anticipated that the Heritage Register Project will take 18-24 months to complete from the date of the award of the contract. **Table 1** outlines the proposed timelines for each phase of the project.

Table 1: Proposed Timeline

PHASE	TIMELINE
PHASE 1: Information Gathering	4-6 months
PHASE 2: Inventory Review & Property Evaluation Methodology	10-12 months
PHASE 3: Recommendations & Next Steps	4-6 months

Throughout the duration of the Heritage Register Project, the Consultant will develop and facilitate a public consultation program to educate property owners about the Heritage Register Project and provide information regarding requirements for properties that are listed on the Register. This is outlined in greater detail in Section 5 of the Terms of Reference.

4.2 STUDY PHASES

4.2.1 Phase 1: Information Gathering

An understanding of settlement patterns and neighbourhood development within the City of Brantford is a critical component to the success of this project. Neighbourhood boundaries will be defined as an initial first step in the Information Gathering phase, as each neighbourhood in Brantford has its own unique characteristics and development history.

Scope of Work:

The Consultant shall:

- Conduct research on neighbourhood development through:
 - Survey plans
 - Registered plans
 - Secondary sources
 - Archival information
 - Any additional background documents.

Consultant Deliverables:

- The Consultant is required to research the development of the various neighbourhoods in Brantford through a review of survey plans, registered plans, secondary sources, archival information, and any additional background documents, and document the results of this research into a Phase 1 Report.

4.2.2 Phase 2: Inventory Review & Property Evaluation Methodology

Scope of Work:

The Consultant will develop a methodology to review the 9,000+ properties contained within the existing Inventory. This may include omitting demolished properties, significantly altered properties, properties not older than 40 years, and properties that are already designated under the *Ontario Heritage Act* from the Inventory Review process.

Updated property information sheets for the inventoried properties will be created to ensure that all property information is accurate and up to date, and that each property contains the same level of information for evaluation.

Additionally, the Consultant will develop a methodology and criteria to evaluate the properties included as part of the Inventory review. Given the extensive listing of properties contained within the Inventory, the property evaluation should be completed in a highly efficient manner, which may include the use of Historic Context Statements and the creation of a ranking or category system to evaluate the properties for inclusion onto the Register.

The methodology to review and evaluate properties must be transferrable so that it can be applied to other areas of the City that are not currently inventoried, including properties located within the 2,719 hectares of new land that has come into the City's municipal boundary from the County of Brant. Priority areas within the boundary expansion lands will be identified as part of the work program.

The Consultant will be required to create a central Heritage Register database to maintain updated information for the properties contained within the existing Inventory and to populate information for properties that are newly reviewed. This database will contain information for properties designated under Part IV and Part V of the *Ontario Heritage Act* and non-designated properties included on the Register. The database will be integrated with the City's GIS mapping and the information contained in the database will be able to be changed and updated as needed. This database will be an interactive tool that can be accessed internally and available to the public through the City's website. The Heritage Register will replace the existing Heritage Inventory, and any pertinent property information from the Inventory will be incorporated into the Heritage Register.

Consultant Deliverables:

- Develop methodology to review the existing Inventory.
- Complete updated property information sheets for properties included as part of the Inventory Review, including photographs of the front façade of each building and the street context.
- Develop criteria to evaluate properties for inclusion onto the Heritage Register
- Evaluate properties using established criteria through rankings or categories.

- Provide recommendations for properties to be included on the Heritage Register.
- Create a publicly accessible database that can be integrated with the City's GIS mapping, which includes all identified heritage properties, both registered non-designated and designated heritage properties.

4.2.3 Phase 3: Recommendations & Next Steps

Scope of Work:

Through an evaluation of the properties contained within the existing Inventory, the Consultant will recommend properties for inclusion onto the Register, including designated and non-designated properties, properties to be removed from the existing Inventory, and identify properties as candidates for designation under the *Ontario Heritage Act*.

Consultant Deliverables:

- Heritage Register Project Report which includes, at a minimum, the following:
 - Introduction – background research and scope of the Report
 - Review and Evaluation Methodology – outline the approaches used to review the existing Inventory properties, the methodology to review properties not currently contained within the Inventory, and the criteria used to evaluate the properties for inclusion on the Register
 - Outcomes and Recommendations – a listing of properties of cultural heritage value or interest for inclusion on the Register and a listing of candidate properties for designation under the *Ontario Heritage Act*

5. PROJECT DELIVERABLES

All deliverables are to be submitted to the City of Brantford and the final format shall be determined by the City and Consultant prior to submission. A minimum of ten (10) hard copies of each deliverable at each stage of the study is required, as well as, an electronic version of the deliverable including all drawing and mapping files (i.e. AutoCAD or ESRI Shape Files) are required to be submitted to the City.

6. PUBLIC CONSULTATION PROGRAM

In accordance with Corporate Policy-037 and the City of Brantford's Community Involvement Framework, the Consultant will develop and facilitate a comprehensive public consultation program. The consultant program will be designed to inform property owners about the Heritage Register Project, gather historical information, and educate property owners as to the requirements for designated properties and listed properties on the Heritage Register. This formal community consultation will outline the method(s) and tools for engaging stakeholders in the community, including consultation with Six Nations of the Grand River, and maximizing input at each stage of the project.

The City's Project Lead will be responsible for the following:

- Provide logistics for public consultation
- Provide communications at all stages of the study to the public using a variety of media resources including the City's website

The Consultant will be responsible for the following:

- Facilitating and attending two (2) Public Meetings
 - 1 Public Meeting to introduce the project
 - 1 Public Meeting to present the properties recommended for inclusion on the Heritage Register, including a presentation to Committee of the Whole – Community Development
- Providing all relevant presentation materials

7. PROJECT MEETINGS

The Consultant shall provide for an allowance of the following meetings with the City's Project Lead and any applicable stakeholders:

a. Project Lead

1. Project Start-Up meeting with Project Lead
2. Mid-Point Review meeting
3. Project Close-Out meeting with Project Lead

b. Brantford Heritage Committee

1. Project Start-Up – presentation of the work plan
2. Mid-Point Review – presentation of Phase 1 results and presentation of review and evaluation methodology
3. Final presentation – property recommendations for inclusion on the Heritage Register
4. Quarterly updates will be provided to the Heritage Committee through the City's Project Lead

c. City Council

1. Project Start-Up – introduction of Consultant(s) to City Council and presentation of the work plan
2. Final presentation – property recommendations for inclusion on the Heritage Register

d. City Departments

1. The Consultant will be required to meet with the City's GIS and IT Departments to develop the central database for the Heritage Register. The Consultant should allow for at least one (1) meeting with each Department.

8. BUDGET

The total budget for the project is \$225,000. This Total Contract price shall include all taxes (not including HST) and Disbursements as well as printing costs at each phase for the required deliverables that the Consultant will incur in completing and delivering all tasks of the project. Other costs, including hall rentals, advertising for public meetings, etc. will be incurred by the City where prior approval by the City has been attained by the Consultant.

9. EXISTING INFORMATION

The following information is available on the City's website:

1. Brantford Heritage Inventory
2. City of Brantford Official Plan

The following will be provided to the Consultant upon award of the contract:

1. Heritage Inventory – background project information and work program.
2. Corporate Policy-037 and the City of Brantford's Community Involvement Framework.



Terms of Reference

Mohawk Lake District Plan Project

SECTION 1: INTRODUCTION

The City is conducting a District Planning Study exercise (the “Study”) to develop a plan for the Mohawk Lake District, an area that has been identified for revitalization within the 2014-2018 City of Brantford Community Strategic Plan.

These terms of reference set out the framework for this study which includes outlining the study goal, objectives, intended process, study scope, and who should be involved and their roles. The Study will be completed as a comprehensive planning process and will be undertaken by the Consultant.

1.1. Study Area

The Study Area is located in the southeast of the City of Brantford, between the Eagle Place and East Ward neighbourhoods. A map showing the boundaries of the Study Area is provided as Figure 1 herein. The lands within the Study Area are those that are directly adjacent to Mohawk Canal, from Shallow Creek Trail to the west and Alfred Watts hydro generating station ruins to the east, which includes Mohawk Park to the north of the Mohawk Canal, and Kanata Village and the Greenwich Mohawk brownfield site to the south. The subject lands comprise approximately 104.94 hectares (267.09 acres) of land.

Located within the Study Area are several significant features, including the 20 hectare (50 acre) urban forest known as Mohawk Park, the three-kilometre long Mohawk Canal, and a 20 hectare (50 acre) former brownfield site, known as the Greenwich Mohawk Site. Within the Study Area, there are also both light and heavy industrial operations, commercial uses, and several well-established cultural institutions nestled amongst the densely populated surrounding residential neighbourhoods.

The City has undertaken various studies in the past, including the *Cultural Heritage Feasibility Study for Mohawk Canal (2016)*, the *Waterfront Master Plan (2010)*, and the *Greenwich Mohawk Brownfield Remediation Implementation Strategy (2004)*. These studies have identified opportunities to revitalize and transform the Study Area to provide a mix of land uses, improved recreational and cultural opportunities, and to enhance the natural heritage along Mohawk Lake and Mohawk Canal. This Study Area presents a unique opportunity for the City to create a vibrant, mixed-use hub within an established urban neighbourhood that meets the economic development needs of the neighbourhood, as well as the City’s long-term desired vision for prosperity overall.

SECTION 2: DETAILS OF THE STUDY AREA

Several distinct areas comprise the Mohawk Lake District Study Area. The following sections provide a high level overview of these areas, and set the context for the development of the District Plan.

2.1 Mohawk Lake and Mohawk Canal

Within the Study Area, there is a man-made canal called the Mohawk Canal. The construction of the canal in 1848 caused water levels in the nearby wetland area to rise, thereby also creating Mohawk Lake. In 1875, when Mohawk Canal ceased to function as a navigable waterway, Mohawk Lake became a popular recreational destination. Today Mohawk Lake and Mohawk Canal serve a significant role in the City's storm water management system in this part of the community, as well as continue to offer important natural heritage and recreational opportunities to residents city-wide.

Geography: The surface area of Mohawk Lake is approximately 13 hectares (32 acres) and depths range from 1 to 3 metres deep (3 feet to 15 feet). The associated Mohawk Canal runs from East Ward Creek to the Lake, a distance of approximately three kilometres. The City of Brantford's *Waterfront Master Plan (2010)* identifies Mohawk Lake, Mohawk Canal and Shallow Creek, to be within the Southeast Sector of the Waterfront Master Plan, and they are key elements of the natural heritage system. The area is characterized by narrow bands of riparian forest and old field meadow which occur in patchy distribution along the edge of Mohawk Canal. A website link to the *Waterfront Master Plan (2010)* is provided in Section 11 herein.

Water Quality Studies: The water quality of both Mohawk Lake and Mohawk Canal has suffered the impact of storm water drainage and historical industrial discharge and the shallow turbid lake is now home to an invasive population of carp. In 1995, the City completed studies to assess the best method of improving water quality and restoring aquatic habitat. However implementation has been stalled due to lack of funding.

Further studies are proposed to address the Mohawk Lake and Mohawk Canal system. The City recently secured \$2 million from the Federal Government to conduct water quality studies, soil studies and provide some funding for remediation. Further, as part of a long-term program, the City has identified funding within the 10 year capital forecast to augment the Federal funding. The short term focus (0-2 years) is to collect baseline water quality data, and determine whether there are any issues that the City may address to achieve enhanced water quality to support continued or broadened natural heritage and recreational opportunities. The water quality studies will be implemented by the City's Public Works Department (Engineering Services) and the duration of the water quality studies are a minimum of two years. Recommendations and a final work plan for remediation activities are expected within three years of project initiation. Mid-term projects include design alternatives, further scoping and the completion of a Federal Environmental Assessment. Longer term focus (5-6 years) will include the selection of a preferred remediation method, if required, and subsequent construction activities within Mohawk Lake and Mohawk Canal.

Revitalization and Redevelopment Context: It is intended that the Mohawk Lake District Plan investigate opportunities where the enhancement of Mohawk Lake and Mohawk Canal may contribute to the redevelopment and revitalization goals of the District Area. At a minimum, it is intended that Mohawk Lake and Mohawk Canal will continue to serve as part of the storm water management of the area, and that Mohawk Lake, Mohawk Canal, and Mohawk Park will contribute to the recreational and natural heritage opportunities within the District.

2.2 Mohawk Park

Geography: Mohawk Park is a large 20.3 hectare (50.1 acre) urban park comprised of a large mature oak woodland and prairie species in the understory, which are both provincially significant plant communities. Today, the park also includes many programmed areas (sports fields, splash pad, picnic area, Frisbee golf), and an indoor reception hall. Mohawk Park borders and overlooks Mohawk Lake.

Revitalization and Redevelopment Context: Mohawk Park, Mohawk Lake and Mohawk Canal were once part a major destination offering a range of recreational activities, including concerts, a merry-go-round, picnics, and access to boating, and fishing on Mohawk Lake. It is noted that boating is no longer permitted on Mohawk Lake, and fishing is discouraged due to uncertainty about the water quality. Recent public engagement has identified a desire to restore Mohawk Park to its historical glory as a popular destination for residents and tourists alike. A city-wide update to the Parks and Recreation Master Plan is currently underway, which may include recommendations on potential improvements to Mohawk Park. The updated *Parks and Recreation Master Plan* is anticipated to be completed in the fall of 2017.

2.3 Greenwich Mohawk Site:

The Greenwich Mohawk Site is a remediated brownfield site located within the Study Area, and is intended to be redeveloped for a mix of land uses. The City owns the three properties: 347 Greenwich Street, 22 Mohawk Street and 66 Mohawk Street.

Geography: Collectively the Greenwich Mohawk Site is 20.59 hectares (50.9 acres). The Greenwich Mohawk Site is bisected by a privately-owned rail spur line. The site is primarily flat, with a high groundwater table.

Brownfield Remediation: In 2016, the City completed the remediation of the Greenwich Mohawk Site to address primarily petroleum hydrocarbon, xylene, and lead impacts to the soil and groundwater. The City's remediation consultants are currently completing the Record of Site Condition (RSC) process for all three properties and it is anticipated that a RSC will be filed under the Environmental Protection Act and Ontario Regulation 153/04 in the spring of 2018. The RSCs for the properties will enable the City to redevelop the site for a mix of residential, parkland, commercial, and institutional land uses. The

properties will also each have a Certificate of Property Use (CPU) registered on title which will define the conditions on development and built form for each property.

Revitalization and Redevelopment Context: Preliminary community visioning exercises identified a mix of land uses to be considered for the redevelopment of the Greenwich Mohawk Site. The results are summarized in *Staff Report CD2015-169, September 2015*, provided in Section 11 herein. City Council has directed staff to prepare a land use concept plan to refine the appropriate mix of land uses, densities, built form, and urban design guidelines for the City-owned lands, which will be based on further public engagement and feedback. It is intended that the redevelopment plan for the Greenwich Mohawk Site be synchronized within the larger revitalization plan for the Mohawk Lake District to optimize opportunities and infrastructure upgrades, as well as be compatible with existing and future neighbouring land uses.

Presently, there are also some existing features on the site which will need to be taken into consideration:

- ***Privately-owned Rail Spur Line Bisecting the Entire Site:*** Two small, slow-moving rail cars utilize the spur line approximately once a week for transportation to and from the neighbouring industry, Ingenia Polymers, who owns the spur line. At this time, the ownership and operation of the spur line is not anticipated to cease in the near future. The Mohawk Lake District Plan shall give consideration of how to minimize its negative impact to the overall redevelopment of the site, and provide recommendations on longer-term strategies to optimize the site and neighbouring properties.
- ***Canadian Military Heritage Museum:*** At 347 Greenwich Street, two City-owned buildings house the active Canadian Military Heritage Museum, a privately owned and operated museum. The Canadian Military Heritage Museum currently holds a three year lease with the City for the buildings, which expires on December 31, 2018, but is anticipated to be renewed for a minimum of 3 more years. It is intended that the Mohawk Lake District Plan enhance the viability of the Museum to continue to operate within these buildings indefinitely. The museum occupies 1,670 square metres (17,975 square feet) in two buildings.
- ***Cockshutt Plow Company Timekeeper's Building and Proposed Canadian Industrial Heritage Museum:*** Two small façades remain on 66 Mohawk Street and are remnants of a larger building historically known as the Cockshutt Plow Company Timekeeper's Building. The Timekeeper's Building was designated under the Ontario Heritage Act in 2002. Since that time, an unfortunate fire destroyed the majority of the building, but in 2013 the City preserved, secured and protected the remaining façade and portico. City Council has directed staff to pursue a lease with a private group called the Canadian Industrial Heritage Centre to use two acres around the Timekeeper's Building for a landscaped outdoor area to display artifacts and equipment from the historical industrial operations of Massey, Harris, and Cockshutt companies. It is intended that the Mohawk Lake District Plan shall incorporate the preservation of the Timekeeper's Buildings as part of the land use concept plan.

2.4 Extension of the Veterans Memorial Parkway 2 or 4 Lane Arterial Road:

To accommodate long term growth within the City, the *City's Transportation Master Plan of 2014* recommended the completion of the Veterans Memorial Parkway ("VMP," formerly BSAR) from Market Street to Wayne Gretzky Parkway. With the completion of this final link, the formerly envisioned BSAR extending from the City's south-west quadrant to the north-east quadrant would be complete.

Revitalization and Redevelopment Context: A previously completed Environmental Study Report of 1991 has put forward a recommended alignment of this missing road segment; however, this alignment no longer has any status. The City's Transportation Department is currently in the process of retaining a consultant to undertake a feasibility study to review updated potential alignments of the VMP from Market Street to Wayne Gretzky Parkway. The options for the VMP extension road alignments (anticipated to be up to four alternatives) will be evaluated on a number of factors, including proposed intensification and required road linkages within the Mohawk Lake District Study Area. It is expected that the Consultant will meet with the transportation consulting team as needed to share information. A final report for the feasibility study is expected to be available in the first quarter of 2018, and will, in turn, inform the Mohawk Lake District Plan.

2.5 City of Brantford Water and Waste Water Treatment Facility and Municipal Landfill Facility

The City's Water and Wastewater Treatment Facility is located within the Study Area and sits on land that includes designated open space. The Water and Wastewater Treatment Plant is the City's only facility for these services and currently has suitable capacity to operate in this location for the long term. The City's Municipal Landfill Facility is adjacent to the Study Area. The landfill is the City's only facility for these services and currently has capacity for an additional 50 years of operation.

Revitalization and Redevelopment Context: In the long term, the *Waterfront Master Plan (2010)* has identified the landfill property as an opportunity to become a key node for recreation because of its proximity to the Grand River.

2.6 Six Nations of the Grand River Territory

It is noted that two large parcels of land adjacent to the Study Area are part of the Six Nations of the Grand River Territory. The Mohawk Lake District Plan will not have jurisdiction over any lands governed by Six Nations of the Grand River; however, the Study may consider the context of these lands within the development of the District Plan overall.

SECTION 3: STUDY CONTEXT

City Council has identified the need to harmonize the revitalization initiatives occurring within the same geographic area surrounding Mohawk Lake and Mohawk Canal. The Mohawk Lake District has been established within the *2014-2018 City of Brantford Community Strategic Plan*, which is a document that

assists Council in setting priorities and utilizing resources. A website link to the *2014-2018 City of Brantford Community Strategic Plan* is provided in Section 11 herein. The following direction for the Mohawk Lake District is identified:

Goal 3 Managed Growth and Environmental Leadership,

Action 3.9 – Mohawk Lake District

“Explore the establishment of a Mohawk Lake District that includes a wide range of options for the revitalization/redevelopment of the Greenwich-Mohawk site as well as areas surrounding Mohawk Lake through community consultation. Complete existing remediation projects.”

SECTION 4: POLICY CONTEXT

4.1. Provincial Policy Statement

The *Province of Ontario’s Provincial Policy Statement (PPS)* provides policy direction on matters of provincial interest that relate to land use planning and development. The PPS supports appropriate planning and development while addressing matters regarding resources, health and safety, and the environment that are of provincial interest. The PPS sets the foundation for more efficient and sustainable planning and development within Ontario. The policies contained within the PPS form the policy foundation for preparing the Mohawk Lake District Planning Study.

4.2 The Growth Plan for the Greater Golden Horseshoe

The *Growth Plan for the Greater Golden Horseshoe (Growth Plan), July, 2017*, details a framework for managing growth in the Greater Golden Horseshoe until 2041. According to the Growth Plan, growth is to be concentrated in existing settlement areas, requiring compact settlement and development patterns. The subject lands are located within the Built Boundary and should help to create complete communities, enable an urban form supportive of pedestrians, transit, and other forms of transport, provide a diverse mix of land uses and contribute to high quality urban design of public and private spaces while conserving significant environmental lands and features. The policies and direction of the Growth Plan will guide how lands in the Mohawk Lake District will be planned and developed.

4.3 City of Brantford Official Plan

The current *City of Brantford Official Plan* recognizes that the Study Area is an area in transition, adjacent to an established residential neighbourhood, long-standing industrial operations, and a mature trail and open space network. In the current *City of Brantford Official Plan, Section 7.8.15*, the lands are designated as “Modified Policy Area #15”, which requires a comprehensive master plan to coordinate the development of individual properties. A website link to the *Official Plan* is provided in Section 11 herein.

Additionally, the City is currently undertaking an update to the Official Plan. Upon the completion of the Mohawk Lake District Plan, the Official Plan designation for the Greenwich Mohawk Site will be amended. The updated Draft Official Plan (2016), including current Draft Schedules shall be considered when developing the Mohawk Lake District Plan. A link to the *Draft Updated Official Plan* is provided in Section 11 herein.

4.4 City of Brantford Zoning By-Law 160-90

The current *City of Brantford Zoning By-Law 160-90* will be amended upon the completion of the Mohawk Lake District Plan. Currently, the Greenwich Mohawk Site is zoned as “M2-General Industrial”. In 2009, the City initiated a Zoning By-Law amendment to rezone the lands to implement a previous redevelopment concept plan; however, this was appealed by a neighbouring property owner. The appeal remains unresolved and it is intended that staff in the City’s Planning Department will address the appeal in conjunction with developing the Mohawk Lake District Plan.

The remaining properties within the Study Area vary in zoning, and include Open Space Type 1 (“OS-1”), Open Space Restricted Zone (“OS-3”), Core Commercial (“C1”), and General Industrial (“M2”). Many of the properties are also subject to the Flood Prefix (“F”) which indicates additional flood protection measures.

4.5 Cultural Heritage Landscape Designation

On August 9, 2016, City Council received the results of the *Cultural Heritage Landscape Feasibility Study: Mohawk Canal and Alfred Watts Hydro Generating Station Ruins (2016)*. Based on the recommendations of the feasibility study, City staff were directed to undertake a Technical Study and Conservation Plan to designate the Mohawk Canal and Alfred Watts Hydro Generating Station Ruins as a Cultural Heritage Landscape. It is intended for the designation to be addressed through an amendment to the *City of Brantford’s Official Plan* to support the conservation of the significant cultural and historical features along the Mohawk Canal corridor and the Alfred Watts hydro generating station ruins. A website link to the *Feasibility Study* is provided in Section 11 herein.

SECTION 5: MOHAWK LAKE DISTRICT PLAN – STUDY DETAILS

5.1 Purpose and Scope

The purpose of the District Plan Study is to develop a comprehensive land use structure and policy framework to guide future development for the Mohawk Lake District area, consistent with the City’s Official Plan, Provincial Plans and other City master plans and initiatives.

The Consultant will complete the Mohawk Lake District Planning Study, and will evaluate and analyze options for future development and revitalization of the Study Area to produce a recommended preferred concept plan and land use policies, which may include:

- i. Amendments to the Official Plan and Zoning Bylaw;
- ii. Where applicable, the anticipated boundaries of implementing plans of subdivision;
- iii. Cost estimates of the works necessary, and phasing;
- iv. Recommendations related to the City's options regarding the retention or sale of City-owned lands or strategic acquisition of any other lands within the Study Area at different stages; and
- v. Recommendations for further study.

5.2 Study Objectives

Each component of the work plan is expected to achieve the following specific objectives:

- i. To align and coordinate planning information with several other municipal projects and initiatives occurring in the Study Area;
- ii. Incorporate efficient, cost-effective development and land use patterns that help to achieve Provincial growth targets and densities, prescribed in the *Growth Plan for the Greater Golden Horseshoe*;
- iii. To identify the location and appropriate mix of a range of land uses, including any emergency or surface infrastructure (i.e. stormwater management facilities) but excluding industrial uses, and identify the appropriate buffering and compatibility between existing and future uses;
- iv. To provide detailed development policies and urban design guidelines to ensure development of these lands is consistent with the City's Official Plan, and achieves the objectives of the Provincial Policy Statement, and conforms to the Growth Plan, as well as represents current and contemporary land use planning principles;
- v. To identify environmental attributes and constraints and prepare a development concept plan that protects and enhances the natural environment;
- vi. To undertake a comprehensive transportation assessment to determine the potential development impacts on existing intersections and roadways within and immediately surrounding the Study Area;
- vii. To utilize the complete streets approach to ensure that urban elements are connected to each other and to adjacent portions of the City by roads, trails, pedestrian and bicycle facilities and transit routes in order to create transit supportive, pedestrian and bicycle-friendly, accessible, convenient, safe and energy efficient environments;
- viii. To undertake the study in a manner that engages the Brantford community and Six Nations of the Grand River Territory in accordance with the *City of Brantford's Community Involvement Framework*; and
- ix. To complete the study in a timely and efficient manner.

SECTION 6: WORK PROGRAM AND CONSULTANT DELIVERABLES

In preparing the Mohawk Lake District Plan, the Consultant shall have regard to the study objectives outlined in Section 5.2. A community engagement and communications strategy, described more fully in Section 7.0, is also to be integrated into the completion of the Mohawk Lake District Plan.

6.1 Work Program

The following components of work program are divided into three main phases:

Phase 1: Background Analysis

1. Review all documentation associated with the properties within the Study Area;
2. Compile topographic and soils information for the Study Area;
3. Review all documentation relating to sanitary sewer servicing and water treatment servicing demands associated with the Study area, including comparison against available treatment plant capacity;
4. Review all documentation related to storm water management requirements associated with Mohawk Lake, Mohawk Canal, and the Grand River, and related tributaries and historic water quality and soil/sedimentation analysis. Updated information on water and soil sediment quality for Mohawk Lake and Mohawk Canal may become available during the work program (estimated 2018);
5. Review the existing and proposed road network, and existing and forecasted traffic volumes. The Consultant is expected to confer with the consultants undertaking a separate *Feasibility Study for the Veterans Memorial Parkway (2017)*, and to consider the alignment alternatives for the Veterans Memorial Parkway that are developed and proposed impacts to the Study Area;
6. Review the existing and proposed transit system, and identify factors affecting feasibility and functionality of extension of the proposed network of roads, transit, pedestrian and bicycle routes, incorporating linkages or connections to established and proposed neighbourhoods where applicable. Review the *Multi-Use Trail/Bikeway Implementation Plan (2000)*, provided in *Section 11*;
7. Review the *City's Waterfront Master Plan (2010)* and identify how area improvements or new development will achieve the recommendations of this Plan with respect to this area;
8. Review land needs for the Study Area in the context of the existing and potential land use structure of the City and consider the recommendations of the *City of Brantford's Economic Development Strategy Review and Update (2016)* provided in *Section 11*;
9. Review the current *City of Brantford Official Plan*. In particular, Section 7.8.15 Modified Policy Area #15 is the current designation of the Greenwich Mohawk Site and outlines the requirement to develop amended policies that are consistent with *Provincial Policy Statement* and *Provincial Growth Plan* requirements;

10. Review the need for additional active and passive parkland and community facilities for the Study area, and identify the need for and appropriate locations for park and community facilities within the Study Area. Updated recommendations from the *City-wide Parks and Recreation Master Plan (anticipated Fall 2017)* can be provided;
11. Review the existing heritage resources, including the results of the *Feasibility Study for Mohawk Canal and Alfred Watts Hydro Generating Station Ruins (2016)* to compile the following:
 - i. Review and supplement information provided in the *Cultural Heritage Feasibility Study (2016)*;
 - ii. An inventory and map of the cultural heritage resources and attributes of the landscape, including, but not limited to buildings, structures, architectural details, landmarks, views, natural features, vegetation, archaeological resources, land uses;
 - iii. An analytical listing of current and recommended conservation measures for the cultural heritage resources and attributes of the cultural heritage landscape;
12. The Consultant will keep abreast of changes in provincial planning policies and provide information and consult with appropriate ministries throughout the Study to ensure that recommendations are consistent with provincial policies.

Phase 2A: District Plan Preliminary Land Use Concept Plans

13. Prepare a minimum of three alternative preliminary land use concept plans to:
 - i. Reflect the preferred and most feasible future uses for the lands in the Study Area, taking into consideration any current and future opportunities and constraints;
 - ii. Configure land use patterns to meet identified requirements for residential, commercial, and institutional uses, parks, and community facilities, and provide block level detail for the Greenwich Mohawk Site;
 - iii. Reflect limits of developable areas as governed by existing site characteristics and constraints, infrastructure issues (i.e. rail-line, retaining walls, utilities), heritage resources and other design criteria;
 - iv. Outline the proposed transportation layout, including internal roads;
 - v. Incorporate servicing requirements (water, sanitary, storm), including the location of conceptual stormwater management facilities, and surface drainage plans;
 - vi. Incorporate innovative measures regarding the movement of automobiles, cyclists, and pedestrians through the use of roundabouts, traffic calming measures and pedestrian crossings, and accessibility where appropriate; and
 - vii. Draft documents for the cultural heritage landscape designation for Mohawk Canal and Alfred Watts hydrogenating system ruins.

Phase 2B: Comparative Analysis and Recommendation for the Final Preferred Concept Plan

14. For at least two of the conceptual site plans, prepare digital 3-D conceptual models and a written comparative analysis on the basis of land use distribution and yields, transportation network

impacts, servicing capabilities, potential impacts on environmental and heritage resources, and an overall S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) analysis of the concepts.

15. Based on input received during the public engagement sessions, the City's staff technical team will select a preferred concept plan.

Phase 2C: Supporting Studies for the Preferred Concept Plan and Completion of the Final Mohawk Lake District Plan

16. The Preferred Concept Plan will be further refined through the following additional studies:

- i. A traffic impact study to estimate demands/capacities required to support the preferred land use concept, as well as analyzing the impact of the proposed alignment of the Veterans Memorial Parkway;
- ii. Functional servicing review to estimate demands/capacities required to support the preferred land use concept;
- iii. A noise, odour, dust, and vibration study based on *Ontario Compatibility between Industrial Facilities ("D6 Guidelines")*;
- iv. Environmental impact study; and
- v. Detailed economic analysis of estimated future servicing costs, land market values, and future tax assessment to evaluate the feasibility of implementing the Preferred Concept Plan and to inform the recommendations for either retention or sale of the City-owned lands.

17. The Mohawk Lake District Plan shall include the following supporting documentation:

- i. A statement of principles upon which the preferred concept is based and upon which to guide the preparation and evaluation of subsequent implementation plans;
- ii. How the Preferred Concept Plan is consistent with the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*;
- iii. A description and analysis of the proposed land use distribution, including the proposed land use mix, ratio, densities, lot and block sizes, and other community facilities;
- iv. Recommendations of the proposed transportation network, including the proposed road hierarchy, potential traffic volumes, potential transit routes, identification of where traffic signalization or roundabouts may be required, safe pedestrian and cycling movements, and how the trail and bikeway network will be connected to the road extensions in the Study Area;
- v. Recommendations regarding servicing details, with drawings, on recommended stormwater management facilities, sanitary sewer design and provision of water, hydro, gas, telephone, and cable services to serve the Study Area sufficiently;
- vi. A description of how the existing and proposed network of trails, parks, and natural, heritage resources are to be managed within the Preferred Concept Plan, including any linkage or integration of stormwater facilities within the open space system;

- vii. A specific Conservation Plan for the Cultural Heritage Landscape Designation for Mohawk Canal and Alfred Watts hydro generating station ruins to recommend various detailed conservation measures, which may include, but are not limited to the following:
 - An Official Plan amendment for the cultural heritage landscape designation;
 - A statement of significance for the cultural heritage landscape;
 - A management strategy for the cultural heritage landscape, which will include public education and heritage resource interpretation.
- viii. Urban design guidelines specific to the Study Area to address, but are not limited, to the following:
 - Built-form design standards;
 - Recommended architectural elements to reflect the built heritage of the former buildings on the Greenwich Mohawk Site;
 - A comprehensive streetscape plan, that articulates specific urban design issues to be addressed in implementing zoning by-laws, plan(s) of subdivision or site plan approvals;
 - The location of specific features, sites, and/or residential lots within the Study Area that require specific lot and building placement, orientation and architectural features;
 - Urban design and architectural guidelines; and
 - Consideration of the Crime Prevention through Environmental Design (CPTED) principles to maximize community safety.
- ix. A plan for the staging of development;
- x. Recommendations related to the City's options to expedite the redevelopment of the lands for the desired uses and options regarding the retention or sale of the City-owned lands and/or acquisition of other lands within the Study Area at different stages (strategies may include public or private undertakings, or a combination); and
- xi. Draft wording for an Official Plan Amendment and Zoning By-law Amendment.

Phase 3: Final District Plan and Presentations

- 18. The Consultant will prepare all deliverables and supporting documentation, and will present the recommended Mohawk Lake District Plan to Council and the public at large.

6.2 Deliverables:

The deliverables will include:

- A communications strategy;
- A community engagement strategy and summary;

- A vision statement for the Mohawk Lake District Plan, based on the Greenwich Mohawk “word cloud” and the results of the background analysis and other previous public engagement sessions;
- A minimum of three alternative preliminary land use concept plans;
- A digital 3D model and written comparative analysis for at least two of the land use concept plans and a recommendation for the Preferred Concept Plan;
- A final Preferred Concept Plan and a digital 3D concept plan model;
- Supporting studies for the Preferred Concept Plan (outlined in Section 6.1, Item 16 of the terms of reference);
- A Draft Official Plan Amendment; and
- A Draft Zoning By-Law Amendment.

All deliverables are to be submitted to the City, the final format for which shall be determined by the City and Consultant prior to submission. A minimum of ten hard copies of each deliverable at each stage of the study is required, as well as, an electronic version of the deliverable including all drawing files (i.e. AutoCAD or Shape Files) are required to be submitted to the City. All materials submitted will become the property of the City.

SECTION 7: COMMUNITY ENGAGEMENT

In keeping with *Corporate Policy 037* and the *City of Brantford’s Community Involvement Framework* (website link provided in Section 11 herein), the Consultant will be required to facilitate a comprehensive public consultation program to provide timely information to stakeholders and the community about the project and to gather information. This formal community consultation will outline the method(s) and tools for engaging stakeholders in the community and maximizing input at each stage of the project. The Consultant, in conjunction with the City’s staff technical team, will be expected to design and carry out a public participation and communications program throughout the duration of the project that meets the ten objectives set out in *Corporate Policy 037*.

Details of the Communications Strategy and Community Engagement Strategy are as follows:

7.1 Communications Strategy

The detailed Communications Strategy shall address, but is not limited to, the following:

- i. A consistent method to communicate notices on project updates and upcoming meetings, and to summarize and share the results for all project components;
- ii. Timely provision of materials and content for any notices or communications for all project components;
- iii. Timely provision of documents for review by the City’s staff technical team; and
- iv. Make use of a variety of media resources, including social media to share information and gather feedback.

7.2 Community Engagement Strategy

The Community Engagement Strategy shall address, but is not limited to, the following:

- i. A minimum of three public sessions, including a design charette that invites stakeholders and the general community to provide feedback to populate ideas specific to generating the draft land use concepts, prior to presentation of the draft Mohawk Lake District Plan document to City Council;
- ii. Identify mechanisms for direct consultation with property owners and other stakeholders at the beginning and throughout the project process;
- iii. Identify mechanisms for general consultations with the development community and real estate experts to provide information on development opportunities, constraints, and market conditions;
- iv. At the start of the work program, arrange at least one meeting with the City's Greenwich Mohawk Site Remediation consultants to gather information about the site's environmental conditions and anticipated risk management measures;
- v. As needed, meet with the consultants preparing the Feasibility Study for the Veterans Memorial Parkway;
- vi. A summary of the community engagement program documenting details of format, attendance, and objective of each event and a summary of the comments and feedback received during each session.

7.3 Six Nations of the Grand River Communications and Community Engagement Program

- i. Design and implement a dedicated communications and engagement program for Six Nations of the Grand River stakeholders;

The above shall be treated as a minimum and as part of the Consultant's proposal. A detailed schedule and outline of the public participation, including presentation to City Council, and communications strategy is to be provided by the Consultant and is subject to finalization by the City.

The following major stakeholders shall be included in the public engagement program:

- City of Brantford Mayor and members of Council, specifically the Ward 5 Councillors
- Property owners in the Study Area
- Six Nations of the Grand River
- Canadian Military Heritage Museum
- Canadian Industrial Heritage Centre
- Woodlands Cultural Centre
- Her Majesty's Royal Chapel of the Mohawks
- Eagle Place Neighbourhood Association and Hub
- Mohawk Lake Group
- Brantford Heritage Committee
- Grand River Conservation Authority

It is noted that some preliminary visioning has occurred with many of these stakeholders for related projects in the area. The results of these visioning sessions are provided in *Staff Report CD2015-169, September 2015* available through the website link in Section 11 herein. These visioning results will be considered a starting point for the Mohawk Lake District Plan. Other community engagement events under the work program will seek to refine these ideas.

PHASE/SECTION	MILESTONES AND DELIVERABLES	Approximate timing for completion
1 & Section 7	<ul style="list-style-type: none"> • Background Analysis • Communications and Communication Engagement Strategies (Sections 7.1 and 7.2) • Communications and Community Engagement Strategies for Six Nations of the Grand River Stakeholders (Section 7.3) 	December 30, 2017 [Duration: 3 months]
2A & Section 7	<ul style="list-style-type: none"> • District Plan Preliminary Land Use Concept Plans • Completion of 2 public engagement sessions, plus those for Six Nations, and other general consultation meetings (Sections 7.2 and 7.3) 	July 30, 2018 [Duration: 7 months]
2B & Section 7	<ul style="list-style-type: none"> • Comparative Analysis and Recommendation for the Final Preferred Concept Plan • Completion of a third public engagement session, plus those for Six Nations, and other general consultation meetings (Sections 7.2 and 7.3) 	October 30, 2018 [Duration: 3 months]
2C	<ul style="list-style-type: none"> • Supporting Studies for the Preferred Concept Plan 	June 30, 2019 [Duration: 8 months]
3 & Section 7	<ul style="list-style-type: none"> • Final District Plan and Presentations (Sections 7.2 and 7.3) 	September 30, 2019 [Duration: 3 months]
	TOTAL	24 months

SECTION 8: PROJECT MANAGEMENT

The District Study is to be undertaken on behalf of the Council of the Corporation of the City of Brantford. This sub-section describes the role and function of the two components of the project management. Community consultation will also provide an important role in the project direction and a description of the community consultation component is detailed in Section 7.0 of this document. The following primary teams will provide project direction:

8.1 General Project Management

The City's Policy Planning Division will administer this Study, with a close working relationship with staff from Current Development Planning and Economic Development. The City will designate a Project Manager, who will be the day-to-day liaison with the Consultant in regard to all aspects of the Study.

8.2 Staff Technical Team

The City's staff technical team will consist of staff from various departments, including Public Works, Parks and Recreation, Economic Development, and other agencies, as needed throughout the course of the project. The staff technical team will be responsible for the following:

- Provide input with regard to technical issues;
- Liaise with outside agencies that are not represented on the Committee;
- Provide technical assistance to the Consultant; and
- Ensure that all municipal input is provided in an efficient and co-coordinated fashion, and ensure all aspects of the Terms of Reference are properly addressed.

SECTION 9: COMPLETION DATE

The Consultant shall complete the Mohawk Lake District Plan, including presentation of the draft District Plans to City Council within two years from the date of commencement. The City expects that the Consultant will commence work on the project as soon as the project is awarded.

SECTION 10: BUDGET

The total budget for this project is \$200,000. excluding HST and including expenses.

Expenses included in the Consultant's fee shall include, but may not be limited to:

- (i) communication costs (phone/cell phone, fax, data, etc.);
- (ii) routine production of drawings and documents;
- (iii) printing costs at each phase for the required deliverables;
- (iv) travel expenses to and from the site; vehicle and fuel costs; parking; meals;
- (v) courier services; and
- (vi) delivery of project reports and photos.

All expenses not listed above shall be approved by the City's Project Manager prior to any expenditure by the Consultant.

Other costs, including hall rentals, advertising for public meetings, etc. will be incurred by the City where prior approval by the City has been attained by the Consultant.

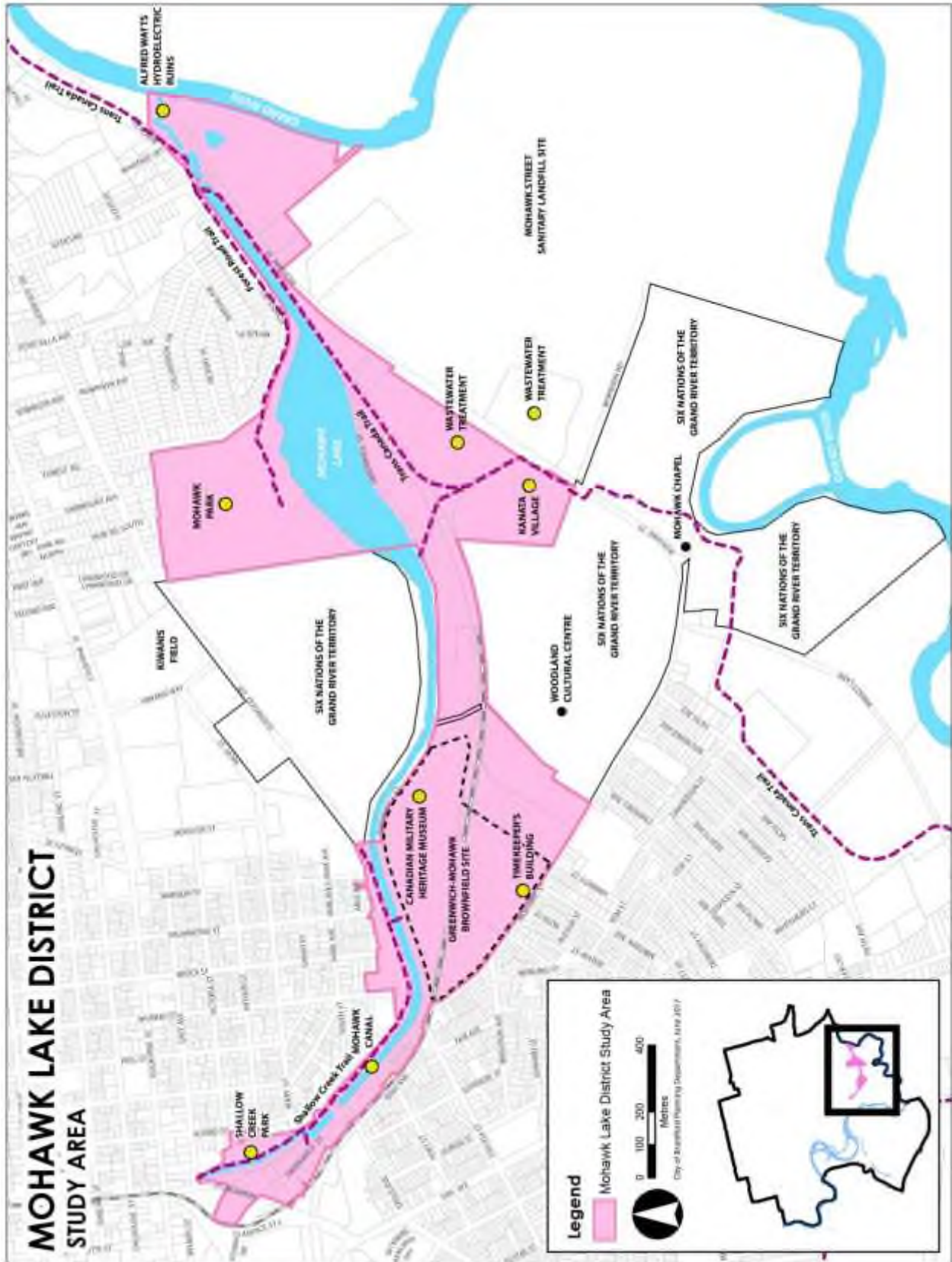
SECTION 11: EXISTING INFORMATION

The following documents are available on the City's website at www.brantford.ca:

- i. [The Official Plan for the City of Brantford](#)
- ii. [The Draft Updated Official Plan for the City of Brantford \(2016\)](#)
- iii. [The Comprehensive Zoning Bylaw 160-90 for the City of Brantford](#)
- iv. [City of Brantford Urban Design Guidelines for Intensification Proposals](#)
- v. [City of Brantford 2014-2018 Community Strategic Plan](#)
- vi. [City of Brantford Community Profile \(2016\)](#)
- vii. [City of Brantford Economic Development Strategy Review and Update \(November 2016\)](#)
- viii. [City of Brantford Economic Development Strategy Review and Update – Implementation Plan \(2016\)](#)
- ix. [City of Brantford Situational Analysis \(March 2016\)](#)
- x. [Cultural Heritage Landscape Feasibility Study: Mohawk Canal and Alfred Watts Hydro Generating Station Ruins \(May 2016\)](#)
- xi. [2015 Residential Monitoring Report](#)
- xii. [Brant/Brantford Affordable Housing Strategy \(2010\)](#)
- xiii. [City of Brantford Multi-use Trail/Bikeway Implementation and Design Plan 2000](#)
- xiv. [Mohawk Park Information](#)
- xv. [Master Servicing Plan 2014](#)
- xvi. [City of Brantford Transportation Master Plan 2007](#)
- xvii. [City of Brantford Transportation Master Plan 2014](#)
- xviii. [Ontario Compatibility between Industrial Facilities \(“D6 Guidelines”\)](#)
- xix. [Staff Report CD2015-169 Greenwich Mohawk Redevelopment Public Consultation Results \(September 2015\)](#)
- xx. City of Brantford Corporate Policy 037 Community Involvement Policy (included with this RFP)

Other information reasonably required by the consultant will be provided by the City.

FIGURE 1 - Map: Mohawk Lake District Study Area



Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Monday, November 27, 2017 10:01 AM
To: Morrisey, John (MTO); TGudgeon@brantford.ca
Subject: RE: Brantford Water, Wastewater and Stormwater Master Servicing Update

Hi John,

Copy of the PIC material can be viewed at the link below.

<http://www.brantford.ca/Projects%20%20Initiatives%20%20Official%20Plan%20Review/Nov%2017%20PIC%20Presentation.pdf>

Regards

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Morrisey, John (MTO) [mailto:John.Morrisey@ontario.ca]
Sent: Friday, November 24, 2017 3:17 PM
To: TGudgeon@brantford.ca; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: Brantford Water, Wastewater and Stormwater Master Servicing Update

Tara and Julien

The Notice of Study Commencement for the Brantford Water, Wastewater and Stormwater Master Servicing Update has been received, and I understand you had a Public Information Centre on November 16th 2017. If you could provide me with materials from the PIC it would be appreciated.

Please continue to circulate me on all future consultation opportunities as they come up.

Regards,

John Morrisey
Corridor Management Planner
Corridor Management Section
Engineering Office
Ministry of Transportation
659 Exeter Road, London, ON
N6E 1L3
Telephone 519-873-4597

Fax 519-873-4228
John.morrissey@ontario.ca

Danielle MacKinnon - GM BluePlan

From: Tara Gudgeon <tgudgeon@brantford.ca>
Sent: Tuesday, November 28, 2017 12:30 PM
To: Julien Bell - GM BluePlan
Subject: FW: Brantford Transportation Master Plan Update
Attachments: 2017-11-27 - Brantford Transportation MP HPU MTCS comments.pdf

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford – Public Works Commission
General Managers Office – Office of Continuous Improvement
519-759-4150 ext. 5640

From: Ting Ku
Sent: Monday, November 27, 2017 1:36 PM
To: Alan Waterfield; Tara Gudgeon
Subject: FW: Brantford Transportation Master Plan Update

Info

Ting Ku, [P. Eng., PTOE](#)
Manager of Transportation and Parking Services
[City of Brantford](#), Engineering Services
Phone: 519-759-4150 x 5691 (NEW)
Mobile: 519-732-8160
Email: tku@brantford.ca

From: Muller, Joseph (MTCS) [<mailto:Joseph.Muller@ontario.ca>]
Sent: Monday, November 27, 2017 12:24 PM
To: pbumstead@dillon.ca
Cc: Ting Ku
Subject: Brantford Transportation Master Plan Update

Hello Paul Bumstead:

Please find attached my comments from the Heritage Program Unit at the Ministry of Tourism, Culture and Sport on the above project, and contact me if you have any questions or would like to discuss the file. Thank-you for your assistance,

Joe

Joseph Muller, RPP, MCIP

Heritage Planner
Ministry of Tourism, Culture and Sport
Culture Division | Programs and Services Branch | Heritage Program Unit

401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7

Tel. 416.314.7145 | Fax. 416.212.1802

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**Ministry of Tourism,
Culture and Sport**

Heritage Program Unit
Programs and Services Branch
401 Bay Street, Suite 1700
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Tel: 416 314 7145
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**Ministère du Tourisme,
de la Culture et du Sport**

Unité des programmes patrimoine
Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto ON M7A 0A7
Tél: 416 314 7145
Télééc: 416 212 1802



November 27, 2017 (EMAIL ONLY)

Paul Bumstead
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto, ON M2J 4Y8
E: pbumstead@dillon.ca

RE: MTCS file #: 29EA019
Proponent: City of Brantford
**Subject: Notice of Commencement, Municipal Class Environmental Assessment
Transportation Master Plan Update**
Location: Brantford, Ontario

Dear Paul Bumstead:

Thank you for providing the Ministry of Tourism, Culture and Sport (MTCS) with the Notice of Commencement for your project. MTCS's interest in this Master Plan project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land-based and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the Municipal Class Environmental Assessment (EA) process, the proponent is required to determine a project's potential impact on cultural heritage resources. A Master Plan project at minimum will address Phases 1 and 2 of the Municipal Class EA process. Developing and reviewing inventories of known and potential cultural heritage resources within the study area can identify specific resources that may play a significant role in guiding the evaluation of alternatives for subsequent project-driven EAs.

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

Archaeological Resources

Your Master Plan project may impact archaeological resources and you should screen the project with the MTCS [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) to determine if archaeological assessments will be needed for subsequent project-driven Municipal Class EAs. MTCS archaeological sites data are available at archaeology@ontario.ca, and if your Master Plan project area exhibits archaeological potential or encompasses archaeological sites of high cultural heritage value or interest, these data should be used in the evaluation of alternatives.

Built Heritage and Cultural Heritage Landscapes

The MTCS [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether your Master Plan project may impact cultural heritage resources. The Clerk for the City of Brantford can provide information on property registered or designated under the *Ontario Heritage Act* and municipal Heritage Planners can also provide information that will assist you in completing the checklist. A determination of whether the Master Plan project area impacts potential or known heritage resources of cultural heritage value or interest should be used in the evaluation of alternatives.

If subsequent project-driven Municipal Class EAs may impact potential or known heritage resources MTCS recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MTCS for review, and make it available to local organizations or individuals who have expressed interest in review.

Environmental Assessment Reporting

All technical heritage studies and their recommendations are to be addressed and incorporated into Master Plan projects. Please advise MTCS whether any technical heritage studies will be completed for your Master Plan project, and provide them to MTCS before issuing a Notice of Completion. If your screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the Master Plan report or file.

Thank-you for consulting MTCS on this project: please continue to do so through the Master Plan process, and contact me for any questions or clarification.

Sincerely,

Joseph Muller, RPP/MCIP
Heritage Planner
Joseph.Muller@Ontario.ca

Copied to: Ting Ku, Manager of Transportation and Parking Services, City of Brantford

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MTCS makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MTCS be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MTCS if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Thursday, November 30, 2017 10:13 AM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: Brantford Master Servicing Plan Update
Attachments: 2017-11-27 - Brantford Master Servicing Plan HPU MTCS comments.pdf

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Muller, Joseph (MTCS) [mailto:Joseph.Muller@ontario.ca]
Sent: Monday, November 27, 2017 12:24 PM
To: Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Cc: tgudgeon@brantford.ca
Subject: Brantford Master Servicing Plan Update

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Joe

Joseph Muller, RPP, MCIP

Heritage Planner
Ministry of Tourism, Culture and Sport
Culture Division | Programs and Services Branch | Heritage Program Unit

401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7

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**Ministère du Tourisme,
de la Culture et du Sport**

Unité des programmes patrimoine
Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto ON M7A 0A7
Tél: 416 314 7145
Télééc: 416 212 1802



November 27, 2017 (EMAIL ONLY)

Julien Bell, P.Eng.
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
E: Julien.Bell@gblueplan.ca

RE: MTCS file #: 29EA021
Proponent: City of Brantford
Subject: Notice of Commencement, Municipal Class Environmental Assessment
Master Servicing Plan Update
Location: Brantford, Ontario

Dear Julien Bell:

Thank you for providing the Ministry of Tourism, Culture and Sport (MTCS) with the Notice of Commencement for your project. MTCS's interest in this Master Plan project relates to its mandate of conserving Ontario's cultural heritage, which includes:

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- Cultural heritage landscapes.

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Thank-you for consulting MTCS on this project: please continue to do so through the Master Plan process, and contact me for any questions or clarification.

Sincerely,

Joseph Muller, RPP/MCIP
Heritage Planner
Joseph.Muller@Ontario.ca

Copied to: Tara Gudgeon, Manager of Continuous Improvement, City of Brantford

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Please notify MTCS if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Danielle MacKinnon - GM BluePlan

From: Mariëtte Pushkar <mariëtte.pushkar@ecosystemrecovery.ca>
Sent: Monday, April 23, 2018 8:48 PM
To: [REDACTED]
Cc: Alan Waterfield; Paul Lowes; Julien Bell - GM BluePlan; 'Brad Bricker'
Subject: Brantford Surface water feature assessment
Attachments: cvc trca 2014 HeadwaterDrainageFeatures.pdf

Hello [REDACTED],

It was a pleasure to meet you on site today – thank you for providing access to your properties for the Surface Water Drainage Feature assessment. This work is being undertaken for the City, to support the required watershed planning and environmental analysis pertaining to the Official Plan Review.

As discussed today, attached is the Headwater Drainage Feature guideline document which outlines the requirements for the field assessment that is being undertaken.

During our conversation, [REDACTED] indicated that a four season environmental inventory has already been completed for a large block of properties in your area. If there is opportunity for our team to review this information, then it is possible that no further environmental work may be necessary in your area. Please let us know if this information could be made available to our team.

As noted today, we will advise in advance when we next anticipate being on site for the second assessment period as per the attached guidelines.

If you have any questions, please do not hesitate to call, or send an email.

Sincerely,

Mariëtte

Mariëtte Pushkar, M.Sc., P.Geo
Senior Fluvial Geomorphologist

519.621.1500 T. (ext 105)
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Ecosystem Recovery Inc.
80 Courtland Ave. E., Unit 2
Kitchener, ON
N2G 2T8

www.ecosystemrecovery.ca



Evaluation, Classification and Management of Headwater Drainage Features Guidelines January 2014



ACKNOWLEDGEMENTS

The following is a list of supporters and contributors that assisted us in completing this guideline. We would like to sincerely thank the following organizations (in no particular order) and their dedicated staff/participants. We would like to specifically acknowledge the contributions of Les Stanfield to this document:

The Oak Ridges Moraine Foundation
Regional Municipality of Peel
Regional Municipality of York
University of Waterloo
Halton Conservation
Lake Simcoe and Region Conservation Authority
Central Lake Ontario Conservation Authority
Ganaraska Region Conservation Authority
Ministry of Natural Resources (Southern Science and Information Section)
Lake Simcoe Clean Up Fund
Fisheries and Oceans Canada
Great Lakes Sustainability Fund
Toronto Remedial Action Plan
Headwater Steering Committee
Southern Ontario Stream Monitoring and Research Team

We would like to thank the following consultants for providing their comments on this version and/or previous versions of the document: Cam Portt, George Coker, Paul Villard, Rick Hubbard, Michael Roy, Sal Spitale and Brent Teglar.

Please reference this document as:

Evaluation, Classification and Management of Headwater Drainage Features Guideline. Toronto and Region Conservation Authority and Credit Valley Conservation, TRCA Approval July 2013 (Finalized January 2014).

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INTRODUCTION

Conservation Authorities (CAs) are concerned with both rural and urban development or activities that can alter and/or eliminate headwater drainage features (HDFs) both individually and cumulatively. Such activities could have broad implications for water quality and quantity, recharge/infiltration, and the overall health of the local HDF and downstream habitats. These HDFs provide a multitude of functions, and alterations to these features can have implications on aquatic and terrestrial integrity within our watersheds. The spatial extent of HDFs can account for 70-80% of the total catchment area within a watershed (Gomi *et al.* 2002). Furthermore, 90% of a river's flow may be derived from catchment headwaters (Saunders *et al.*, 2002). Headwater systems are considered important sources of food, sediment, water, nutrients, and organic matter for downstream reaches. However, due to their small size and because these functions are poorly understood and typically underestimated, headwater drainage features can be vulnerable to impacts resulting from agricultural, aggregate and urban land uses, such as tile drainage, channel lowering, relocation, and enclosure (i.e. piping). In March 2007, Toronto Region Conservation Authority (TRCA) completed a literature review summarizing the state of the science around the natural functions of HDFs. This document has been augmented by several targeted research projects in the GTA designed to better understand both the ecology and the factors that impact HDFs (<http://trca.on.ca/the-living-city/water-flood-management/headwater-study.dot>). All of the research confirms that these features, though variable in terms of their form and functions, contribute in some way to maintaining healthy watersheds. These Guidelines reflect the best science available and are intended to support future decisions that will ensure the processes and pathways that these features support are maintained or improved.

The 1998 amendments to the *Conservation Authorities Act*, and subsequent approval of individual Section 28(1) Regulations by the Minister of Natural Resources in May 2006, gave all Conservation Authorities the legal right to apply a consistent definition of "watercourse," which is: "*An identifiable depression in the ground in which a flow of water regularly or continuously occurs*" (Section 28 (5) of the Conservation Authorities Act). Characteristics that qualify a feature as an HDF could also qualify that same feature as a watercourse under this definition and be subject to the conservation authorities' Section 28 regulations.

These guidelines have been developed to provide direction to practitioners for those features that are not clearly covered by existing policy and legislation as being important eco-hydrological features (e.g. perennial streams and provincially significant wetlands), but may contribute to the overall health of a watershed. The guidelines are intended to be used by practitioners contemplating alterations to HDFs and to address any type of alteration from restoration to feature removal from the landscape. This guideline can also be used to help direct watershed planning activities such as development of natural system planning, stewardship activities, and watershed planning. Upon consideration of the attributes and functions of HDFs, the evaluation (Part 1), classification (Part 2) and management (Part 3) of each drainage feature must be completed/determined to address the protection, conservation and mitigation of headwater functions (e.g. flow storage and conveyance, fish habitat, amphibian habitat, sediment and nutrient regulation, etc.). While the evaluation and classification is undertaken at the site specific scale, the management recommendations should consider the cumulative effects on the drainage network. The management recommendations are to be implemented through development design, including stormwater management and sustainable management practices, and where available, must take into consideration the recommendations of the relevant Fisheries Management Plan (FMP), Subwatershed or Watershed Plans.

Since HDFs vary widely in their flow, form and function (Williams, 2006), these guidelines utilize standardized survey methods and a tiered study design that directs practitioners to collect more rigorous data based on the risk of functional impairment to an HDF. The methods prescribed herein follow existing modules of the Ontario Stream Assessment Protocol (OSAP; Stanfield, 2010) and new modules have been developed to accommodate the needs of these guidelines. In this way, all data collected using these guidelines will contribute to a better understanding of HDFs facilitate effective comparisons between features and will enable an assessment of the effectiveness of the guidelines over time. As such, this approach supports the adaptive management cycle (Holling, 1978). Training in the application of OSAP modules is highly recommended. The modules can be found at: <http://trca.on.ca/the-living-city/monitoring/ontario-stream-assessment-protocol.dot>

PART 1: EVALUATION

The data collected in this part of the guideline will be used to classify the features and provide appropriate management options. Part 1, Evaluation is divided into 4 sections. Section A describes the study design considerations to be considered in determining where field work should be conducted. Section B addresses project scoping through a desktop exercise, and is intended to provide a framework for determining which protocols to apply. Sampling effort is described in Section C. Finally, Section D provides advice on information management, to both assist with preparing the data for classification and to ensure the information is available for future analysis.

The guidelines recognize that all HDFs contribute, to some degree, to the overall health of a watershed, and that their individual contribution to watershed health varies. As a result, these guidelines attempt to evaluate, in a consistent way, the contribution of sediment, food and flow transport to downstream reaches, as well as the use of these features by biota. Since not all HDFs are equivalent, a tiered approach is used to inventory the HDFs that balances information needs with the likelihood that alterations to HDF conditions might result in cumulative impacts to local and watershed health. Hence, the level of sampling effort will be commensurate with the sensitivity of the reach and potential impacts of alteration.

Pre-consultation should occur with the Conservation Authority to determine scope and to identify data gaps. Be advised that if the scoping exercise with the CA does not occur prior to the initiation of the assessment and aspects are scoped out of the field program that are not agreeable to the CA, that this may result in delays to the project and the possible requirement for additional data collection during the appropriate seasons. The outcome of applying this guideline should be integrated with the results of other studies such as an Environmental Impact Study/Natural Heritage Evaluation (EIS/NHE), and relevant information should be used to tie back to aquatic functions, and vice versa. Ultimately, the results of this guideline should be incorporated into an EIS/NHE, if one is required.

Since many of the management actions are implemented based on the seasonal contribution of HDFs to biota (fish, amphibians, etc), a large component of the field methods is directed at collecting information on the form and surficial flow patterns of each feature as well as the biota that utilize these habitats. A hierarchical approach is applied that focuses on first determining the nature of the feature, that is, whether it persists over time and the nature of its flow patterns. This information will direct subsequent field sampling efforts that will document conditions for each HDF.

The following definition of a headwater drainage feature will be used for the purposes of this guideline: *non-permanently flowing drainage features that may not have defined bed or banks; they are first-order and zero-order intermittent and ephemeral channels, swales and connected headwater wetlands, but do not include rills or furrows.**

[NB: *wetlands that are connected downstream through surface flow are considered to be headwater drainage features for the purposes of this guideline. A wetland definition is provided in the definitions section at the end of this document. Wetland size does not matter with regard to this wetland definition.]

A. STUDY DESIGN

A preliminary study design should be developed through a desktop exercise to help determine where sampling should occur. Local and watershed conditions should be screened using existing secondary information to determine the potential location of HDF's. These guidelines are to be applied to any drainage feature that is:

- part of the drainage network (i.e. drainage channels that are identified from aerial photography, and/or drainage lines result from ArcHydro analysis), or
- a groundwater seepage area or spring, or
- a connected headwater wetland (a surface outlet connects to downstream), **and**
- not a mapped or known perennially flowing stream.

Features within a valley are typically not considered HDFs and therefore are not addressed by this guideline, but still need to be considered through CA policies. In addition, while unconnected wetlands are not considered in this guideline, they still need to be assessed through an EIS, as required. If no HDFs have been identified through these methods, and/or there has been agreement with the Conservation Authority that there is no HDF present on the site through site inspection, then the guideline will not apply.

The study area should be examined using desktop information, such as ArcHydro analysis (may be available from the Conservation Authority), aerial photo interpretation, catchment size information, or using existing watercourse/OBM layers, to determine if there are any potential HDFs present and where they are located. The study design can be developed by conducting an aerial photo interpretation analysis at a scale no greater than 1:20,000, but preferably 1:10,000 or smaller. If available, ArcHydro can also be a helpful tool in determining where flow is expected to occur on the landscape.

Figure 1 shows an example of recommended sampling locations determined at a scale of 1:4,000. Sampling should occur in order to collect data from distinct HDFs within the study area. A new sampling location should occur where vegetation, flow or other habitat conditions change significantly and could result in a different classification. These changes will define the limits of the segment represented by that sampling point. For example, a new sampling location should be located downstream of the confluence of two distinct ArcHydro drainage lines, or where the feature type changes (e.g. defined channel to wetland, pond, etc.). A sample site will include 40 m upstream and downstream of the sampling location (or 40 m upstream depending on scope), so ensure that there is no overlap between sample sites. It is not necessary to sample unconnected wetlands (i.e. wetlands that do not have an obviously surface water outlet draining to downstream). The sampling strategy may change depending on field conditions. The headwater drainage features should be walked from end to end to determine where it is no longer a headwater drainage feature.

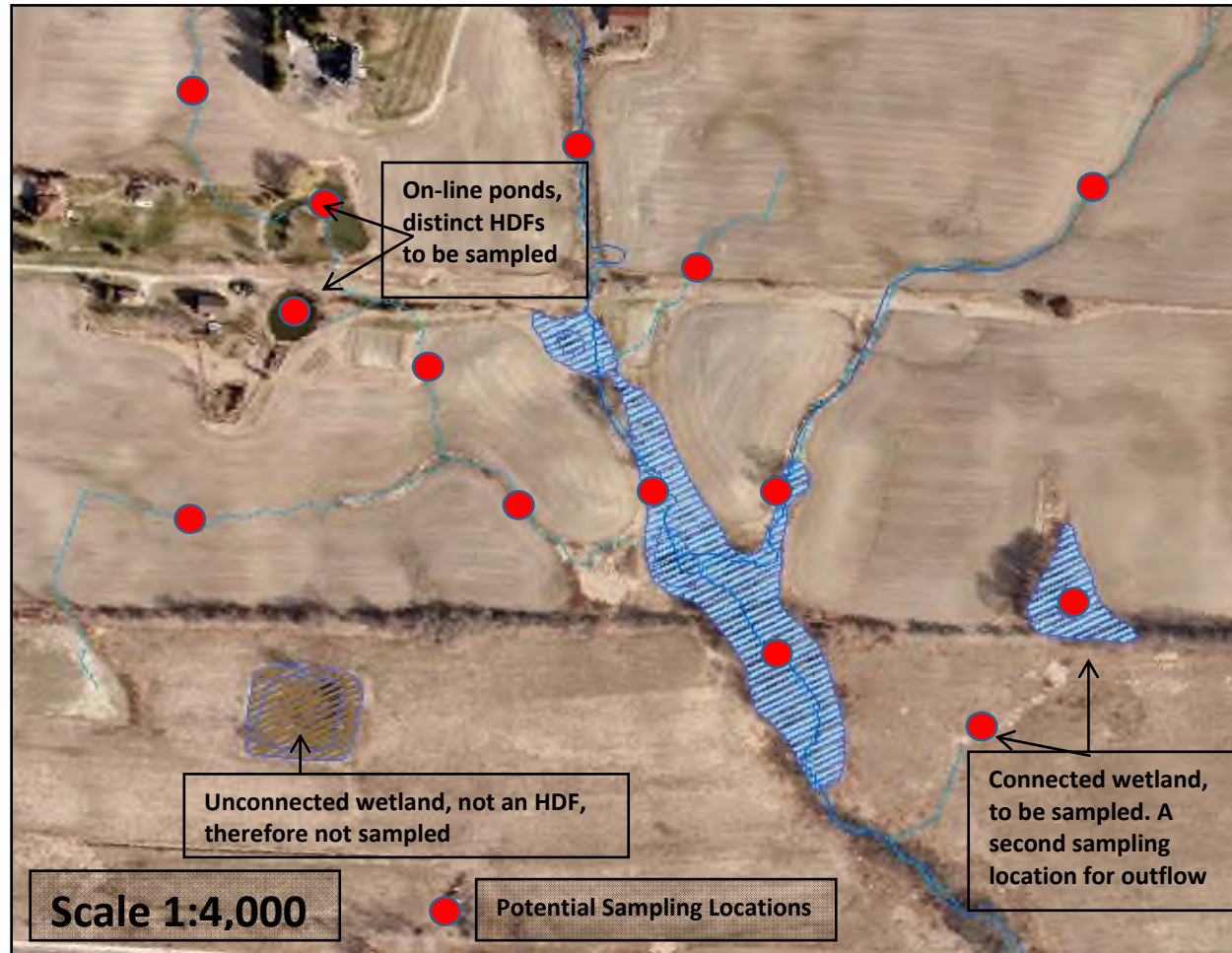


Figure 1: Example study design showing potential sampling locations. Distinct HDFs occur when a new feature type (i.e. pond, wetland, etc.) is encountered or when downstream of a confluence with another feature. Light blue lines indicate drainage lines as identified through ArcHydro analysis. Blue hatch indicates wetlands.

B. DATA GATHERING

The next step is to consult with other secondary sources of information to determine the sensitivity of the features to the proposed alteration. Existing sources of information should be sought to determine:

I. Presence of Sensitive Biota

Once a potential HDF has been identified, existing biological information should be consulted to determine the presence of sensitive species in the study area, including Species at Risk (e.g. Redside Dace, Jefferson salamander), or habitats where sensitive species may be found, such as designated natural areas (e.g. Provincially Significant Wetlands). Conservation Authorities and the Ministry of Natural Resources can be sources of these kinds of information. If any of these are present on, adjacent to or downstream of the study area, there may be regulatory or policy requirements that override the requirements contained within this guideline. It is recommended that the appropriate agencies be consulted. If existing information (e.g. Watershed Plan, Fisheries Management Plan, fish collection records, data points) indicates that there are sensitive species present on, adjacent to or downstream of the site, or that there is a likelihood that these species may be present but no current data exists, this will increase the sensitivity of the HDF and therefore increase the data requirements if alteration is proposed. Likelihood of the presence of habitat should also be considered based on a review of desktop information (e.g. aerial photos). Sensitive species include both terrestrial species, such as breeding amphibians, as well as aquatic species. Presence of sensitive taxa at or downstream of a study area will likely indicate a greater sensitivity to disturbances within an HDF and hence greater information needs.

II. Feature Form and Flow

The hydroperiod (seasonal pattern of water level fluctuation) of HDFs helps determine seasonal use of the feature by species that require water to carry out their life processes. The longer a feature contains water (i.e. longer hydroperiod) and the greater the volume of water, the greater the likelihood that the feature will provide important eco-hydrological functions. Indicators of longer hydroperiods, such as standing/open water, meanders, and channel definition, will necessitate a more intensive field survey than if only poorly defined HDFs with limited flow periods are present. Aerial photos are good sources of this information, but there may be other sources as well, such as Ontario Base Maps, Ecological Land Classification, soil mapping, topographic mapping, etc.

III. Proposed Activity

Some activities pose a greater risk to degrade the natural functionality of an HDF, than do others. Projects that have a neutral or positive benefit to an HDF are therefore of lower risk to ecosystem health than those that have a negative impact. Table 1 below provides a listing of examples of positive/neutral and negative alterations.

Table 1: Examples of alterations and their expected effects

Positive/Neutral Alterations	Negative Alterations
In-situ restoration	Relocation
Protection	Removal
Cattle fencing	Ditching
Wetland re-creation	Channelization
Flow reinstatement	Channel lowering
Tile drain removal	Terracing
Riparian replanting	Piping
Riparian buffers	Tile drain installation
Natural channel design	Flow diversion

C. SCOPING AND SAMPLING EFFORT

The amount of effort required to document conditions in a study area varies based on the flow conditions, types of habitat present, the presence of sensitive species, and the degree to which alterations to feature/habitat are being considered. Check with the Conservation Authority to ensure that there is agreement on the level of sampling effort required. Where Species at Risk are possible or known to be present, alternate sampling strategies may be necessary, and the local Ministry of Natural Resources (MNR) district office should/must be contacted.

Table 2 below indicates mandatory and additional data requirements, and the associated sampling intensity given sensitivity, hydroperiod and alteration potential. Surveyors can choose to collect only mandatory information at the start of the process if there are no negative alterations to the HDF proposed, or if the proposed alterations are yet unknown. However, if alterations are proposed later, data gaps will need to be addressed during the appropriate seasons, which may delay the project. Alternatively, surveyors can choose to collect additional information at the beginning of the process if it is likely that alterations will be proposed. It should be noted that these additional data requirements are also useful for positive alterations, and facilitate proper enhancement of existing habitat characteristics.

Where an Ontario Stream Assessment Protocol (OSAP) module is noted, the entire module is to be applied. However, the data collected in certain modules, such as OSAP Section 4, Module 10 (or OSAP S4.M10 for short) can be scoped if agreed to in advance with the Conservation Authority. The classification system outlined in Part 2 focuses on data collected through an evaluation of feature type, flow and riparian conditions as determined through application of OSAP S4.M10. However, the other information collected using the OSAP protocols can be useful for a number of other applications and should be collected when these data can assist in addressing other watershed or landuse planning objectives. For example, some data may help design the drainage system if alterations are proposed and to identify restoration opportunities. Additional data may be required to assist in developing natural heritage networks, directing watershed research (e.g. intensive sediment transport studies), or developing integrated watershed restoration priorities or monitoring programs. Table 3 below outlines the data for this module, and recommends how to scope data collection based on the study objectives.

Feature type, flow and riparian conditions should be documented in all circumstances. However, where negative (or sometimes positive) alterations are proposed, more comprehensive information may be necessary in order to adequately document the conditions that will need to be replaced or restored and to evaluate the project.

Table 2: Types of surveys to be carried out based on sensitivity, feature form and flow. In most cases, Standard Survey Type will be used. It may be possible to scope the data collected through these surveys if agreed to in advance by the Conservation Authority/municipality.

Survey Type	Sensitivity, Feature Form and Flow*	Mandatory Data Requirements		Additional Data Requirements For HDF Alterations	
		Flow Condition	Riparian	Fish and Fish Habitat	Terrestrial Assessment
Rapid	Sensitive species/habitat unlikely and/or ill-defined form, only ephemeral flow likely	OSAP S4.M10 (Headwaters)	OSAP S4.M10 (Headwaters)		
Standard	Sensitive species/habitat possible and/or ill-defined form, intermittent flow likely	OSAP S4.M10 (Headwaters)	OSAP S4.M10 (Headwaters)	OSAP S3.M1 and/or OSAP S3.M2 (Fish); OSAP S4.M9 (Barriers)	Marsh Monitoring Protocol for amphibians; Ecological Land Classification; Ontario Wetland Evaluation System (for wetlands ≥ 0.5 ha)
Diagnostic	Sensitive species/habitat likely/present and/or perennial flow is possible*	OSAP S4.M10 (Headwaters); OSAP S4.M5 (Standard flow survey); OSAP S4.M6 (Stream response to rainfall)	OSAP S4.M10 (Headwaters)	OSAP S3.M1 and/or OSAP S3.M2 (Fish); OSAP S4.M9 (Barriers)	Marsh Monitoring Protocol for amphibians; Ecological Land Classification; Ontario Wetland Evaluation System (for wetlands ≥ 0.5 ha)

*Prior to completion of field surveys, it is not always possible to discern the hydroperiod of the feature. If the feature is known to have perennial flow, this guideline does not apply. However, if the hydroperiod is uncertain, this guideline should be applied.

Table 3: Recommendations for scoping of data collection for OSAP S4.M10. Closed circles (●) indicate required data collection, and open circles (○) indicate recommended data collection, which can be further scoped depending on the study design.

Recommended Data Collection (OSAP S4.M10 field sheet)	Data Collection Objectives	
	Minimum to Complete Guideline Classification	*Positive or Negative Alterations Proposed to HDF
Mandatory fields at top of Page 1 (Site description, etc.)	●	●
<u>Upstream Data Only</u>		
Feature Type	●	●
Riparian Conditions	●	●
Flow Conditions	●	●
Feature Vegetation	●	●
Feature/Bankfull Width/Depths		●
Sediment Deposition/Transport		○
Flow Measures		●
Longitudinal Gradient		○
<u>Both Upstream and Downstream Data</u>		
Downstream data for all listed above		●
Water Quality Parameters		○
Site Features	●	●
Downstream Flow Measures		●
Channel Connectivity	●	●

*Positive alterations can include planning, strategic, or research initiatives that ultimately lead to restoration of HDFs, such as Natural Heritage System planning, restoration prioritization, and erosion/nutrient transport research.

Based on the above preliminary assessments, a strategy will emerge for the types of surveys to be conducted in each HDF segment, assuming that data does not already exist for the study area. If there are several HDFs in a study area a sampling strategy table should be generated to guide field work, indicating the sampling effort required for each feature.

Regardless of the data collected in a study area, it is imperative that accurate site descriptions and geo-coordinates are collected so that the information can be placed in time and space. Therefore, surveyors should fill out site description information for each location that represents a new sample site.

The following outlines the recommended sampling approaches based on the sensitivity of the feature to the proposed alteration, and what this will likely mean for watershed functions:

I. Rapid Methods

For low sensitivity sites, all components of the headwater sampling protocol (OSAP S4.M10) are to be applied, unless scoped in advance with the Conservation Authority. This module documents the HDF form and flow conditions, riparian vegetation and site features that are important components of habitat. It is a rapid assessment protocol, and should only take about 15-25 minutes to complete per site. Typically, determining the seasonality of flows within each HDF can be challenging, unless a permanent sampling device is installed (i.e. pressure transducer or crest stage gauge), however vegetation and channel form can be good indicators. However, the guidance provided in Table 3 will assist with determining seasonality. The site features portion of this module extends beyond the site boundaries to include all modifiers that could influence the HDF.

II. Standard Methods

In addition to the OSAP S4.M10 module, an electrofishing survey (OSAP S3.M1) should be conducted at a minimum of one sample site for each stream segment containing water during the sample period. While spring sampling is recommended, there may be timing restrictions on when sampling can occur that must be approved by the local MNR office. The ecological land classification protocol (ELC, 1998) should be applied to the riparian zone of each segment as a means of documenting community type. If appropriate habitat exists to potentially support amphibian breeding, a survey should be conducted following the Marsh Monitoring Protocol. Wetlands are very rare in southern Ontario, therefore, an evaluation as per the Ontario Wetland Evaluation Manual for Southern Ontario (OWES, 3rd Edition) may be required for any areas that contain facultative/obligate wetland species with a surface area that exceeds 0.5 ha and that are hydrologically linked to other wetland areas. Thresholds for these surveys vary by MNR district; therefore surveyors should contact either the local MNR office or the local Conservation Authority staff for clarification. (Note: although a wetland may not need to be evaluated using OWES, all HDF wetlands need to be evaluated and classified using these guidelines.). All potential barriers within the study area should also be assessed to determine whether there are existing barriers to fish that could be considered as part of remediation activities. Apply the barrier assessment module to each potential barrier in the study area (OSAP S4.M9). Additionally, if habitats exist that are not readily sampled by electrofishing, surveyors should consider using alternate methods to ensure that taxa that might utilize only this type of habitat are enumerated (e.g., seining [OSAP S3.M2], minnow traps, dip-nets, etc).

III. Diagnostic Methods

Greater certainty of conditions is required for HDFs that are considered to have higher sensitivity or longer hydroperiods. Existing hydrological models are unable to adequately predict flow in headwater streams, hence more diagnostic methods for quantifying and validating flow needs of the stream will be required (OSAP S4.M5; S4.M6). This information will be helpful in determining the water balance requirements for the feature. Therefore in addition to the modules recommended for rapid and standard methods, one site should be sampled for fish assemblages along each segment containing water in the spring and another in summer.

D. Information Management and Communication

Implementation of these guidelines requires that practitioners make strategic decisions about where, when and how much habitat is to be inventoried within a study area. It is important to document these decisions and the rationale that led to them. Prior discussion with the CA may be beneficial to identify areas to be sampled.

All data should be recorded onto standard OSAP sampling forms and transferred to a database (e.g. Flowing Waters Information System) for long term storage and to assist with information transfer and querying (e.g. classification). Additionally, a study area sampling map should be generated that indicates the geo-referenced location of all sample sites and the connections to other drainage features, particularly watercourses, ponds, wetlands, barriers and tile drains, etc. The data should then be summarized in a table indicating the segment surveyed and associated feature type, flow condition, riparian conditions, and fish and amphibian information (as necessary).

PART 2: CLASSIFICATION

The purpose of this section is to outline a method for using the information collected during the evaluation phase (Part 1 above) in order to apply the appropriate classification to the HDFs being assessed and identify the functions provided by those features that must be considered in subsequent analysis. Classification should occur on a segment-basis and includes fragmentation information collected from the barrier surveys. Therefore, results of all surveys on a segment are combined and the composite results based on the highest level of function observed in a feature are used to generate classifications. The results of the classification should be recorded and summarized in Table 8. Note that the classes are hierarchical.

STEP 1 – HYDROLOGY CLASSIFICATION

Classify the flow conditions into one of the following categories with direction from Table 4 below:

- A. Important Functions – Perennial:** Water is present throughout the year, as either flowing or standing surface water (wetlands or refuge pools) as a result of year round groundwater discharge (i.e. seeps, springs, wetlands or upwellings). Flow may be interstitial or even subsurface in some segments. Channel form is typically complex with clearly defined bed and banks, evidence of erosion/sedimentation, and sorted substrate. In the case of wetlands, standing water is present through the summer months. Fish and Invertebrates can be used to assist in determining hydroperiod. Organisms that benefit from perennial flow (caddisfly larvae, Mayfly nymphs, stonefly nymphs, black flies, salmonids, darters, white sucker etc.) may be found on the underside of stones and rocks.
- B. Valued Functions – Intermittent:** Water is present in the spring as a result of seasonally high groundwater discharge or seasonally extended contributions from wetlands or other areas that support intermittent flow or water storage conditions. These features are typically still flowing in late spring but dry or surface-damp by July. There may be some substrate sorting and channel form. Invertebrates can be used to assist in determining hydroperiod, including presence of damselfly nymphs, clams, and scuds and absence of caddisfly larvae, Mayfly nymphs, stonefly nymphs, black flies etc. in summer.
- C. Contributing Functions – Ephemeral:** Provides ephemeral flow or water storage functions during and (for a short time) after spring freshet and following large rain events only. These features are typically dry or surface-damp by mid-May. Typically, there is limited substrate sorting and channel form. Invertebrates may be used to help determine hydroperiod, including presence of worms, leaches in the absence of the perennial and intermittent indicators or no aquatic macroinvertebrates.
- D. Recharge Functions– Dry or Standing Water:** No surface flow occurs. Through additional investigations, such as boreholes, soil maps, etc., it has been determined that coarse-textured soils described as sand and/or gravel occurs and the majority of potential flow will be infiltrated. These features may have ill-defined channels as a relic of past flows; however the key function is groundwater recharge and maintenance of downstream aquatic functions via groundwater connections to streams. No surface flow conveyance, allochthonous or sediment transport provided.

E. Limited Functions – Dry or Standing Water - The pre-screened drainage feature has been field verified to confirm that no flow occurs during any of the flow assessment periods outlined in Table 4 below. – generally characterized by no definition or flow, no groundwater seepage or wetland functions, and evidence of cultivation, furrowing, presence of a seasonal crop, lack of natural vegetation, and fine textured soils (i.e. clay and/or silt).

Table 4: Hydrology classification using flow condition and feature type as evaluated using data from OSAP S4.M10. More than one field assessment is required in order to assess hydrology, particularly if the assessment does not occur prior to spring plowing/tilling.

Assessment Period	Limited or Recharge	Valued or Contributing	Important*
Spring freshet (late March – mid-April)	FC = 1 or 2 <u>AND</u> FT = 4 or 7	FC = 3, 4, or 5 <u>AND</u> FT = 1, 2, 3, 4, 5, 7 or 8; <u>OR</u> if wetland (FT = 6) occurs upstream	
Late April - May	FC = 1 or 2 <u>AND</u> FT = 4 or 7	i. FC = 1 or 2 <u>AND</u> FT = 1, 2, 3 or 4 <u>OR</u> if wetland (FT = 6) occurs upstream; <u>OR</u> ii. FC = 3, 4, or 5 <u>AND</u> FT = 4, 5 or 7 <u>OR</u> if wetland (FT = 6) occurs upstream	
July - August			FC = 2, 3, 4 or 5 <u>AND</u> FT = 1, 2, 3, or 8; <u>OR</u> FT = 6 <u>AND</u> FC = 2

The following categories are hierarchical with highest level of function increasing from left to right. The highest level of function satisfied according to the conditions outlined above is to be used to classify hydrology for features. Assessments may be completed for *Important* features earlier in the season, but flow conditions need to be confirmed in summer in order to satisfy the criteria for this class.

NB: OSAP Flow condition codes (FC): 1= no surface water (dry), 2 = standing water, 3 = interstitial flow, 4 = surface flow minimal (<0.5l/s), 5 = surface flow substantial (>0.5l/s)

OSAP Feature type codes (FT): 1 = defined natural channel (visible banks), 2 = channelized (historically natural channel, now straight with banks), 3 = multi-thread (> 1 channel), 4 = no defined feature (overland flow only), 5 = tiled drainage (buried stream/pipe with outlet), 6 = wetland, 7 = swale, 8 = roadside ditch (channelized running parallel with roadway), 9 = online pond outlet

*Springs and seeps can be assessed based on data from the Upstream and Downstream Site Features from the field sheet

Modifiers

Agricultural tilling can make determination of feature type difficult or erroneous. It is strongly recommended that at least one assessment period occur prior to spring tilling/plowing otherwise additional assessments may be required to adequately characterize the feature.

Many headwater drainage features have been negatively affected by agricultural practices or development. Impacts include: dredging, vegetation removal, cultivation, crop planting, piping, tile drains, terracing, nutrient input, etc. The presence or absence of these modifiers can provide clues as to the hydrology of the feature (e.g. a feature that is not plowed through may indicate that in the late spring when a farmer is preparing the fields, this feature is too wet to drive a tractor through or it is wet long into the growing season and does not provide suitable conditions for crop growth). Modifiers should be noted. The suspected impacts of the modifier and changes expected to occur when the modifier is removed should be discussed. Clues from upstream and downstream classification as well as historic aerial photography may be helpful in determining the appropriate, original function of the affected reach.

On-line or in-line ponds are typically created on headwater features to provide a source for irrigation or water for livestock. Although these features can provide flow retention, extended discharge, permanent fish habitat, and amphibian breeding areas, their disruption to natural geomorphological processes and thermal impacts are generally not desirable. On-line and in-line ponds should be assessed to identify their positive contribution and negative impacts to the system. If the pond is to be removed, the positive

attributes should be considered for replication in the restoration of the headwater feature. Barriers can restrict the movement of fish upstream into the features being assessed. Consideration should also be given to the potential for fish to use the habitats of the feature in the event that barrier removal or mitigation is undertaken.

Classification should consider the influence of modifiers and professional judgment used to determine the appropriate classification, where applicable. The results of this process need to be clearly articulated in the table.

STEP 2 – RIPARIAN CLASSIFICATION

Classify the feature with regard to riparian conditions based on criteria provided in Table 5 below:

- A. Important Functions – the feature type is wetland and/or any of the riparian corridor categories (0-1.5 m, 1.5-10 m, or 10-30 m on either side of the feature) is dominated by forest or thicket/scrubland communities or wetland.
- B. Valued Functions – any of the riparian corridor categories (0-1.5 m, 1.5-10 m, or 10-30 m on either side of the feature) is dominated by meadow and there are no important riparian functions.
- C. Contributing Functions – the riparian corridor (0-1.5 m, 1.5-10 m, or 10-30 m on either side of the feature) is dominated by lawn and there are no important or valued riparian functions.
- D. Limited Functions – the riparian corridor (0-1.5 m, 1.5-10 m, or 10-30 m on either side of the feature) is dominated by cropped land or no vegetation, and there are no important, valued or contributing riparian functions.

Table 5: Riparian condition classification using data from OSAP S4.M10. If the data for the left and right bank categories differ, classification will be according to that which is highest functioning.

Riparian Conditions	OSAP Riparian Codes Observed	OSAP Code Descriptions	ELC Equivalent Codes for Riparian Codes Observed
Important Functions	5, 6, 7 (and/or feature type=wetland)	Scrubland, forest, or wetland	Thicket, plantation, woodland, forest (CUT, CUS, CUW, CUP, TPS, TPW, FO)
Valued Functions	4	Meadow	Meadow (CUM)
Contributing Functions	2	Lawn	-
Limited Functions	1 or 3	None or cropped land	-

STEP 3 – FISH AND FISH HABITAT CLASSIFICATION

This section only needs to be completed if an alteration (see Part 1) is proposed.

- A. Important Functions – Fish are present year round (permanent habitat) in standing pools; or suitable habitat present for fish spawning/rearing; or feature designated as occupied SAR habitat. (Note: if feature has permanent flow in defined channel then it is not considered to be an HDF).
- B. Valued Functions – Seasonal habitat provided areas used for feeding, cover, refuge, migration and contributing habitat for species-at-risk.
- C. Contributing Functions – Contributing fish habitat. Transport of allochthonous materials (detritus, insects, etc.) to downstream fish-bearing reaches provides sources of food.

Table 6: Fish and fish habitat classification using data from OSAP S3.M1 module.

Fish and Fish Habitat	Fish Observations
Important Functions	Any fish present species present in spring and mid-summer; suitable spawning habitat for any fish species; species-at-risk present at any time; or feature provides critical habitat to downstream species-at-risk
Valued Functions	Fish present in spring only or suitable habitat identified for feeding, cover, refuge, migration; or contributing habitat for species-at-risk.
Contributing Functions	Allochthonous transport through feature to downstream habitat

STEP 4 – TERRESTRIAL HABITAT CLASSIFICATION

This section only needs to be completed if an alteration (see Part 1) is proposed.

- A. Important Functions - Wetlands with breeding amphibians.
- B. Valued Functions – General amphibian habitat: stepping stone habitat (stop over to higher quality habitat) or suitable for feeding or hydration for low mobility wildlife (i.e. amphibians). Wetland habitat occurs within the corridor, but no breeding amphibians are present.
- C. Contributing Functions – Movement corridors: the feature has riparian conditions that connects two other features upstream and downstream (e.g. forest or wetland features that will be protected through the planning process), thereby providing movement opportunities for non-amphibian (i.e. higher mobility) species. No wetland habitat occurs within the corridor, but other vegetation may be present to facilitate wildlife movement.
- D. Limited Functions – No terrestrial habitat present.

Table 7: Terrestrial habitat classification using data from OSAP S4.M10. and the Marsh Monitoring Protocol (MMP) for amphibians¹

Terrestrial Habitat	OSAP S4.M10 Feature Type Code (and Description)	Marsh Monitoring Protocol call code
Important Functions	6 (wetland)	1, 2 or 3
Valued Functions	6 (wetland); considering wetland pockets associated with the HDF that are within 400 m of other wetlands upstream and downstream is recommended for assessing stepping stone habitat function	0
Contributing Functions	This is assessed at the landscape scale, potentially with guidance from an EIS. However, one recommendation is to use the following criteria: RC ³ = 5, 6, 7 within 0-10 m that functions as riparian habitat along corridor with the sampling point connecting two habitat features upstream and downstream to facilitate movement of wildlife through the corridor	
Limited Functions	1-5 (one of: defined channel, channelized, no defined channel, buried drainage) or 7-9 (one of: swale, roadside ditch, on-line pond)	0

¹Both OSAP and MMP criteria need to be satisfied to fulfill the classification category.

² Environment Canada (2013) reviews a number of studies that consider the critical function zone from wetland habitat for amphibians. Depending on the species the critical range varies, but for some species such as Green Frog and Bullfrog, the mean range is 485 and 406 m respectively. For other anurans mean ranges are much less. Therefore, it is recommended that 400 m is a reasonable distance to wetlands when considering stepping stone function.

³OSAP Riparian condition (RC) codes: 1 = none; 2 = lawn; 3 = cropped land; 4 = meadow; 5 = scrubland; 6 = forest; 7 = wetland

PART 3: MANAGEMENT RECOMMENDATIONS

The Management Recommendations have been structured as a science-based decision making framework that applies the precautionary principle. Upon the evaluation (Part 1) and classification (Part 2) of the flow attributes and functions of HDFs, management recommendations for the protection, conservation and mitigation of the associated functions are to be implemented through the design of the project, including consideration for maintaining flow (e.g. stormwater management and incorporating Low Impact Development (CVC 2010; TRCA 2012; TRCA 2010). The classification categories identified in Part 2 provide the basis of the management recommendations provided here. A flow chart (Figure 2) guides practitioners through the process of translating the classification results to management recommendations.

These guidelines focus on the individual assessment and conservation of HDFs. The cumulative effects and threshold of changes downstream, however, must also be considered, especially when a significant number of HDFs will potentially be altered or replaced. In these situations, it is strongly recommended that cumulative effects be addressed through a subwatershed study that can address such issues. Although hydrological models are often used in such circumstances, other functions and synergistic effects may not be adequately assessed. Scientific tools for cumulative effects or thresholds related to concepts such as “how many and which headwater drainage features can be altered before mainstem reaches of rivers become impaired” are still lacking. There is work currently in progress that is moving towards addressing this scientific question. In the meantime, proponents and agencies are encouraged to heed the precautionary principle, and to share monitoring results to facilitate an adaptive management approach. A more holistic or stream network approach must also be looked at after individual assessments as the ecological result can be greater than the sum of all parts. Related guiding

principles, such as maintaining similar natural ratios of HDF types across a subwatershed should also be considered. Respecting and mimicking natural patterns of transition from seemingly “insignificant” HDFs individually to more intermittent channels using protection or LID may offer a better approach from an ecosystem perspective but some level of cumulative impact assessment should be undertaken to ensure the objectives of a healthy watershed are being achieved.

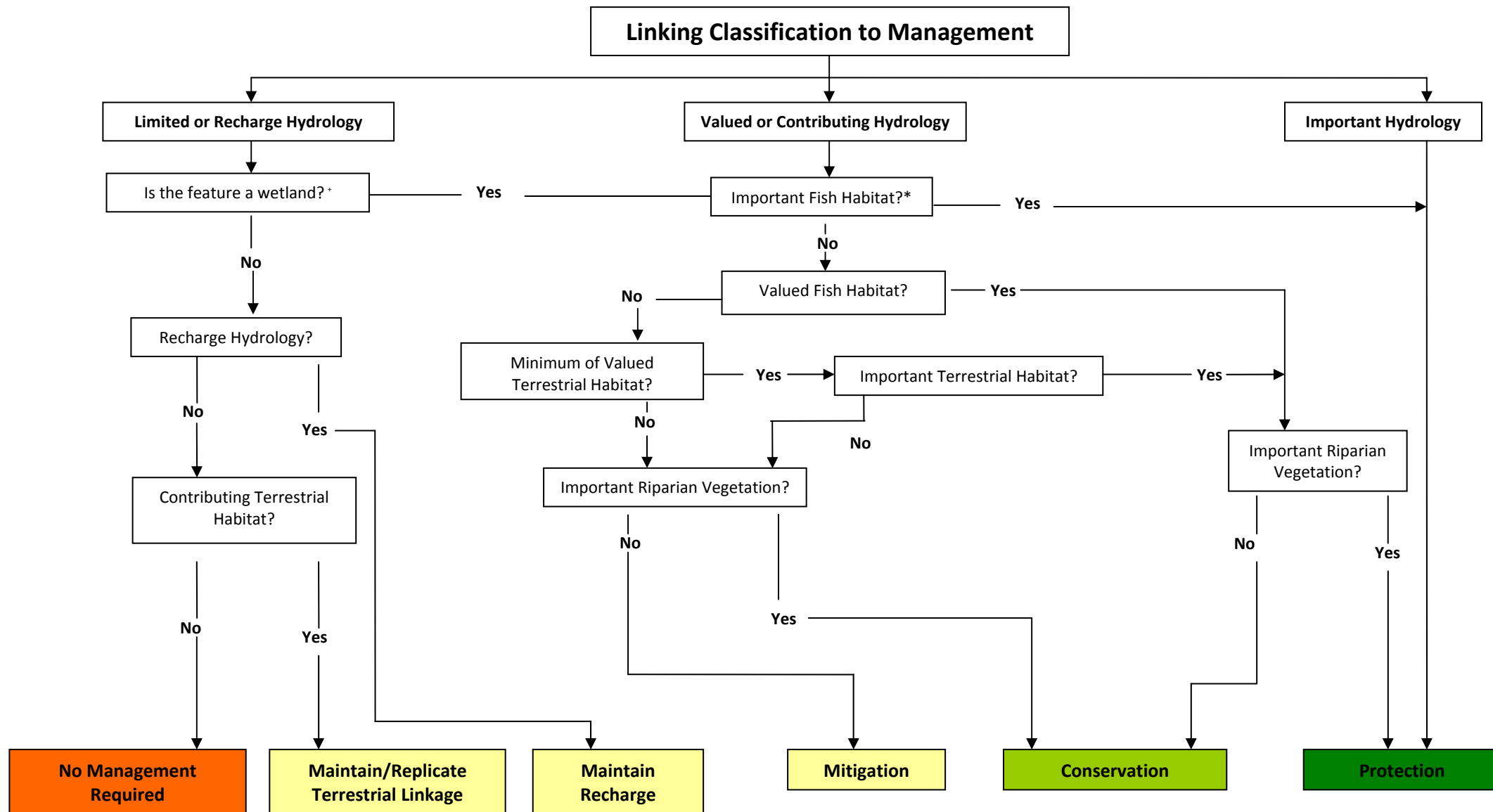
In the event that a lower level of protection is identified for a segment downstream of a segment with a higher level of protection, the more conservative approach shall be adopted for both segments and the downstream segment should be reclassified to match the upstream segment. The management options provided should be considered where efforts to relocate or redesign the proposal have been considered and alteration to the natural feature is deemed acceptable. Be aware that policies for certain areas could apply more restrictive requirements over what is presented below (e.g. fish habitat, both direct and indirect, qualifies as a Key Natural Heritage Feature in the Oak Ridges Moraine Conservation Plan, and is therefore subject to the associated policies).

NOTE: Where an HDF has been altered and/or eliminated without a permit under a conservation authority’s Section 28 Regulation, a “No Management Required” category will not be assigned, and restoration of the HDF may be required.

Summarize the results of step 1-4 in the table below.

Table 8: Summary of functional classifications and management

Drainage Feature Segment	STEP 1		STEP 2	STEP 3	STEP 4	Management Recommendation
	Hydrology	Modifiers * Identify all modifiers provide attachment with discussion regarding impacts and potential restoration options	Riparian	Fish Habitat	Terrestrial Habitat	(see Figure 2)



*Other Conservation Authority policies or other legislation with respect to wetlands, watercourses and/or species at risk need to be assessed in the context of this key.
 +Note that headwater wetlands are considered to be HDFs in the context of this guideline.

Figure 2: Flow chart providing direction on management options

RECOMMENDED MANAGEMENT

A. Protection – Important Functions: e.g. swamps with amphibian breeding habitat; perennial headwater drainage features; seeps and springs; SAR habitat; permanent fish habitat with woody riparian cover

- Protect and/or enhance the existing feature and its riparian zone corridor, and groundwater discharge or wetland in-situ;
- Maintain hydroperiod;
- Incorporate shallow groundwater and base flow protection techniques such as infiltration treatment;
- Use natural channel design techniques or wetland design to restore and enhance existing habitat features, if necessary; realignment not generally permitted;
- Design and locate the stormwater management system (e.g. extended detention outfalls) are to be designed and located to avoid impacts (i.e. sediment, temperature) to the feature.

B. Conservation – Valued Functions: e.g. seasonal fish habitat with woody riparian cover; marshes with amphibian breeding habitat; or general amphibian habitat with woody riparian cover.

- Maintain, relocate, and/or enhance drainage feature and its riparian zone corridor;
- If catchment drainage has been previously removed or will be removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls (i.e. restore original catchment using clean roof drainage), as feasible;
- Maintain or replace on-site flows using mitigation measures and/or wetland creation, if necessary;
- Maintain or replace external flows,
- Use natural channel design techniques to maintain or enhance overall productivity of the reach;
- Drainage feature must connect to downstream.

C. Mitigation – Contributing Functions: e.g. contributing fish habitat with meadow vegetation or limited cover

- Replicate or enhance functions through enhanced lot level conveyance measures, such as well-vegetated swales (herbaceous, shrub and tree material) to mimic on-site wet vegetation pockets, or replicate through constructed wetland features connected to downstream;
- Replicate on-site flow and outlet flows at the top end of system to maintain feature functions with vegetated swales, bioswales, etc. If catchment drainage has been previously removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls (i.e. restore original catchment using clean roof drainage);
- Replicate functions by lot level conveyance measures (e.g. vegetated swales) connected to the natural heritage system, as feasible and/or Low Impact Development (LID) stormwater options (refer to Conservation Authority Water Management Guidelines for details);

D. Recharge Protection – Recharge Functions: e.g. features with no flow with sandy or gravelly soils

- Maintain overall water balance by providing mitigation measures to infiltrate clean stormwater, unless the area qualifies as an Area of High Aquifer Vulnerability under the Oak Ridges Moraine Conservation Plan (ORMCP) or Significant Recharge Areas under the Source Water Protection Act. These areas will be subject to specific policies under their respective legislation.
- Terrestrial features may need to be assessed separately through an Environmental Impact Study to determine whether there are other terrestrial functions associated with them.

E. Maintain or Replicate Terrestrial Linkage – Terrestrial Functions: e.g. features with no flow with woody riparian vegetation and connects two other natural features identified for protection

- Maintain the corridor between the other features through in-situ protection or if the other features require protection, replicate and enhance the corridor elsewhere
- If the feature is wider than 20 m, it may need to be assessed separately through an Environmental Impact Study to determine whether there are other terrestrial functions associated with it.

F. No Management Required – Limited Functions: e.g. features with no or minimal flow; cropped land or no riparian vegetation; no fish or fish habitat; and no amphibian habitat.

- The feature that was identified during desktop pre-screening has been field verified to confirm that no feature and/or functions associated with headwater drainage features are present on the ground and/or there is no connection downstream. These features are generally characterized by lack of flow, evidence of cultivation, furrowing, presence of a seasonal crop, and lack of natural vegetation. No management recommendations required.

Table 9: Summary of management recommendation and implications for development proposals

Management implications	Protection	Conservation	Mitigation	Recharge Protection¹	Maintain Terrestrial Linkage	No Management Recommendation Required
Must remain open	Yes	Yes	Yes	N/A	Yes	N/A
Relocate using natural channel design	Not permitted, enhancement only	May be considered, not preferred	Natural Channel Design not required ²	N/A	N/A	N/A
Maintain or replicate groundwater or wetlands	Maintain or enhance	Maintain or replicate, restore if possible	N/A	Maintain overall infiltration rates at site	N/A	N/A
Maintain hydroperiod	Yes	Yes	Yes	N/A	N/A	N/A
Direct connection to downstream	Yes	Yes	Yes	N/A	N/A	N/A
Replicate function through enhanced lot level conveyance	N/A	N/A	Replicate using bioswales, LID ³ , vegetated swales or constructed wetlands	N/A	N/A	N/A

¹ Recharge zone may qualify as an High Aquifer Vulnerability Area and is therefore subject to the policies of the Oak Ridges Moraine Conservation Plan

² Unless the management recommendations call for restoration of lost function or enhancement and creation fish habitat

³ LID means low impact development measures (see TRCA and CVC's Stormwater Management Criteria Document or Low Impact Development Planning and Design Guide for further detail)

Note: Replicated functions must be located downstream of stormwater management facilities.

REFERENCES

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- Toronto and Region Conservation Authority. Low Impact Development Manual. 2010.
- Williams, D. D. 2006. The Biology of Temporary Waters. Oxford University Press, 337 pp.

DEFINITIONS

Allochthonous Energy sources derived from outside the lotic system, that is, from the terrestrial environment. Leaves, twigs, fruits, etc. are typical forms of terrestrial coarse particulate organic matter that have entered the water by direct litterfall or lateral leaf blow.

Ephemeral flow	Water flows for a short period of time in response to localized precipitation (e.g. spring freshet or storm events). Surface water channel is likely above the local groundwater table.
Furrow	A long narrow trench made in the ground by a plow, especially for planting seeds or for irrigation.
Intermittent flow	Water flows for several months during the year because of a connection with seasonally high groundwater table or flow contributions from wetlands. Typically flow ceases during the summer months (July and August).
Ill-defined feature	A feature that has limited discernible bed and/or banks due to intermittent or ephemeral flows. Typical form includes, weakly developed bed material sorting and channel meander definition.
Headwater drainage feature	Non-permanently flowing drainage features that may not have defined bed or banks; they are first-order and zero-order intermittent and ephemeral channels, swales and connected headwater wetlands, but do not include rills or furrows (also see watercourse definition).
Hydroperiod	The seasonal pattern of water level fluctuation.
Perennial flow	Continuous year-round surface flow occurs in most years. Baseflow conditions are supported by year round groundwater discharge and/or wetland/surface storage areas.
Rill	A narrow and shallow incision into soil resulting from erosion by overland flow or surface runoff that has been focused into a 'thin thread' by the soil surface texture or roughness. Generally, rills are less than 0.2 m deep and may have limited downstream/downslope extent.
Watercourse	An identifiable depression in the ground in which a flow of water occurs regularly or continuously (<i>Conservation Authorities Act</i>).
Wetland	land that: (a) is seasonally or permanently covered by shallow water or has a water table close to or at surface, (b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse, (c) has hydric soils, the formation of which has been caused by the presence of abundant water, and (d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d) (<i>Conservation Authorities Act</i>).

Danielle MacKinnon - GM BluePlan

From: Joshua Schram <jschram@brantford.ca>
Sent: Wednesday, May 02, 2018 4:04 PM
To: Alan Waterfield
Subject: The City of Brantford_Public Information Centre No. 3_Thursday May 17th, 2018
Attachments: Notice May 17, 2018 - Public Information Centre.pdf

Good Afternoon,

Everyone is welcome to attend a Public Information Centre regarding the: Brantford Official Plan Review, Master Servicing Plan Update, and Transportation Master Plan Update.

Thursday May 17th, 2018

6:00 – 8:30 pm (presentation at 6:30 pm)

Brantford & District Civic Centre - Auditorium, 69 Market Street South

This notice can also be viewed by opening the .pdf attachment, or on-line by clicking the following link:

<http://www.brantford.ca/Projects%20%20Initiatives%20%20Official%20Plan%20Review/Notice%20May%2017,%202018%20-%20Public%20Information%20Centre.pdf>

CITY OF BRANTFORD
OFFICIAL PLAN
MASTER SERVICING PLAN
TRANSPORTATION MASTER PLAN
 ENVISIONING OUR CITY 2041



Notice of Public Information Centre

Official Plan Review
Water, Wastewater and Stormwater Master Servicing Plan Update
Transportation Master Plan Update

Thursday May 17th, 2018
 6:00 – 8:30 pm (presentation at 6:30 pm)
 Brantford & District Civic Centre - Auditorium, 69 Market Street South

The City of Brantford is undertaking three studies to guide the City's future development to the year 2041. This work will update the City's Official Plan, Master Servicing Plan, and Transportation Master Plan, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

We Want to Hear from You!

What kind of City will Brantford be in 25 years? The decisions we make as a community today will shape our City's future tomorrow. As part of the integrated planning process, a series of meetings (Public Information Centres) will be held to provide information about the three studies, gather input, and receive feedback from the public. The next meeting will be held on **Thursday May 17, 2018, 6:00 pm, at the Brantford & District Civic Centre – Auditorium.**

We will present the results of the Land Needs Assessment, which has determined the amount of land to be added to the City's urban settlement area, and the preferred location of those future urban lands in the Boundary Expansion Lands. We will also present proposed alternative targets for intensification in the City's Built-up Area and for density in the City's Designated Greenfield Area. Lastly, we will provide updates on the progress of Master Servicing Plan Update and Transportation Master Plan Update studies, and seek input from the public on issues and ideas relating to the City's existing Water, Wastewater, Stormwater, and Transportation Systems.

Background

Official Plan Review

The Draft Official Plan prepared in 2016 will be revised to incorporate the Boundary Expansion Lands and to ensure the new Official Plan conforms to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process includes a Municipal Comprehensive Review to determine where and how the City will grow and how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements through an integrated Environmental Assessment process.

Master Servicing Plan Update (MSP)

The objective of the MSP study is to develop a comprehensive plan that will incorporate all for management, expansion and funding of the water, wastewater, and stormwater system for the City, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)

The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for 25 years. The goal of this Plan is to ensure that the transportation system can accommodate and meet the needs of pedestrians, cyclists, transit users, goods movement and automobiles.

The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Update being completed as separate Class EA studies in accordance with the requirements of the Municipal Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2 amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class processes for Master Plans.

For More Information

This notice is also available on the City website where future project updates will also be posted. If you submit comments, or would like to be added to the project mailing list, please contact:

<p>Master Servicing Plan Update www.brantford.ca/gov/projects/MasterServicingPlan</p> <p>Julien Bell, P.Eng. Consultant Project Manager – GM BluePlan 330 Trillium Drive, Unit D Kitchener, ON N2E 3J2 Phone: 416-703-0667 Email: julien.bell@gmblueplan.ca</p> <p>Tara Gudgeon, HBSc Project Manager, Manager of Continuous Improvement 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5640 Email: tgudgeon@brantford.ca</p>	<p>Transportation Master Plan Update www.brantford.ca/gov/projects/TransportationMaster</p> <p>Paul Bumstead, B.E.S. Consultant Project Manager – Dillon Consulting 235 Yorkland Boulevard, Suite 800 Toronto ON M2J 4Y8 Phone: 416.229.4646 x 2311 Email: pbumstead@dillon.ca</p> <p>Evie Przybyla, MCIP, RPP Senior Transportation Project Manager 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5379 Email: yprzybyla@brantford.ca</p>
<p>Official Plan Review www.brantford.ca/officialplan</p> <p>Alan Waterfield, MCIP, RPP Senior Policy Planner 100 Wellington Square Brantford, ON N3T 2M2 Phone: 519-759-4150 x 5163 Email: awaterfield@brantford.ca</p>	<p>JOIN THE CONVERSATION</p> <p>facebook.com/CityofBrantford @CityofBrantford</p>

Information will be collected in accordance with the *Municipal Freedom of Information and Privacy Act*. With the exception of personal information, all comments will become part of public record.

Looking forward to your attendance,

Joshua Schram, MA
Policy Planner
 City of Brantford
 100 Wellington Square

P.O. Box 818, Brantford, ON, N3T 5R7

P: 519-759-4150 x5873

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CITY OF BRANTFORD OFFICIAL PLAN MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041



Notice of Public Information Centre

Official Plan Review

Water, Wastewater and Stormwater Master Servicing Plan Update Transportation Master Plan Update

Thursday May 17th, 2018

6:00 – 8:30 pm (presentation at 6:30 pm)

Brantford & District Civic Centre - Auditorium, 69 Market Street South

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The Transportation Master Plan and Water, Wastewater, and Stormwater Master Servicing Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

For More Information

This notice is also available on the City website where future project updates will also be posted. If you wish to submit comments, or would like to be added to the project mailing list, please contact:

Master Servicing Plan Update

www.brantford.ca/govt/projects/MasterServicingPlan

Julien Bell, P.Eng.

Consultant Project Manager – GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
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Tara Gudgeon, HBSc

Project Manager, Manager of Continuous Improvement
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 x 5640
Email: tgudgeon@brantford.ca

Transportation Master Plan Update

www.brantford.ca/govt/projects/TransportationMasterPlan

Paul Bumstead, B.E.S.

Consultant Project Manager – Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
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Evie Przybyla, MCIP, RPP

Senior Transportation Project Manager
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Brantford, ON N3T 2M2
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Official Plan Review

www.brantford.ca/officialplan

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[@CityofBrantford](https://twitter.com/CityofBrantford)

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, June 06, 2018 4:39 PM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: The City of Brantford_Public Information Centre No. 4_Thursday June 21, 2018
Attachments: Notice June 21 2018 - Public Information Centre.pdf

For our communications plan

Julien Bell, P.Eng.
Infrastructure Planning, Partner

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From: Joshua Schram [mailto:JSchram@brantford.ca]
Sent: Wednesday, June 06, 2018 4:33 PM
To: Joshua Schram <JSchram@brantford.ca>
Cc: Alan Waterfield <AWaterfield@brantford.ca>
Subject: The City of Brantford_Public Information Centre No. 4_Thursday June 21, 2018

Good Afternoon,

Everyone is welcome to attend a Public Information Centre regarding the:
Brantford Official Plan Review: Visioning Workshop for the Boundary Expansion Lands.

Thursday June 21st, 2018 (6:00 – 8:00 pm)
North Park Collegiate & Vocational School (Cafeteria)
280 North Park Street, Brantford

This notice can also be viewed by opening the .pdf attachment,
or on-line by clicking the following link:

<http://www.brantford.ca/Projects%20%20Initiatives%20%20Official%20P>

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CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2014

Notice of Public Information Centre and Workshop

**Official Plan Review
Visioning Workshop for the Boundary Expansion Lands**

Thursday June 21st, 2018

6:00 – 8:00 pm

North Park Collegiate & Vocational School (Cafeteria)

280 North Park Street, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Expansion Lands that were transferred from Brant County to the City in 2017, and conform to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process will determine how much of the Boundary Expansion Lands are to be included within the City's urban settlement area. A Master Plan will then establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements in co-ordination with updates to the City's Transportation Master Plan and Master Servicing Plan.

How will Brantford grow in a denser, more compact form?

We Want to Hear from You!

As part of the Official Plan Review process, a series of meetings will be held to provide information, gather input, and receive feedback from the public. This workshop will assist in the preparation of an overarching vision and guiding principles for future growth areas in the City's Boundary Expansion Lands. The vision and guiding principles will help the City and consulting team prepare community design options to be presented to the public in the Fall. Discussions will focus on guiding principles for land use, urban design, parks and open space, transportation, and servicing, among other topics. Following a brief presentation, you will be invited to join a table for a small group discussion to provide input on the vision and guiding principles.



FOR MORE INFORMATION PLEASE CONTACT

LEARN MORE AT

Alan Waterfield, Senior Policy Planner

Joshua Schram, Policy Planner

www.Brantford.ca/OfficialPlan

Looking forward to your attendance,

Joshua Schram, MA

Policy Planner

City of Brantford

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Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Thursday, June 21, 2018 7:52 AM
To: Alyssa Kochanski - GM BluePlan; Danielle MacKinnon - GM BluePlan
Subject: FW: Brantford Secondary Plan Visioning PIC Presentation

Danielle, please save for your communications binder

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Julien Bell - GM BluePlan
Sent: Monday, June 18, 2018 11:21 AM
To: Tara Gudgeon (TGudgeon@brantford.ca) <TGudgeon@brantford.ca>
Subject: FW: Brantford Secondary Plan Visioning PIC Presentation

FYI

Julien Bell, P.Eng.
Infrastructure Planning, Partner

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From: Yasaman Soofi [<mailto:ysoofi@sglplanning.ca>]
Sent: Monday, June 18, 2018 9:23 AM
To: Paul Bumstead <pbumstead@dillon.ca>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Cc: Paul Lowes <plowes@sglplanning.ca>
Subject: Brantford Secondary Plan Visioning PIC Presentation

Hi Paul and Julien,

Please find our presentation for Thursday's PIC attached – let us know if you have any comments. <https://spaces.hightail.com/receive/UFOwGZccrM>

Thanks,
Yasaman

Yasaman Soofi **MScPl, B.Eng.**

Urban Designer / Planner

1547 Bloor Street West

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Danielle MacKinnon - GM BluePlan

From: Tara Gudgeon <tgudgeon@brantford.ca>
Sent: Thursday, June 28, 2018 4:11 PM
To: Janet Engel (jengel@grandriver.ca)
Cc: Julien Bell - GM BluePlan; Nicole Wilmot; Nahed Ghbn; Alan Waterfield; Russ Loukes; Evie Przybyla; Wendy Teufel
Subject: North Brantford Subwatershed Study Landowners Meeting
Attachments: Landowners meeting_FINAL.pdf

Hi Janet,

I wanted to reach out to invite you to a meeting we're having in July regarding the work required to develop the Subwatershed Plan for the north boundary expansion lands.

Through PIC's we've held to date regarding the OP/MSP/TMP we've met several landowners in the north - some of which have already retained development consultants to do some pre-work for them. So, we thought it best to have a meeting dedicated to the planned subwatershed work as a way to facilitate an exchange of information.

From the City's team we will have representatives from Public Works, Planning, GMBLuePlan Engineering, Plan B, and Ecosystems Recovery Inc.

The meeting details are as follows – if you or your team can make it we'd love to have you!

We Want to Hear from You!

We invite you to the North Brantford Subwatershed Study Landowners Meeting

Tuesday, July 17, 2018
6:00 p.m. – 8:00 p.m.
Branlyn Community Centre - 238 Brantwood Park Road, Brantford

For reference I have attached a copy of the letter being distributed tomorrow.

Please feel free to reach out if you have any questions or concerns.

Thanks,

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford – Public Works Commission
General Managers Office – Office of Continuous Improvement
100 Wellington Square, Brantford, Ontario N3T 2M2
p: 519.759.4150 ext. 5640 | www.brantford.ca



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June 28, 2018

Dear Property Owner:

**Re: North Brantford Subwatershed Study Landowners Meeting
City of Brantford Official Plan Review and Master Servicing Plan Update**

We Want to Hear from You!

We invite you to the North Brantford Subwatershed Study Landowners Meeting

Tuesday, July 17, 2018

6:00 p.m. – 8:00 p.m.

Branlyn Community Centre - 238 Brantwood Park Road, Brantford

What is the North Brantford Subwatershed Study?

The City of Brantford, in conjunction with GM BluePlan Engineering Ltd. (prime consultant), Ecosystem Recovery Inc. and Plan B Natural Heritage will be working collaboratively with the Grand River Conservation Authority (GRCA) to develop a Subwatershed Plan for the north boundary expansion lands that aligns with the overall objectives of the Provincial Growth Plan for the Greater Golden Horseshoe, 2017.

The City will be conducting the Subwatershed Study using a 3-phased approach. Phase 1: Subwatershed Plan, is currently under way while Phases 2 and 3 will proceed upon the completion of Phase 1.

Phase 1 includes completing a preliminary characterization of the study area utilizing best available information and limited field investigation and completing baseline desktop analysis utilizing best available information of key hydrologic and hydrogeological impacts and mitigation.

What is the purpose of the meeting?

This meeting will provide an opportunity for landowners in the northern Boundary Expansion Lands, and any third party consulting firms, to meet with City staff and consultants from the Master Servicing Plan Update and Official Plan Review project teams. The purpose of the meeting is:

- To outline the Subwatershed Study process and anticipated timing;



- To provide an update regarding the ongoing surface water drainage feature assessment and ecological assessment. Many landowners have granted temporary access to property for Ecosystem Recovery Inc. and Plan B Natural Heritage to conduct preliminary assessments; and
- To exchange information related to environmental conditions, natural heritage features and species, drainage, including existing studies and third party consultant work.

If you are unable to attend but have information you would like to share, or should you have any comments and/or questions about the Subwatershed Study, please contact the undersigned.

T.Gudgeon, H.BSc
Manager of Continuous Improvement
Public Works Department, Brantford
tgudgeon@brantford.ca
519-759-4150 ext. 5640

Julien Bell, P.Eng.
Infrastructure Planning, Partner
GMBluePlan Engineering Ltd., Kitchener
julien.bell@gmblueplan.ca
519-748-1440 ext. 4264

Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, July 11, 2018 5:22 PM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: North Brantford Subwatershed Study Landowners Meeting - July 17, 2018
Attachments: North Brantford Landowners Subwatershed meeting.pdf

Have I been keeping you in the loop on this one?

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Tara Gudgeon [mailto:TGudgeon@brantford.ca]
Sent: Wednesday, July 11, 2018 2:25 PM
To: Brendan Scotland <bscotland@fabianpapa.com>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Cc: Alan Waterfield <AWaterfield@brantford.ca>; Nahed Ghbn <NGhbn@brantford.ca>
Subject: RE: North Brantford Subwatershed Study Landowners Meeting - July 17, 2018

Hi Brendan,

Nothing specific has been set up online regarding the Subwatershed Study however all of the public documents will be published under the Official Plan site – we’re still in early stages collecting background documentation.

I’ve added you to the contact list and attached a copy of the announcement for your reference.

Hope to see you on the 17th.

Tara Gudgeon, HBSc
Manager of Continuous Improvement

City of Brantford – Public Works Commission
General Managers Office – Office of Continuous Improvement
519-759-4150 ext. 5640

From: Brendan Scotland [<mailto:bscotland@fabianpapa.com>]
Sent: Tuesday, July 10, 2018 10:08 AM
To: Tara Gudgeon; julien.bell@gmblueplan.ca
Subject: RE: North Brantford Subwatershed Study Landowners Meeting - July 17, 2018

Hi Tara and Julien,

Our office is an agent representing the owners of the Lynden Park Mall located at the southeast corner of Lynden Road and Wayne Gretzky Parkway. I would like to request to be added to the distribution list to receive future correspondence related to this subwatershed study.

I was also curious if the website listed below is the primary source of information for this project or if there was one more specific to the this subwatershed study. Thank you kindly in advance.

http://secure-web.cisco.com/1r_pmlb99LdqWqT_cVEVfjDcnSs10ggJPhnoINrsqYGIUOyb3dlzWZeKDO9fEheTyVQJYiCsTieA_IGe4IWojfdRxoHEfXmBEuVwo-0iRHRKaHWXIZ03sfGGNO4B7UQdsCIK44hRcp5alhl3PSBrmb9NIh79At0SzXkARcnbhGuHU0tic9qSmA-HJh1qep-2MifX923quKjbH5v62vG3M7rRRZ6JdY6FSi3Qv-pqseBms5DJPMzJyde14QU7QmFE4ITqj-j_rVyQqPbLtMu3Veq/http%3A%2F%2Fwww.brantford.ca%2Fgovt%2Fprojects%2Fofficalplanreview%2FPages%2Fdefault.aspx

Regards,

Brendan Scotland, P.Eng.

Associate

T: +1 905 264 2420 Ext. 400 | C: 416-885-6520 | E: bscotland@fabianpapa.com



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A Division of FP&P HydraTek Inc.

216 Chrislea Road, Suite 204 | Vaughan, Ontario | L4L 8S5 | CANADA

T: +1 905 264 2420 | www.fabianpapa.com

Please visit us at www.fabianpapa.com

From: Tara Gudgeon [<mailto:TGudgeon@brantford.ca>]

Sent: July-02-18 10:59 AM

To: [REDACTED] admin@grandvalley.on.ca;
adriand@deltaurban.com; agood@sentex.net; [REDACTED]
[REDACTED] award.construction@bellnet.ca;
[REDACTED] Brad@Pinevest.ca;
brantfordindustrial@bellnet.ca;
[REDACTED] carrara@fotenn.com; [REDACTED] clarence@bayviewflowers.com;
cpan@sorbara.com; cwiebe@mhbcplan.com; cynthia.johnson@vicano.com; [REDACTED] darko@vrancor.com;
[REDACTED] daston@mhbcplan.com; dave.h@zpplan.com;
dmckay@mhbcplan.com; dneziol@roigroup.ca; [REDACTED]
douglas.stewart@ibigroup.com; dougteakle@gmail.com; drago@odandetech.com; [REDACTED]
eehorvath@hotmail.com; email@beckettglaves.com; eric@evergreenfinehomes.com [REDACTED]
erics@gspgroup.ca; [REDACTED] frank@lakeviewhomesinc.com; [REDACTED] furney@fotenn.com;
[REDACTED] gscheels@gspgroup.ca; gsweetnam@jamesdick.com; gwaters@gilimited.ca; gwatters@gilimited.ca;
[REDACTED] harry.f@zpplan.com; hhandy@gspgroup.ca; [REDACTED]
[REDACTED] icekic@mte85.com; info@filtrexx.ca; [REDACTED]
jbujak@sorbara.com; jcastro@empirecommunities.com; jeff@armstrongstrategy.com; jhitchon@waterousholden.com;
[REDACTED] JimHorvath@ValuQuest.ca; [REDACTED] jlaudadio@dgggroup.ca;
john@armstrongstrategy.com; iquinn@quinn-associates.com; ithomas@deveng.net; justin.mamone@vicano.com;
[REDACTED] kd@crystalhomes.com; kelly@crystalhomes.com; kevin.fergin@stantec.com; kwills@mhbcplan.com;
marcus@cachetdevelopments.com; maria@armstrongplan.ca; mark@libertydevelopment.ca;
matt.ninomiya@stantec.com; matthew@gspgroup.ca; md@lakeviewhomesinc.com; [REDACTED]
michaeldebiasio@lakeviewhomesinc.com; mlippert@mhbcplan.com; [REDACTED]
[REDACTED] Nathan.Antonowicz@LifeMark.ca; nderuyter@mhbcplan.com; [REDACTED]
nshurigina@sorbara.com; odete.gomes@ibigroup.com; [REDACTED]
peter.vicano@vicano.com; [REDACTED] ramsey@cachetdevelopments.com; [REDACTED]

rmelick@mte85.com; rochelle@vrancor.com; ron@filtrexx.ca [REDACTED]
[REDACTED] sean.geddes@stantec.com; [REDACTED] smirtitsch@mhbcplan.com;
[REDACTED] steveg@gravil.ca; susan@radiantsilk.com; [REDACTED]
[REDACTED] vlad@empirecommunities.com; wwilson@mte85.com; zaki@fotenn.com

Cc: [REDACTED]
[REDACTED] Julien Bell - GM BluePlan (julien.bell@gmblueplan.ca); Paul Lowes (plowes@sglplanning.ca) [REDACTED]
[REDACTED] Elected Officials Ward 1; Elected Officials Ward 2; Elected Officials Ward 3; Elected Officials Ward 4; Elected Officials Ward 5; [REDACTED]

Subject: North Brantford Subwatershed Study Landowners Meeting - July 17, 2018

Please join us on July 17, 2018 for a public meeting regarding the **North Brantford Subwatershed Study**.

What is the North Brantford Subwatershed Study?

The City of Brantford, in conjunction with GM BluePlan Engineering Ltd., Ecosystem Recovery Inc. and Plan B Natural Heritage will be working collaboratively with the Grand River Conservation Authority (GRCA) to develop a Subwatershed Plan for the north boundary expansion lands that aligns with the overall objectives of the Provincial Growth Plan for the Greater Golden Horseshoe, 2017.

What is the purpose of the meeting?

This meeting will provide an opportunity for landowners in the northern Boundary Expansion Lands, and any third party consulting firms, to meet with City staff and consultants from the Master Servicing Plan Update and Official Plan Review project teams. The purpose of the meeting is:

- To outline the Subwatershed Study process and anticipated timing;
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- To exchange information related to environmental conditions, natural heritage features and species, drainage, including existing studies and third party consultant work.

Please refer to the attached letter for further details regarding the meeting.

We hope to see you on the 17th however if you are unable to attend and have information you would like to share, or should you have any comments and/or questions about the Subwatershed Study, please contact the undersigned.

Sincerely,

T.Gudgeon, H.BSc
Manager of Continuous Improvement
Public Works Department, Brantford
tgudgeon@brantford.ca

Julien Bell, P.Eng.
Infrastructure Planning, Partner
GMBluePlan Engineering Ltd., Kitchener
julien.bell@gmblueplan.ca

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June 28, 2018

Dear Property Owner:

**Re: North Brantford Subwatershed Study Landowners Meeting
City of Brantford Official Plan Review and Master Servicing Plan Update**

We Want to Hear from You!

We invite you to the North Brantford Subwatershed Study Landowners Meeting

Tuesday, July 17, 2018

6:00 p.m. – 8:00 p.m.

Branlyn Community Centre - 238 Brantwood Park Road, Brantford

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If you are unable to attend but have information you would like to share, or should you have any comments and/or questions about the Subwatershed Study, please contact the undersigned.

T.Gudgeon, H.BSc
Manager of Continuous Improvement
Public Works Department, Brantford
tgudgeon@brantford.ca
519-759-4150 ext. 5640

Julien Bell, P.Eng.
Infrastructure Planning, Partner
GMBluePlan Engineering Ltd., Kitchener
julien.bell@gmblueplan.ca
519-748-1440 ext. 4264

Danielle MacKinnon - GM BluePlan

From: OurCity 2041 <ourcity2041@brantford.ca>
Sent: Friday, December 21, 2018 3:54 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - Public Information Centre and Reports
Attachments: Notice Public Information Centre No. 5.pdf

Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

Everyone is welcome to attend the next **Public Information Centre** where two Settlement Area expansion options will be on display along with land use concepts for the North Expansion Area and Tutela Heights. Following a presentation, you will be invited to share your thoughts on the options.

Thursday, January 17, 6:00 p.m.
Brantford and District Civic Centre, Auditorium
69 Market Street South, Brantford

Official Plan Review **reports** are available on the project webpage at www.brantford.ca/officialplan and can also be accessed by clicking on the following links:

- [Municipal Comprehensive Review – Part 1: Employment Strategy, Intensification Strategy, Housing Strategy and Land Needs – DRAFT December 2018](#)
- [Municipal Comprehensive Review – Part 2: Settlement Area Boundary Expansion – DRAFT December 2018](#)

The notice displayed below can also be viewed by opening the pdf **attachment**.



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041

Notice of Public Information Centre
Official Plan Review
Settlement Area Expansion and Land Use Options
for the Boundary Adjustment Lands

Thursday January 17th, 2019
6:00 pm

Brantford and District Civic Centre Auditorium
69 Market Street South, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Adjustment Lands that were transferred from the County of Brant to the City in 2017, and conform to the Province of Ontario's 2017 Growth Plan for the Greater Golden Horseshoe. The process will determine how much of the Boundary Adjustment Lands are to be included within the City's urban Settlement Area. A Master Plan will then establish land uses, environmental management and design guidance for those lands, as well as the infrastructure requirements in coordination with updates to the City's Transportation Master Plan and Master Servicing Plan.

How will the City's Expansion Lands Grow and Develop?

We Want to Hear from You!

At this meeting two Settlement Area expansion options will be on display along with land use concepts for the North Expansion Area and Tutela Heights. A presentation about the options and concepts for each area will be provided. Following the presentation, you will be invited to share your thoughts on the options working in small table groups. Community input is an important contribution to the ongoing evaluation of the options and identification of a preferred direction for the North Expansion Area and Tutela Heights.



FOR MORE INFORMATION, PLEASE CONTACT

Alan Waterfield, Senior Policy Planner
519-759-4150 ext.5163
AWaterfield@brantford.ca

Joshua Schram, Policy Planner
519-759-4150 ext.5873
JSchram@brantford.ca

LEARN MORE AT

Brantford.ca/OfficialPlan

We look forward to your attendance,

Joshua Schram, MA (Planning)

Planner

Long Range Planning

City of Brantford

100 Wellington Square

P.O. Box 818, Brantford, ON, N3T 5R7

P: 519-759-4150 x5873

E: JSchram@brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <AWaterfield@brantford.ca>
Sent: Friday, January 18, 2019 2:23 PM
To: Juli Laudadio; Julien Bell - GM BluePlan
Cc: Darren Steedman; Alexandre Chapovalov
Subject: RE: Brantford -Comprehensive Municipal Servicing Study & Land Use Options

Hi Juli:

All of the material from last night's meeting will be posted soon on the website, early next week if not today. SGL is just reducing the file size of the various documents (presentation, boards, comment sheets) to make them easier to download. I'll send you an email to let you know when they've been posted.

Regards,
Alan

From: Juli Laudadio [mailto:jlaudadio@dgggroup.ca]
Sent: January-18-19 12:12 PM
To: julien.bell@gmblueplan.ca; Alan Waterfield
Cc: Darren Steedman; Alexandre Chapovalov
Subject: Brantford -Comprehensive Municipal Servicing Study & Land Use Options

Julien,

It was great to meet you last night and chat briefly about the various servicing options that are being considered to finalize the Master Servicing Plan as part of the OP Review.

Would it be possible to obtain the servicing boards that were on display last night at the PIC?

Alan, it was my understanding that all the material would be posted on the City's website, but I don't see anything yet. I am interested in the Environmental Boards and the various Land Use options that were not included in the Municipal Comprehensive Review reports. I would like to review them in more detail and provide our formal response.

Thank you,



JULI LAUDADIO MCIP, RPP
PROJECT MANAGER - PLANNING
905.669.5571 ext 5241 | dgggroup.ca

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Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Wednesday, January 23, 2019 8:11 AM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: City of Brantford Official Plan Review - Public Information Centre No. 5 (Jan. 17, 2019) Materials

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.714.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Joshua Schram <JSchram@brantford.ca>
Sent: Tuesday, January 22, 2019 4:20 PM
Subject: City of Brantford Official Plan Review - Public Information Centre No. 5 (Jan. 17, 2019) Materials

Good Afternoon,

Thank you to everyone who was able to attend the Public Information Centre for the City of Brantford Official Plan Review last Thursday, January 17th. For those who were unable to attend or would like additional information, the presentation, easel boards, and table discussion sheets can be found on the project webpage at www.brantford.ca/officialplan

Thank you,
Joshua Schram, MA (Planning)
Planner
Long Range Planning
City of Brantford
100 Wellington Square
P.O. Box 818, Brantford, ON, N3T 5R7
P: 519-759-4150 x5873
E: JSchram@brantford.ca

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message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Thursday, February 07, 2019 4:44 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - updates to the project webpage

Hello. This message is to advise that the City of Brantford Official Plan Review project webpage at www.brantford.ca/officialplan has been updated with the following information:

1. [PIC 5 - What We Heard Jan. 17 - Public Information Centre No. 5](#) This document provides a record of the input written on the comment sheets by participants during the table discussions at the meeting, held on January 17 2019 at the Brantford & District Civic Centre Auditorium. The presentation, easel boards, and table discussion sheets also remain available on the project webpage.
2. As noted at the January 17 meeting, the Province of Ontario has introduced a proposed Amendment to the Growth Plan for the Greater Golden Horseshoe. The City of Brantford Official Plan and the Review process must comply with the Growth Plan. [Staff Report 2019-88: Implications of the Proposed Growth Plan Amendment on the City of Brantford Official Plan Review](#) was approved by Committee of the Whole – Community Development at its meeting on February 5 2019 and will be considered by Council at its next meeting on February 26 2019. The proposed Growth Plan amendment can be accessed at the Environmental Registry of Ontario: <https://ero.ontario.ca/notice/013-4504>

Thank you for your continued interest in the City of Brantford Official Plan Review.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Monday, April 08, 2019 7:49 AM
To: Danielle MacKinnon - GM BluePlan
Subject: FW: City of Brantford Official Plan Review Update - Preferred Settlement Area

For our communications file 717036

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Alan Waterfield <AWaterfield@brantford.ca>
Sent: Friday, April 05, 2019 1:46 PM
To: OurCity 2041 <ourcity2041@brantford.ca>
Subject: City of Brantford Official Plan Review Update - Preferred Settlement Area

Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

[Staff Report 2019-184 – Official Plan Review – Preferred Settlement Area Boundary Expansion](#) will be considered by Council’s Committee of the Whole – Community Development on **Tuesday, April 9, 2019**. The Committee meeting begins at 6:00 p.m. in the Council Chamber at City Hall. The Committee agenda package is available here: <https://calendar.brantford.ca/meetings/Detail/2019-04-09-1800-Committee-of-the-Whole-Community-Development>

Staff Report 2019-184 presents preferred Settlement Area Boundary Expansion Option 1 for Council’s endorsement. It is based on the evaluation of land use concepts in Settlement Area Boundary Expansion Options 1 and 2, contained in [Municipal Comprehensive Review - Part 3: Preferred Settlement Area Boundary Expansion and Preliminary Land Use and Transportation Plan – DRAFT April 2019](#), and in the Part 3 Report [Appendices](#). It is recommended that the ongoing Official Plan Review work, including the refinement of the draft land use and transportation plan and servicing strategies for the Boundary Adjustment Lands, continue on the basis of Settlement Area Boundary Expansion Option 1.

These reports are also available on the project webpage via www.brantford.ca/officialplan, in addition to the links provided above.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning

City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Friday, May 17, 2019 2:28 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - May 2019 update

Hello. This email provides an update on the City of Brantford Official Plan Review.

City Council has endorsed the preferred Settlement Area boundary expansion (Option 1) presented in [Staff Report 2019-184](#). Council also approved a resolution directing City staff and the consultants “to continually seek out ways to take in more land” to the Settlement Area.

In accordance with that direction, and in consideration of recent changes in the new Growth Plan for the Greater Golden Horseshoe (2019), City staff and the consultants will report back to Council in August 2019 on the implications of the new Growth Plan targets for intensification and density, and the potential impact on the preferred Settlement Area.

This work will be conducted before the refinement of the preliminary land use and transportation plan contained in the MCR Part 3 Report ([Municipal Comprehensive Review - Part 3: Preferred Settlement Area Boundary Expansion and Preliminary Land Use and Transportation Plan – DRAFT April 2019](#)) is completed. The next Public Information Centre (PIC) that was to occur in June will be rescheduled to a later date following the August update to Council.

The reports noted above are also available on the project webpage via www.brantford.ca/officialplan, in addition to the links provided in this email.

Thank you for your interest in the City of Brantford Official Plan Review.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Friday, June 28, 2019 3:32 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - June 2019 update

Hello. Thank you for your interest in the City of Brantford Official Plan Review.

The May 2019 update stated that City staff would report back to Council in August 2019 on the implications of new minimum target requirements for intensification and density contained in the Province's recent update to the Growth Plan for the Greater Golden Horseshoe (May 2019), and the potential impact on the preferred Settlement Area boundary expansion endorsed by Council in April 2019 (Option 1 as presented in [Staff Report 2019-184](#)).

Please be advised that City staff will now report back to Council on this matter in July instead of August:

Date and Time: Thursday July 11, 2019, 6:00 pm
Location: Council Chambers,
2nd Floor, Brantford City Hall,
100 Wellington Square,
Brantford ON N3T 2M2

The meeting agenda and staff report will be available on the City website on July 9.

If you have any questions, in my absence please contact Lucy Hives, Director of Planning at 519-759-4150 ext. 5434 or LHives@brantford.ca

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Tuesday, July 09, 2019 9:32 AM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - July 11 Council

Hello. Thank you for your interest in the City of Brantford Official Plan Review.

Further to the June 2019 update below, please be advised that the July 11 Council meeting agenda and Staff Report 2019-408, *Implications of the New Growth Plan (2019) on the Official Plan Review and Preferred Settlement Area Boundary Expansion*, are now available on the City of Brantford website:

<https://calendar.brantford.ca/meetings/Detail/2019-07-11-1730-Special-City-Council>

You can also access the agenda and Report 2019-408 directly in PDF format here:

[Agenda Package - Special City Council Jul11 2019.pdf](#)

Please also note that the Council meeting is now scheduled to begin at 5:30 pm (not 6:00 pm).

Date and Time: Thursday July 11, 2019, 5:30 pm

Location: Council Chambers,
2nd Floor, Brantford City Hall,
100 Wellington Square,
Brantford ON N3T 2M2

Regards,

Alan Waterfield MCIP RPP

Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163
AWaterfield@brantford.ca
www.brantford.ca

From: Alan Waterfield
Sent: June-28-19 3:32 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - June 2019 update

Hello. Thank you for your interest in the City of Brantford Official Plan Review.

The May 2019 update stated that City staff would report back to Council in August 2019 on the implications of new minimum target requirements for intensification and density contained in the Province's recent update to the Growth Plan for the Greater Golden Horseshoe (May 2019), and the potential impact on the preferred Settlement Area boundary expansion endorsed by Council in April 2019 (Option 1 as presented in [Staff Report 2019-184](#)).

Please be advised that City staff will now report back to Council on this matter in July instead of August:

Date and Time: Thursday July 11, 2019, 6:00 pm

Location: Council Chambers,
2nd Floor, Brantford City Hall,
100 Wellington Square,
Brantford ON N3T 2M2

The meeting agenda and staff report will be available on the City website on July 9.

If you have any questions, in my absence please contact Lucy Hives, Director of Planning at 519-759-4150 ext. 5434 or LHives@brantford.ca

Regards,

Alan Waterfield MCIP RPP

Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
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Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Friday, September 20, 2019 3:37 PM
To: OurCity 2041
Subject: City of Brantford Official Plan Review - Public Information Centre #6
Attachments: Notice of Brantford OPR PIC 6.pdf

Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

Everyone is welcome to attend the next **Public Information Centre** for an update on the City of Brantford's Official Plan Review program.

A presentation will be provided, along with some examples to illustrate city building and urban design principles proposed to guide the future development and redevelopment of Brantford.

Monday, October 7, 6:30 – 8:00 p.m.
Brantford and District Civic Centre, Auditorium
69 Market Street South, Brantford

The notice displayed below can also be viewed by opening the pdf **attachment**.



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



Notice of Public Information Centre
City of Brantford Official Plan Review – Project Update

Monday October 7, 2019
6:30 – 8:00 pm
Brantford and District Civic Centre Auditorium
69 Market Street South, Brantford

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. The new Official Plan will account for the Boundary Expansion Lands that were transferred from Brant County to the City in 2017, and conform to the Province of Ontario's 2019 Growth Plan for the Greater Golden Horseshoe.

What will Brantford look like in the future?

Earlier this year, City Council endorsed a future Settlement Area boundary and targets for intensification and density to shape where Brantford will grow. The Official Plan Review program is now expanding its recent focus on the municipal Boundary Expansion Lands to also address the land use plan and urban design guidelines for the entire City of Brantford.

The purpose of this meeting is to provide an update on the City of Brantford's Official Plan Review program. A presentation will be provided, along with some examples to illustrate city building and urban design principles proposed to guide the future development and redevelopment of Brantford.



FOR MORE INFORMATION, PLEASE CONTACT:

Alan Waterfield, Senior Planner
Long Range Planning
519-759-4150 ext.5163
AWaterfield@brantford.ca

Joshua Schram, Policy Planner
Long Range Planning
519-759-4150 ext.5873
JSchram@brantford.ca

LEARN MORE AT:

Brantford.ca/OfficialPlan

We look forward to your attendance,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning

City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
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Danielle MacKinnon - GM BluePlan

From: Julien Bell - GM BluePlan
Sent: Monday, January 27, 2020 3:49 PM
To: Danielle MacKinnon - GM BluePlan
Cc: Alyssa Kochanski - GM BluePlan
Subject: FW: Brantford Public Information Centre on Feb 10 - Master Servicing Plan Update and Transportation Master Plan Update
Attachments: PIC Feb 10, 2020 Notice - MSP - TMP.PDF

Julien Bell, P.Eng.
Infrastructure Planning, Partner

GM BluePlan Engineering Limited
330 Trillium Drive, Unit D | Kitchener ON N2E 3J2
t: 519.748.1440 ext. 4264 | c: 416.254.6247
julien.bell@gmblueplan.ca | www.gmblueplan.ca



From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Monday, January 27, 2020 2:52 PM
To: Sharon E. Anderson <andersonsh@brantford.ca>
Cc: Chris Fong <CFong@brantford.ca>
Subject: Brantford Public Information Centre on Feb 10 - Master Servicing Plan Update and Transportation Master Plan Update

Everyone is welcome to attend a Public Information Centre regarding the:
Master Servicing Plan Update and the
Transportation Master Plan Update

Monday February 10, 2020 6:30pm to 8:00pm
at the Brantford & District Civic Centre
69 Market Street S, Brantford

This notice can also be viewed by opening the .pdf attachment.

We look forward to seeing you at the meeting.

Sincerely,

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

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CITY OF BRANTFORD MASTER SERVICING PLAN TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY: 2041

Notice of Public Information Centre Water, Wastewater, and Stormwater Master Servicing Plan and Transportation Master Plan Updates

The City of Brantford is undertaking three studies to guide the City's future development through to 2041. The City's Official Plan, Master Servicing Plan, and Transportation Master Plan are being updated, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, for the next 25 years. The goal of this TMP is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement, and automobiles.

The Master Servicing Plan and Transportation Master Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007 and 2011). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear From You

What should the City of Brantford look like in 2041? The decisions we make as a community today will shape our City's future tomorrow. At our last Public Information Centre (PIC) in October 2019, we presented how much growth we target to accommodate through intensification and development of remaining vacant land in the existing Settlement Area.

At our next PIC, we will present the opportunities and constraints associated with meeting this growth using existing transportation and servicing infrastructure. Where transportation and servicing constraints are identified, we will identify infrastructure/strategy improvement opportunities to meet these challenges in the future and answer any questions you may have.

Join us on

Monday, February 10, 2020
6:30 p.m. to 8:00 p.m.

Brantford and District Civic Centre Auditorium,
69 Market St. S., Brantford

A series of PICs will be held to provide information about the studies, gather input and receive feedback from the public. If you wish to submit comments or would like to be added to the project mailing list, please contact:

MASTER SERVICING PLAN brantford.ca/MasterServicingPlan

Julien Bell, P.Eng.
Consultant Project Manager,
GM BluePlan,
330 Trillium Drive, Unit D,
Kitchener, ON N2E 3J2
Phone: 416-703-0667
Email: julien.bell@gmblueplan.ca

Sharon Anderson, P.Eng
Project Manager,
Asset Management Specialist,
100 Wellington Square,
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

TRANSPORTATION MASTER PLAN brantford.ca/TransportationMasterPlan

Paul Bumstead, B.E.S.
Consultant Project Manager
Dillon Consulting Limited,
235 Yorkland Boulevard, Suite 800,
Toronto, ON M2J 4Y8
Phone: 416-229-4646 ext. 2311
Email: pbumstead@dillon.ca

Chris Fong, P. Eng.
Senior Transportation
Project Manager,
100 Wellington Square,
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5630
Email: cfong@brantford.ca



Join the Conversation



Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Danielle MacKinnon - GM BluePlan

From: Kallideen, Raquel (IO) <raquel.kallideen@infrastructureontario.ca>
Sent: Friday, January 31, 2020 5:08 PM
To: Julien Bell - GM BluePlan; andersonsh@brantford.ca; pbumstead@dillon.ca; cfong@brantford.ca
Subject: 20-11 IO has identified MOI property in study area - Master Servicing Plan Update and Transportation Master Plan Update

Good afternoon,

Thank you for sending us the Notice of Public Information Centre for Water, Wastewater, and Stormwater Master Servicing Plan and Transportation Master Plan Updates for the City of Brantford.

While our initial scan indicates that property owned by the Minister of Government and Consumer Services identified by PINs 321550042, 320750003, 320680015, 321390099, 321420020, 321430178, 321840155, 321870006, and various hydro corridor lands might be within or adjacent to your project's study area, it is the proponent's responsibility to verify if provincial government property is within the study area. Title documents may identify owners of provincial government property as any of the following:

- His Majesty the King
- Her Majesty the Queen
- Hydro One
- Hydro One Networks Inc.
- Management Board Secretariat (MBS)
- Minister of Economic Development, Employment and Infrastructure (MEDEI)
- Minister of Energy and Infrastructure (MEI)
- Minister of Government and Consumer Services (MGCS)
- Minister of Infrastructure (MOI)
- Minister of Natural Resources and Forestry (MNRF)
- Minister of Public Infrastructure Renewal (PIR)
- Minister of Public Works
- Minister of Transportation (MTO)
- Ontario Lands Corporation (OLC)
- Ontario Realty Corporation (ORC)

If provincial government property in the study area is not required for the project, please continue to consult us as a directly affected stakeholder. However, if government property is required for the project, the proponent should contact us so that we can advise about requirements for obtaining government property.

Best,

Raquel Kallideen



Raquel Kallideen (she, her)
Infrastructure Ontario
Environmental Management Co-op, Environmental Management

Raquel.Kallideen@infrastructureontario.ca

Office: 647-264-2745
www.infrastructureontario.ca

Follow IO at:   

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Danielle MacKinnon - GM BluePlan

From: Max Lysyk <mlysyk@urbantech.com>
Sent: Tuesday, February 18, 2020 4:32 PM
To: Gary Peever
Cc: andersonsh@brantford.ca; Julien Bell - GM BluePlan; James Bujak; Mark Pavkovic; Natalie Shurigina; AWaterfield@brantford.ca; Jeff Ormonde; Dave Leighton
Subject: Master Servicing Plan - Envisioning Our City: 2041 - Sorbara Lands Input
Attachments: Sorbara Brantford-2041 MCR Servicing Input.pdf

Hello Mr. Peever,

My name is Max Lysyk and I am with Urbantech Consulting. We have been retained by the Sorbara Group as their civil engineer for their Lynden Road property (299 Lynden Road).

We have prepared the attached letter as input to the Master Servicing Plan – Envisioning Our City: 2041 update in support of the proposed Brantford Urban Boundary Expansion. We ask that you please review our analysis and distribute it to all the applicable parties. Should you have any comments or questions, please feel free to contact our office.

Regards,

Max Lysyk, EIT
Design Assistant
Urbantech® Consulting
A Division of Leighton-Zec Ltd.
[3760 14th Avenue, Suite 301, Markham, ON L3R 3T7](mailto:mlysyk@urbantech.com)
mlysyk@urbantech.com • www.urbantech.com
TEL 905-946-9461 Ext.424 • **DIR** 905-752-1731 • **MOB** 905-259-2197



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February 18, 2020

File No. 19-617

Gary Peever, P.Eng.
Manager of Development Engineering
City of Brantford
100 Wellington Square,
Brantford, ON, N3T 2M2

Re: Master Servicing Plan – Envisioning Our City: 2041
Sorbara Brantford - 299 Lynden Road

We are retained by the Sorbara Group as their civil engineer for their Lynden Road property (299 Lynden Road). We have prepared the following preliminary sanitary and stormwater servicing analysis as input to the Master Servicing Plan - Envisioning Our City: 2041 update in support of the proposed Brantford Urban Boundary Expansion.

In preparation of this preliminary sanitary servicing and stormwater management plan, we have collected and reviewed the following information:

- Detailed topographic survey prepared by J.D. Barnes completed in August 2019.
- Review of preliminary geotechnical report prepared by Terraprobe Ltd. completed in February 2008.
- Review the Stage 3 MCR Report prepared by GM Blue Plan and completed in April 2019.
- Obtained plan and profile drawings of Lynden Road and Brantwood Park Road from the City of Brantford.
- Coordination with the Sorbara Group consulting team.

1.0 - Existing Conditions

The Sorbara lands are approximately 200 acres and are bounded by Lynden Road to the south, existing residential to the west, CN railway to the south east and Fairchild Creek Tributary to the north. The majority of the tableland drains from north to south towards Lynden Road and the CN railway, with the northern and eastern edges of the site drain towards the Fairchild Creek Tributary valley system. All the drainage is part of the Fairchild Creek watershed. There are several existing culverts and catchbasins that convey surface drainage under Lynden Road and the CN Railway to the receiving drainage systems, refer the Figure 1 - Existing Drainage Conditions.

Existing surficial soils are predominately silty clays with some traces of sands.

2.0 - Existing Services

Surrounding the subject lands, there exists sanitary, storm and watermain infrastructure within the residential subdivision to the west of the Sorbara property. Within the existing subdivision, along Brantwood Park Road, a 1350mm sanitary trunk sewer conveys sewage for the northeast portion of the City of Brantford to the existing Empey Pumping Station.

Along Lynden Road, there exists a 250mm diameter sanitary sewer as well as a 300mm watermain which terminates approximately 70m east of the subject lands. Storm sewer infrastructure does exist along Lynden Road however, it appears to be only design to accommodate runoff from the roadway.

3.0 - Review of Wastewater & Stormwater Management Servicing Concepts

The Stage 3 MCR report prepared by GM Blue Plan, dated April 2019 identifies preferred Wastewater Servicing Concept – Option 1A/1B for the Sorbara lands. These options propose that the lands be ultimately serviced by a gravity trunk sewer conveying sewage from south of Lynden Road to a future sanitary pump station located in the vicinity of Adams Road and Highway 403. The future pump station's forcemain will then direct sewage back towards the Sorbara lands where it is proposed to connect to the Lynden Road upsized sanitary sewer. From there, the Lynden Road sewer flows westerly until it connects to the existing 1350mm trunk sewer at the intersection of Lynden Road and Roy Boulevard where sewage is then conveyed southerly to the Empey sanitary Pump Station. As identified in the Stage 3 MCR, upgrades to the Empey Pump Station are required to service both the Sorbara lands and the future Employment lands.

The preferred stormwater management plan – Options 1A & 1B both identify a central stormwater management facility generally located in the vicinity of Lynden Road and the CN Railway on the Sorbara lands.

4.0 - Proposed Sanitary Servicing Plan

As discussed in Section 3.0 above the servicing solutions discussed in the Stage 3 MCR Report requires the following:

- Construct approximately 2,600m of sanitary trunk sewer south of Lynden through the future employment lands.
- Construct the sanitary pump station large enough for the residential and employment lands.
- Construct approximately 3,400m of sanitary forcemain from the sanitary pump station to the upsized sewer along Lynden Road.

We agree that the presented wastewater servicing concept identifies that the Sorbara lands are fully serviceable and supports the proposed urban expansion. However, we have reviewed other sanitary servicing options for the Sorbara lands in order to avoid the reliance

on the external infrastructure proposed within the future employment lands and have developed an independent sanitary servicing solution.

The scenario of replacing the existing 250mm sanitary sewer on Lynden Road with a future sewer sized to gravity service the Sorbara lands and receive sewage from the future employment lands sanitary pump station/forcemain was reviewed. The existing Lynden Road sewer profile from Roy Boulevard/Brantwood Park Road easterly to the Sorbara lands was examined and it was determined that the existing sewer is relatively shallow in the order of 3m of cover. When the new sewer is extended easterly for approximately 100m, we determined that the obvert of the sewer would reach the existing centreline elevation of Lynden Road at the existing low point located in the vicinity of the southwest corner of the Sorbara property. Due to the challenging existing conditions, there is no practical ability to raise Lynden Road at this location nor to eliminate the low point and create enough depth for a sanitary sewer to gravity service the Sorbara lands. Therefore, an alternative sanitary servicing solution has been analyzed to provide a gravity solution for the Sorbara lands.

4.1 – Preferred Option

A preferred option is to service the Sorbara Lands by connecting to the existing 1350mm sanitary trunk sewer at the northern intersection of Sympatica Crescent and Brantwood Park Road. We have determined that at this point, the sanitary trunk is the deepest (5m of cover) along Brantwood Park Road. Servicing is required through an existing park and provides a gravity servicing solution for the Sorbara lands. Refer to Figure 2 – Preliminary Servicing Concept Plan for a servicing schematic of the Sorbara property.

5.0 - Proposed Stormwater Management Plan

From a preliminary drainage analysis of the Sorbara lands, stormwater from the property is proposed to be treated with two Stormwater Management Ponds in order to maintain predevelopment drainage under post development conditions. Approximately one third of the site will be treated with a Stormwater Management Pond 2 located in the northeast corner of the property, maintaining flows to the Fairchild Creek Tributary. While the remaining two thirds of the site will be treated via a Stormwater Management Pond 1 located in the same location as identified in the Stage 3-MCR, please refer to Figure 2.

6.0 – Conclusion

Based on our analysis, we recommend that the preferred sanitary servicing option be included and implemented in the final report of the Master Servicing Plan – Envisioning Our City: 2041. Should you have any comments or questions, please feel free to contact our office.

Regards,
Urbantech Consulting

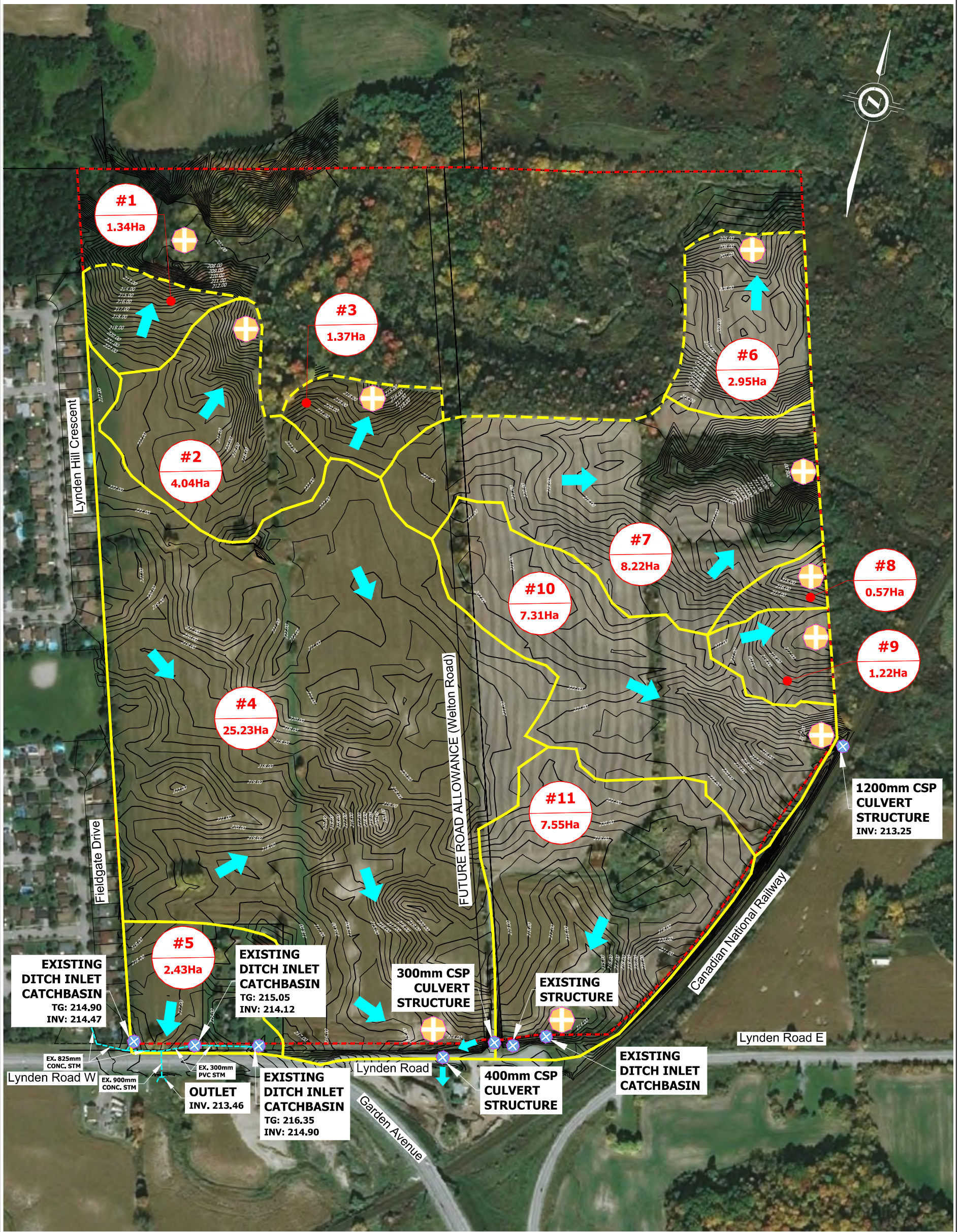
David Leighton

Max Lysyk

J. David Leighton, C.E.T.
President

Max Lysyk, EIT
Design Assistant

cc: Julien Bell, GM Blue Plan
Alan Waterfield, City of Brantford
Sharon Anderson, P.Eng. City of Brantford
James Bujak, Sorbara Group
Mark Pavkovic, Sorbara Group
Natalie Shurigina, Sorbara Group



**1200mm CSP
CULVERT
STRUCTURE
INV: 213.25**

**EXISTING
DITCH INLET
CATCHBASIN
TG: 214.90
INV: 214.47**

**EXISTING
DITCH INLET
CATCHBASIN
TG: 215.05
INV: 214.12**

**300mm CSP
CULVERT
STRUCTURE**

**EXISTING
STRUCTURE**

**OUTLET
INV: 213.46**

**EXISTING
DITCH INLET
CATCHBASIN
TG: 216.35
INV: 214.90**

**400mm CSP
CULVERT
STRUCTURE**

**EXISTING
DITCH INLET
CATCHBASIN**

LEGEND

- - - - - PROPERTY LIMITS
- EXISTING CONTOURS
- EXISTING DRAINAGE BOUNDARY
- - - - - EXISTING TREE LINE
- #4
25.23Ha DRAINAGE AREA I.D.
DRAINAGE AREA SIZE
- ➔ SUBCATCHMENT DRAINAGE DIRECTION
- SUBCATCHMENT LOW POINTS
- EXISTING DRAINAGE STRUCTURE
- - - - - EXISTING STORM SEWERS


**FOR DISCUSSION
PURPOSES ONLY**

SORBARA GROUP	
299 LYNDEN ROAD CITY OF BRANTFORD	
urbantech <small>Urbantech Consulting, A Division of Leighton-Zac Ltd. 3760 14th Avenue, Suite 301, Hamilton, Ontario L8A 3T7 Tel: 905-946-0981 Fax: 905-946-0929 www.urbantech.com</small>	
EXISTING DRAINAGE CONDITIONS	
PROJECT No.: 19-617	FIGURE No.:
DATE: NOVEMBER 2019	
SCALE: 1:2000	1



- LEGEND**
- 220.00 EXISTING CONTOURS
 - OG 217.74 EXISTING GROUND ELEVATION
 - TOP 217.00 PROPOSED ELEVATION
 - #1 DRAINAGE AREA I.D.
 - 54.50Ha DRAINAGE AREA SIZE
 - PROPOSED SANITARY DRAINAGE BOUNDARY
 - PRELIMINARY SANITARY SEWER LAYOUT
 - EXISTING SANITARY SEWERS
 - PRELIMINARY FORCEMAIN LAYOUT (TO SERVICE THE EMPLOYMENT LANDS)

FOR DISCUSSION
PURPOSES ONLY

SORBARA GROUP	
299 LYNDEN ROAD CITY OF BRANTFORD	
 <small>Urbantech Consulting, A Division of Leighton-Zoe Ltd. 3760 14th Avenue, Suite 301, Markham, Ontario L3R 3T7 Tel: 905.946.9141, Fax: 905.946.0099 www.urbantech.com</small>	
PRELIMINARY SERVICING CONCEPT PLAN	
PROJECT No.:	19-617
DATE:	FEBRUARY 2020
SCALE:	1:2000
FIGURE No.:	2

Danielle MacKinnon - GM BluePlan

From: Harvey, Joseph (MHSTCI) <joseph.harvey@ontario.ca>
Sent: Wednesday, February 26, 2020 12:16 PM
To: Julien Bell - GM BluePlan
Cc: Kirzati, Katherine (MHSTCI); andersonsh@brantford.ca
Subject: Notice of Commencement - Master Servicing Plan Update
Attachments: Brantford_MSP_UpdateMHSTCI-Ltr.pdf

Julien Bell,

Please find attached, a letter acknowledging the receipt of your notice of commencement. Contact us with any further questions or concerns.

Joseph Harvey

On behalf of

Katherine Kirzati
Heritage Planner
Heritage Planning Unit
Katherine.Kirzati@Ontario.ca

**Ministry of Heritage, Sport,
Tourism and Culture Industries**

Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Tel: 416.314.7643

**Ministère des Industries du Patrimoine,
du Sport, du Tourisme et de la Culture**

Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Tél: 416.314.7643



February 26, 2020

EMAIL ONLY

Julian Bell, P.Eng.
Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Julien.bell@gmblueplan.ca

MHSTCI File : 0012023
Proponent : The City of Brantford
Subject : Notice of Study Commencement – Municipal Class EA
Project : Master Service Plan Update
Location : Brantford

Dear Julian Bell;

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Commencement for your project. MHSTCI's interest in this Master Plan project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources (including land and marine)
- built heritage resources (including bridges and monuments)
- cultural heritage landscapes

Under the Municipal Class Environmental Assessment (EA) process, the proponent is required to determine a project's potential impact on cultural heritage resources. A Master Plan project at minimum will address Phases 1 and 2 of the Municipal Class EA process. Developing and reviewing inventories of known and potential cultural heritage resources within the study area can identify specific resources that may play a significant role in guiding the evaluation of alternatives for future project-specific EA's proceeding under this master plan.

Project Summary

The objective of the Master Service Plan study is to develop a comprehensive plan that will incorporate all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing and boundary lands, to the year 2041 and beyond. This study is being completed as an EA Study in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment process for master planning. This study is being undertaken based on phases 1 and 2 of the Class EA process for Master Plans.

Identifying Cultural Heritage Resources

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

Archaeological Resources

This Master Plan project may impact archaeological resources, therefore the screening checklists developed by MHSTCI: [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#). At a minimum, a Stage 1 archaeological assessment will need to be undertaken for the entire study area during the master plan phase to determine if archaeological assessments will be needed for subsequent project-driven Municipal Class EAs.

Built Heritage and Cultural Heritage Landscapes

A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment will be undertaken for the entire study area during the master plan to inform if resources can be avoided and if technical cultural heritage studies will be needed for subsequent project-driven Municipal Class EAs. This report should:

1. Identify existing baseline cultural heritage conditions within the study area. The report will include a historical summary of the development of the study area and will identify all known or potential built heritage resources and cultural heritage landscapes in the study area. MHSTCI has developed screening criteria that may assist with this exercise: [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#).
2. Identify preliminary project-specific impacts on known and potential built heritage resources and cultural heritage landscapes that have been identified. The report should include a description of anticipated impact to each known or potential built heritage resources or cultural heritage landscape that has been identified.
3. Propose and recommend measures to avoid or mitigate potential negative impacts to known or potential cultural heritage resources. The proposed mitigation measures are to inform the next steps of project planning and design.

Technical cultural heritage studies are to be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed.

The findings of the above-mentioned studies should be summarized as part of the master plan discussion of existing conditions, preliminary impact assessment and future commitments.

Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into Master Plan projects. Please advise MHSTCI whether any technical heritage studies will be completed for this Master Plan project and provide them to MHSTCI before issuing a Notice of Completion.

Thank you for consulting MHSTCI on this project. Please continue to do so through the Master Plan process. Contact the undersigned for any questions or clarification.

Sincerely,

Joseph Harvey
On behalf of

Katherine Kirzati
Heritage Planner
Heritage Planning Unit
Katherine.Kirzati@Ontario.ca

Copied to: Sharon Anderson, Project Manager, City of Brantford

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, March 17, 2020 1:26 PM
To: Dave Leighton
Cc: Julien Bell - GM BluePlan; James Bujak; Mark Pavkovic; Natalie Shurigina; Alan Waterfield; Gary Peever; Max Lysyk; Steve Dyjach; Mike Abraham
Subject: RE: Master Servicing Plan - Envisioning Our City: 2041 - Sorbara Lands Input
Attachments: MSP_2020_03_16 Sorbara Letter_City response.pdf

Hello Mr. Leighton,

Attached please find the City's response to your letter, dated February 18 2020, submitted to the Master Servicing Plan – Envisioning Our City: 2041.

Regards

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

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David Leighton
Urbantech Consulting
3760 14th Avenue, Suite 301
Markham, Ontario
L3R 3T7

March 16, 2020

Dear Mr. Leighton,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041
Sorbara Brantford – 299 Lynden Road

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your comments as they relate to the presented municipal servicing strategies for the eastern urban boundary expansion lands. These lands include the Sorbara Group property located north of Lynden Road and the future employment lands located east of Garden Avenue.

The servicing review for lands located within the proposed urban boundary expansion areas were completed based on existing ground elevations, identified natural heritage system, and existing City infrastructure capacities. Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered. Further, an evaluation of the servicing strategies was completed in the context of providing the best overall City-wide approach, including allowances for the servicing of all lands within the City's municipal boundary.

Further to your Letter dated February 18th, we would like to provide the following comments:

- The proposed servicing strategy for the subject lands was informed in part by PEIL's 2007 Functional Sanitary Report that was previously submitted to the County of Brant for this same property.
- The Preliminary Servicing Concept Plan, as shown on Figure 2, proposes substantial regrading of the area. Further, the cut/fill assessment and identification of required fill are needed to confirm the viability of the proposed servicing concept.
- It is the City's general policy to avoid extending municipal servicing through existing parks if other viable servicing approaches are available.
- The servicing plan, as presented, may not provide the best overall solution when considering the City-wide servicing context.

Based on the information provided, it is the City's opinion that further technical details and analysis would be required to validate the proposed approach. At this time, the Envisioning Our City: 2041 planning process will continue with the existing proposed servicing approach, previously presented to the public.



However, the City will remain open to revisiting the proposed concept plans, as presented in your letter, as part of development approval process. To support consideration of the alternate sanitary servicing concept, appropriate supporting technical information is needed to justify the viability of the servicing plan for the development, as well as, to demonstrate that the proposed alternate servicing concept does not negatively impact the City-wide servicing strategy or the serviceability of other further development lands within the City's municipal boundary.

If you have any other questions or require additional information please feel free to contact the undersigned.

A handwritten signature in blue ink, appearing to read "M. Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in blue ink, appearing to read "G. Peever".

Gary Peever
Manager of Development Engineering

CC:

- Max Lysyk, Urbantech Consulting
- Julien Bell, GM BluePlan
- Alan Waterfield, City of Brantford
- Steve Dyjach, City of Brantford
- Sharon Anderson, City of Brantford
- James Bujak, Sorbara Group
- Mark Pavkovic, Sorbara Group
- Natalie Shurigina, Sorbara Group

Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Wednesday, April 29, 2020 3:47 PM
To: OurCity 2041
Subject: Brantford Official Plan Review - April 2020 update
Attachments: Brantford Official Plan Review April 2020 update notice.pdf

Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

***Overview of Proposed Land Use Designations – April 2020* is now available for review and comment**

Due to the COVID-19 pandemic, Planning staff were unable to host a Public Information Centre in April to provide an update on the City of Brantford's Official Plan Review. Instead, we are seeking comments on the Overview document by Monday, June 1 2020.

The *Overview of Proposed Land Use Designations – April 2020* presents the Official Plan's urban structure and an overview of the proposed land use designations. It indicates the policy direction that will be detailed in the new Official Plan, but does not include all of the detailed policies. A complete *draft* of the Official Plan including the full policies and additional schedules (maps) is planned for release in late June 2020, for a public and agency commenting period through August 2020.

The Overview document is now available on the City of Brantford website and can be accessed by clicking this link: [Official Plan Review webpage](#)

The Overview document can also be downloaded directly by clicking this link: [Overview of Proposed Land Use Designations – April 2020](#)

Draft Schedules 1 to 6 presented in the Overview document are also available for download in a separate file so that they can be viewed and printed individually: [Draft OP Schedules 1 to 6 – April 2020](#)

The notice displayed below can also be viewed by opening the pdf attachment to this email.



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



City of Brantford Official Plan Review – Project Update

Overview of Proposed Land Use Designations – April 2020
is now available for review and comment

The City of Brantford is creating a new Official Plan to guide growth and development to the year 2041. It will replace the current Official Plan with updated land use policy and schedules (maps) to address the changing needs of the community and include the expansion lands (formerly part of the County of Brant) added to the City in 2017. The new Official Plan will conform to the Province of Ontario's 2019 Growth Plan for the Greater Golden Horseshoe.

What will Brantford look like in the future?

An *Overview of Proposed Land Use Designations – April 2020* presents the Official Plan's urban structure and an overview of the proposed land use designations. It indicates the policy direction that will be detailed in the new Official Plan, but does not include all of the detailed policies. A complete draft of the Official Plan including the full policies and additional schedules (maps) is planned for release in late June 2020, for a public and agency commenting period through August 2020.

Planning Staff is seeking comments on the Overview document to help shape the detailed policies that will be contained in the draft Official Plan. Please submit comments by Monday, June 1 2020.

Overview of Proposed Land Use Designations – April 2020 can be accessed on the City of Brantford website: www.brantford.ca/officialplan. It describes alternative ways to submit comments. To request a hard copy of the document, please email or call City of Brantford Planning Staff noted below.



FOR MORE INFORMATION, PLEASE CONTACT:

Alan Waterfield, Senior Planner
Long Range Planning
519-759-4150 ext.5163
AWaterfield@brantford.ca

Joshua Schram, Policy Planner
Long Range Planning
519-759-4150 ext.5873
JSchram@brantford.ca

LEARN MORE AT:

Brantford.ca/OfficialPlan

We hope you keep safe and well during these unprecedented times.

Alan Waterfield MCIP RPP

Senior Planner, Long Range Planning

City of Brantford, Planning Department

City Hall, 100 Wellington Square, Brantford, ON N3T 2M2

P.O. Box 818, Brantford, ON N3T 5R7

519-759-4150 ext. 5163

AWaterfield@brantford.ca

www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Thursday, June 04, 2020 10:45 AM
To: Sharon E. Anderson
Cc: Chris Fong; Bumstead, Paul; Julien Bell - GM BluePlan; Alyssa Kochanski - GM BluePlan
Subject: Brantford MSP/TMP Notice of Public Information Centre - For Distribution
Attachments: 2020_05_26 Notice of PIC 4-FINAL.pdf

Hello Everyone,

Please note that you've been sent this notice as a representative of a City Task Force or City Committee. Please distribute the attached notice, and message below the line, to your Committee or Task Force members. In cases where you represent multiple Committees or Task Forces please circulate to all of them.

Thank you

Sharon

Everyone is welcome to attend a Virtual Public Information Centre (PIC) regarding the:
Master Servicing Plan Update and the
Transportation Master Plan Update

In response to the COVID-19 situation and restrictions on large gatherings, this PIC will be held as a virtual PIC.

PIC Boards and a video walkthrough of their content will be posted on **Tuesday, June 9, 2020 at 3:00 p.m.** This will be followed by a two week question submission period closing June 23, 2020. A question and answers video will be posted on **Tuesday, June 30, 2020 at 3:00 p.m.** This will be followed by a three week question submission period, closing July 21, 2020. A Frequently Asked Questions (FAQ) document will be posted on **Tuesday, July 28, 2020 at 3:00 p.m.**

All content and instructions on how to submit questions will be posted on the project webpages on June 9.

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

This notice can also be viewed by opening the .pdf attachment.

We look forward to receiving your questions and comments.

Should you have any questions about this process, please reach out to one of the City's project managers:

Master Servicing Plan
Sharon Anderson, P.Eng.
MSP Project Manager

Transportation Master Plan
Chris Fong, P. Eng.
TMP Project Manager

100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5630
Email: cfong@brantford.ca

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CITY OF BRANTFORD
**MASTER
SERVICING PLAN
TRANSPORTATION
MASTER PLAN**
ENVISIONING OUR CITY: 2041

Notice of Public Information Centre

Water, Wastewater, and Stormwater Master Servicing Plan and Transportation Master Plan Updates

The City of Brantford is undertaking three studies to guide the City's future development through to 2041. The City's Official Plan, Master Servicing Plan, and Transportation Master Plan are being updated, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017.

Master Servicing Plan Update (MSP)



The objective of the MSP study is to develop a comprehensive plan that will incorporate all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041 and beyond.

Transportation Master Plan Update (TMP)



The TMP study will provide a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, to the year 2041. The goal of this TMP is to ensure that the transportation system can accommodate growth and meet the needs of pedestrians, cyclists, transit users, goods movement, and automobiles.

The Master Servicing Plan and Transportation Master Plan Updates are being completed as separate Class EA studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) process for master planning (MEA, June 2000, as amended in 2007, 2011 and 2015). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

What should the City of Brantford look like in 2041? The decisions we make as a community today will shape our City's future tomorrow. At our last Public Information Centre (PIC) in February 2020, we presented the opportunities and constraints associated with meeting the growth targeted in the City's Official Plan using existing transportation and servicing infrastructure. Where transportation and servicing constraints were identified, infrastructure/strategy improvement opportunities to meet these challenges in the future were presented.

At our next PIC, we will present the preferred strategy for a multi-modal transportation plan for the TMP and for a city wide master servicing plan for the MSP.

In response to the COVID-19 situation, this PIC will be held as a virtual PIC. All content and instructions on how to submit questions will be posted on the project webpages:

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

PIC Boards and a video walkthrough of their content will be posted on **Tuesday, June 9, 2020 at 3:00 p.m.** This will be followed by a two week question submission period closing June 23, 2020. A question and answers video will be posted on **Tuesday, June 30, 2020 at 3:00 p.m.** This will be followed by a three week question submission period, closing July 21, 2020. A Frequently Asked Questions (FAQ) document will be posted on **Tuesday, July 28, 2020 at 3:00 p.m.**

If you wish to submit comments or would like to be added to the project mailing list, please contact:

Master Servicing Plan

Julien Bell, P.Eng.

Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 519-748-1440 ext. 4264
Email: julien.bell@gmblueplan.ca

Sharon Anderson, P.Eng.

MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Transportation Master Plan

Paul Bumstead, B.E.S.

Consultant Project Manager
Dillon Consulting Limited
235 Yorkland Boulevard, Suite 800
Toronto ON M2J 4Y8
Phone: 905-260-4887
Email: pbumstead@dillon.ca

Chris Fong, P. Eng.

TMP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5630
Email: cfong@brantford.ca

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

JOIN THE
CONVERSATION



facebook.com/CityofBrantford



@CityofBrantford

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Friday, June 12, 2020 2:57 PM
To: Julien Bell - GM BluePlan; Bumstead, Paul
Cc: Chris Fong
Subject: Brantford MSP/TMP - Mystery Caller

Hello Julien & Paul,

Not sure if this can be recorded as a comment or not.

A woman called and left a voicemail to express her disappointment on only receiving the letter for the MSP/TMP today, after the June 9 date. She expressed disappointment that she had not been able to participate on June 9's virtual PIC. Unfortunately I was on another call and she left a voicemail without any contact information, no name, no number and the caller ID was blocked so I was unable to inform her that the participation window is still open.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, June 15, 2020 8:39 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday June 15th 2020 8:38 PM with reference number 2020-06-15-035.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding my Neighbourhood**

For the congestion area around King George Rd and Hwy 403, it was suggested that extending WGP north of Powerline Rd would help resolve this issue because it would provide an alternative parallel to King George Rd. I don't believe extending WGP would help King George Rd given >60% of traffic on King George is regional (per the video) so their alternative route already exists as Hwy 24 to Powerline to WGP to Hwy 403 without the need for a northern extension. I agree using WGP is a good alternative but shouldn't widening WGP north of Hwy 403 to Powerline Rd be needed in that case? Also, only using TDM won't help the high percentage of regional travellers and TSM might not be effective enough without WGP widening.

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

Yes

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

Yes

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

Two general comments:

- 1) I like the strong focus on using TDM in the proposed solutions rather than simply suggesting to build/expand new roads everywhere.
- 2) The Oak Park Rd extensions seems like a great option to alleviate a lot of congestion in several different areas.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Wednesday, June 17, 2020 1:23 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Wednesday June 17th 2020 1:22 PM with reference number 2020-06-17-017.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**
Yes
- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
Hi,

Thank you again for your latest Public Information Center. In regard to the PIC #4 held on June 9th 2020 I offer the following questions/comments for your review.

As for the Mater Servicing Plan:

Wastewater

- The drainage area tributary by gravity to the Woodlawn Pumping Station represents significantly more flow than the current capacity of the station. In the interest of optimizing existing infrastructure we would ask the following:
 - o What analysis, if any, has the City completed of the downstream sanitary system to assess whether conveyance capacity is available that would support an upgrade to the capacity of the Woodlawn Pumping Station to service the tributary drainage area?
 - o If downstream capacity is not immediately available, what upgrades would be necessary to the trunk system to accommodate an expansion of the capacity of the Woodlawn Pumping Station?
 - o Improvements to the Woodlawn Pumping Station are in the current Capital Forecast for the 2024-2026 timeframe. What is the extent of these improvements, and will they provide any additional capacity over and above the current capacity?
 - o The City has an ongoing flow monitoring program. The modelled 5 year wet weather sewage flow to the Woodlawn Pumping Station on which the pumping station capacity is based would appear to estimate sewage flows much higher than is being monitored within the catchment area of Woodlawn Pumping Station. What is the basis of the 5 year wet weather sewage flow, and will the City consider further discretizing the model to reflect varying conditions across the City?
- It was noted during the presentation that there may be some concern extending the Oak Park trunk sewer along Powerline Road due to utility conflicts, if we recall correctly. Powerline Road provides a City controlled corridor for the extension of a sanitary sewer, potentially accelerating the ability of the City to service employment lands. We trust that a Powerline Road alignment will continue to be evaluated at the time of a future Environmental Assessment for the construction of the trunk.

Water

- Could the City provide the ground surface elevation that will be used to separate the Pressure Districts for PD 2/3 and 4?
- The City is proposing a water tower within Pressure District 4 (PD4) to address a storage deficiency associated with growth through 2041. The 2014 Master Plan showed excess storage capacity beyond 2031 in the order of 6.3ML. We're assuming that this excess capacity would be available to service growth within PD4 prior to the need for additional storage. When is the need for additional storage within Pressure District 4 triggered, and how much growth can occur within Pressure District 4 prior to triggering the need?

I would also like to bring to your attention a technical memo RJ Burnside prepared for lands on the south side of Powerline Road, West side of Balmoral Drive, and east of Paris road referred to as Virgoan and Biely Knowes Development Inc. We hope that we can offer the City of Brantford an opportunity for early growth once your OP has been adopted. I have attached the link for which to share the file. If there are any issues please feel free to reach out to me and I can send you a pdf copy.

https://rjburnside-my.sharepoint.com/personal/leslie_mcbride_rjburnside_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fleslie%5Fmcbride%5Frjburnside%5Fcom%2FDocuments%2F2020%2FOutdated%2F200601%5F050157%5FVirgoan%20Servicing%20Strategy&originalPath=aHR0cHM6Ly9yamJ1cm5zaWRILW15LnNoYXJlcG9pbmQuY29tLzpmOi9wL2xic2xpZV9tY2JyaWRIL0V0ODdzdng2bWhOSW1Ud1NudGUwWXJnQm5mMmVGam9TX1g3dnp0Z2dUUGxQbFE_cnRpbWU9NS1XQmJzb1MyRWc

Thank you and have a great day,

[REDACTED]
[REDACTED]
[REDACTED]

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Thursday, June 18, 2020 11:41 AM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Thursday June 18th 2020 11:40 AM with reference number 2020-06-18-016.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding my Neighbourhood**

1) TMP Slide 8: The "Oak Park Road & Highway 403 interchange upgrade" is currently under construction at a cost of \$6.75 million, with completion expected by the end of 2020. One could conclude from this that the City is determined to construct the Oak Park Road Extension regardless of any objections by the citizens of Brantford. Could you please comment?

2) TMP Slide 11: Is it too early to consider the effects of COVID-19 or a future pandemic on transit ridership? I assume no effects have been included in the ridership numbers in the TMP.

3) TMP Slide 13: Comparing Slide 8 to Slide 13, the overcapacity on Hardy Road has been eliminated due to TDM. Is this correct?

4) TMP Slides 13 & 14 Comparing Slides 13 & 14, the construction of the Oak Park Road Extension does not appear to have any effect on the overcapacity issues on Veterans Memorial Parkway and Clarence Street. Please comment.

5) TMP Slides 14 & 29: With the construction of the Oak Park Road Extension, a new area of overcapacity appears on Colborne St. W., between County Road 7 (Pleasant Ridge Road) and D'Aubigny Road. Is construction of the OPRE simply going to result in moving traffic congestion from one part of the city to another?

6) TMP Slides 16, 20, 21 24, 26 & 29: The V/C ratios shown on these slides are those of the forecast 2041 "Do Minimal" traffic volumes. Could the consultant include additional V/C ratios using the forecast volumes in which the only alternative strategy is the construction of the Oak Park Road Extension (no TDM, TSM or road widening)? This would directly show the benefit of the OPRE to reducing the overcapacity on these roads. On Slides 20 and 23, the diagrams are very small and the V/C numbers are illegible. Could these numbers be enlarged?

7) I have read a number of articles recently regarding a phenomenon called "induced demand" which "refers to the idea that increasing roadway capacity encourages more people to drive, thus failing to improve congestion". With this in mind, is it possible that the construction of the Oak Park Road Extension will only reduce traffic congestion on the city streets in question for a few years after which time we find that congestion reappears on those same streets?

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

No

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

No

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Sunday, June 21, 2020 4:07 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Sunday June 21st 2020 4:06 PM with reference number 2020-06-21-007.

- **First Name (Optional)**
[REDACTED]
- **Last Name (Optional)**
[REDACTED]
- **Address (Optional)**
[REDACTED]
- **Email (Optional)**
[REDACTED]
- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**
I have questions
- **List your questions regarding my Neighbourhood**
Wondering how, and the safety of (both human and environmental), water and sewer will get across the river from the Mohawk location to the large number of new houses being built off of Hardy Road.
- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**
I have questions
- **List your questions regarding Boundary Expansion Lands**
See the additional comments box.
- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**
I have questions
- **List your questions regarding entire City**
See the additional comments box.

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
 - 1) TMP Slide 8 : The “Oak Park Road & Highway 403 interchange upgrade” is currently under construction at a cost of \$6.75 million, with completion expected by the end of 2020. One could conclude from this that the City is determined to construct the Oak Park Road Extension regardless of any objections by the citizens of Brantford. Could you please comment?
 - 2) TMP Slide 11 : Is it too early to consider the effects of COVID-19 or a future pandemic on transit ridership? I assume no effects have been included in the ridership numbers in the TMP.
 - 3) TMP Slide 13 : Comparing Slide 8 to Slide 13, the overcapacity on Hardy Road has been eliminated due to travel demand management. Is this correct?
 - 4) TMP Slides 13 & 14: Comparing Slides 13 & 14, the construction of the Oak Park Road Extension does not appear to have any effect on the overcapacity issues on Veterans Memorial Parkway and Clarence Street. Please comment.
 - 5) TMP Slides 14 & 29: With the construction of the Oak Park Road Extension, a new area of overcapacity appears on Colborne St. W., between County Road 7 (Pleasant Ridge Road) and D’Aubigny Road. Is construction of the OPRE simply going to result in moving traffic congestion from one part of the city to another?
 - 6) TMP Slides 16, 20, 21 24, 26 & 29 : The volume to capacity ratios shown on these slides are those of the forecast 2041 “Do Minimal” traffic volumes. Could the consultant include additional volume to capacity ratios using the forecast volumes in which the only alternative strategy is the construction of the Oak Park Road Extension (no transit demand management, transit system management or road widening)? This would directly show the benefit of the OPRE to reducing the overcapacity on these roads. On Slides 20 and 23, the diagrams are very small and the volume to capacity numbers are illegible. Could these numbers be enlarged?
 - 7) We are in contact with someone who has read a number of articles recently regarding a phenomenon called “induced demand” which “refers to the idea that increasing roadway capacity encourages more people to drive, thus failing to improve congestion”. With this in mind, is it possible that the construction of the Oak Park Road Extension will only reduce traffic congestion on the city streets in question for a few years after which time we find that congestion reappears on those same streets?
 - 8) Based on discussions with councillors, the perspectives of residents living in the Ava Road area are being valued over other Brantford residents. Could you comment on this?
 - 9) The TMP makes assumptions about the transportation decision making of residents commuting from the West Brant area to the East (i.e., assuming people will travel West to then go East). Please comment on how this is known.
 - 10) In the Oak Park Road Extension Feasibility Study Final Report, there is no discussion regarding connections with Brant County that could be more fiscally responsible than the alternatives considered. Could you comment on why the city has not engaged with the Brant County to facilitate mutually beneficial solutions?
 - 11) The proposed plan discusses how about 900 cars per peak hour will be reduced from

Brant Ave, Colborne Street, and VMP combined and that commute time will decrease by about 5 minutes for those commuting. Can you explain how these numbers warrant the expense of the proposed plan?

12) Given the impact of COVID-19 and other pressing government cuts and priorities on the city's budget (e.g., cuts to transfers from the Provincial government for healthcare, fulsomely addressing homelessness) , how is the proposed plan being funded? Or even the top priority?

13) The public notice in the Brantford Expositor on June 11 uses ambiguous language regarding the bridge that will be required to complete this proposed plan: "TMP (2014) recommends the extension include a four-lane arterial road with a crossing over the Grand River". Mention of a bridge is also not clear in other editions of the proposed plan. A bridge will impact the cost of the proposed plan substantially. Please comment on how the "crossing" (i.e., bridge) will be accounted for in "today's dollars" (not past projections of the bridge cost). To be transparent with taxpayers, clarification of the cost of BOTH the road and crossing (bridge) is necessary.

14) There is no indication of the progression of the TMP (i.e., at which end construction will begin). Are we to take the "Oak Park Road & Highway 403 interchange upgrade" as an indication of the intended direction?

15) Is compensation for the residents living along the proposed OPRE to address the variety of impacts this project will have (e.g., environmental damage, noise, etc.) being considered?

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, June 23, 2020 8:44 AM
To: Alyssa Kochanski - GM BluePlan
Cc: Julien Bell - GM BluePlan
Subject: FW: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alyssa,

Questions for the PIC. If they are not addressed in the video, I'm going to need to respond in more detail via email.

Regards
Sharon

From: Brendan Scotland [mailto:bscotland@fabianpapa.com]
Sent: Monday, June 22, 2020 6:10 PM
To: Sharon E. Anderson
Cc: Chris Fong; Steve Bishop; 'Giordana Sita'; 'Victoria McCrum'; 'Ron Richards'; Fabian Papa (Work)
Subject: RE: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020

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Hi Sharon,

Thanks for taking my call last Monday. Further to our discussion, on behalf of the Owners of the Lynden Park Mall we wish to provide the following list of questions and comments on the Virtual PIC slide package about the update to the City's Master Servicing Plan:

1. Can the City's Consultant provided additional details on the Fairview Drive diversion that is presented on MSP-33 (PDF page 40) of the PIC document? As the consultant for the Lynden Park Mall, we are designing a storm sewer that conveys public drainage across the property we would like to assess the potential implications to our design resulting from the proposed Fairview Drive diversion.
2. Regarding the MSP-25 (PDF page 32) related to growth related to areas within the service area for the Empey Sanitary pump station. It is not clear from the slide if this growth in these areas is dependent on upgrades to the Empey Pump Station or planned to be serviced by the existing pump station prior to upgrades. Regardless, we wish to remind the City that allocation of 22.3 L/s of the existing pump station's capacity is secured for the Lynden Park Mall and the planned re-development as noted in their Master Site Plan Agreement.
3. The re-development of the mall includes the construction a public stormwater management facility at 69 Roy Boulevard for the purpose of providing erosion control for roughly 210 ha of the City (including the mall) that

drain to a tributary of the Fairchild Creek watershed. As such, this facility will provide benefits to any future re-development of land within the 210 ha catchment, as well as improve matters more generally for any re-development within the tributary of Fairchild Creek which is the focus of the erosion controls. New Designated Greenfield Area and New Employment Area growth are also shown along the eastern limits of the City, located within the same subwatershed as the 69 Roy Boulevard pond. Accordingly, this pond should be considered for inclusion in the City's Development Charges Bylaw(s), and its planned existence acknowledged in the MSP update.

Feel free to contact me if you need any additional information to address our questions above. We look forward to City's virtual response and the opportunity to provide additional comments once the question and answer video has been released.

Thanks,

Brendan Scotland, P.Eng.

Associate

T: +1 905 264 2420 Ext. 400 | C: 416-885-6520 | E: bscotland@fabianpapa.com



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216 Chrislea Road, Suite 204 | Vaughan, Ontario | L4L 8S5 | CANADA

T: +1 905 264 2420 | www.fabianpapa.com

Please visit us at www.fabianpapa.com

From: Sharon E. Anderson [mailto:andersonsh@brantford.ca]

Sent: June-04-20 11:24 AM

To: Sharon E. Anderson <andersonsh@brantford.ca>

Cc: Chris Fong <CFong@brantford.ca>

Subject: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020

Everyone is welcome to attend a Virtual Public Information Centre (PIC) regarding the:
Master Servicing Plan Update and the
Transportation Master Plan Update

In response to the COVID-19 situation and restrictions on large gatherings, this PIC will be held as a virtual PIC.

PIC Boards and a video walkthrough of their content will be posted on **Tuesday, June 9, 2020 at 3:00 p.m.** This will be followed by a two week question submission period closing June 23, 2020. A question and answers video will be posted on **Tuesday, June 30, 2020 at 3:00 p.m.** This will be followed by a three week question submission period, closing July 21, 2020. A Frequently Asked Questions (FAQ) document will be posted on **Tuesday, July 28, 2020 at 3:00 p.m.**

All content and instructions on how to submit questions will be posted on the project webpages on June 9.

www.brantford.ca/MasterServicingPlan

www.brantford.ca/TransportationMasterPlan

This notice can also be viewed by opening the .pdf attachment.

Should you have any questions about this process, please reach out to one of the City's project managers:

Master Servicing Plan

Sharon Anderson, P.Eng.

MSP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5412

Email: andersonsh@brantford.ca

Transportation Master Plan

Chris Fong, P. Eng.

TMP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5630

Email: cfong@brantford.ca

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Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, June 22, 2020 7:14 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday June 22nd 2020 7:13 PM with reference number 2020-06-22-033.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding my Neighbourhood**

1. First and foremost am I doing something wrong as I was not able to enlarge the video. Fullscreen not allowed. Is it me or you?
2. What is going to happen with the entrance to Brant Park?

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

No

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

No

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

I wish I could see the YouTube Video in Full Screen.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: Matt Ninomiya <mninomiya@walterfedy.com>
Sent: Tuesday, June 23, 2020 1:53 PM
To: Julien Bell - GM BluePlan; andersonsh@brantford.ca; pbumstead@dillon.ca; cfong@brantford.ca; Alan Waterfield
Cc: Douglas W. Stewart; George lou Karmiris (glkc21@rogers.com); Gary Norris
Subject: Brantford MSP & TMP - Comments
Attachments: MEMO - Brantford PIC Comments 23 Jun 20.pdf

Thank you for providing the information on the Master Servicing Plan and the Transportation Master Plan. We have had an opportunity to review and provide the attached memo for your review and consideration. We have also provided the same comments through the City website.

Should you have any questions or want to discuss any of the comments further, feel free to reach out to me directly.

With thanks,
Matt

Matt Ninomiya, MBA, P.Eng.
Land Development Practice Lead, Civil
Associate

WALTERFEDY
675 Queen St. S., Suite 111
Kitchener, ON N2M 1A1
519.576.2150 x399
800.685.1378

WalterFedy and AEC Developments have taken the step to protect our employees and clients and have closed our offices. Employees will be working remotely and you can continue to connect with us via phone and email. Although our office is closed, we will still be working regular office hours to best serve our clients.



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MEMO

To: City of Brantford	Project No.: 2019-0104-10	Date: June 23, 2020
Subject: Brantford PIC Comments	Project: GLK North Brantford Lands	
	From: Matt Ninomiya, MBA, P.Eng.	

We have reviewed Public Information Centre (PIC) material made available for the Master Servicing Plan and the Transportation Master Plan and are submitting our questions and comments below.

General

- Are cost estimates available for the recommended alternatives?
- A comprehensive review of the Master Servicing Plan in coordination with the April 2020 Land Use Consultation is required to determine how lands north of Powerline Road can advance. A comprehensive review may identify an overall staging plan that is required in order to allow infrastructure to advance identified Expansion Lands. Reviewing infrastructure in isolation of Land Use Planning is providing a disjointed solution that is not feasible or realistic.
- Overall servicing should be designed to extend beyond any current planning horizons. Servicing should extend to the maximum gravity limits to ensure that large infrastructure is appropriately sized for any potential future expansion.
- At previous PIC's it was noted that Block Level Management/Plan is being proposed. With larger infrastructure as is being proposed, further detail on the process and mechanics of the Block Level Management/Plan is required. Issues such as non-participation of landowners need to be taken into consideration. How will advancement of City lands be addressed? Is there a conflict of interest?
- The PPS 2020 states "Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon." Generally, the Master Plans do not provide how municipal infrastructure would be addressed today which would support future urban expansions through the logical extensions of existing and proposed municipal infrastructure beyond the planning horizon should they be justified in the future. We believe that this should be addressed through the Master Plans Review and a longer horizon be used for infrastructure needs.
- The Master Plans Review identifies a number of improvements with exiting infrastructure (roads, water, sanitary), while there is no discussion related to any programs planned either through the 10 Year Capital Program and/or the Development Charge By-law/Development Charge Background Study that would provide for the identified improvements. Can this be provided?
- The Master Plans Review identifies a significant amount of new infrastructure required; however, it does not discuss how these improvements would be funded? A discussion on funding should be provided.
- Slide MSP-12-provides an "arrow" extending beyond the City limits for Park Road North, this is not illustrated on any other slide including the Transportation Slides - what does this arrow mean?

Watermain

- Servicing of the Expansion Lands north of Powerline Road show watermain cutting through all future development lands; however, build-out of the lands is not expected to occur concurrently. Sequencing/staging of build-out will present challenges for ensuring advancement of expansions lands and associated infrastructure.

- What is the trigger for the construction of the new water tower (Pressure District 2/3) on the western side of King George Road? Can some development on the eastern side of King George Road advance prior to requiring the new water tower? If so, where, and how much?

Wastewater

- For wastewater, how much development north of Highway 403 can advance prior to triggering upgrades around Highway 403?
- The wastewater Master Servicing Plan shows a sewage pumping station at the northern limit of the North Expansion Lands. How is this to be implemented if the pumping station is proposed to be on one property (that may not be advancing) when another is advancing? How and through which lands will the force main be routed to the Coulbeck sewer?

Stormwater Management

- Recommendations should allow for the ability to review/evaluate environmental features on a site basis to determine the significance and alternatives for refinement as part of development.

Master Transportation Plan

- The Plans show an arterial/collector road connection in the Expansion Lands north of Powerline Road (east of King George Road) extending north through the existing natural area. On what land parcel is this road proposed? Further, if a road connection to lands on the northern side of the natural area is being provided, servicing should be extended for lands to the north as well.
- There is very limited discussion related to the role of Park Road North except the extension of Wayne Gretzky Parkway. Are any improvements identified for Park Road North?
- Within the Expansion Lands there is a proposed collector road travelling parallel to Powerline Road with proposed connections southerly to Powerline Road. How will this road be funded and, given multiple landowners, how will coordination be addressed to ensure that the road is completed in a timely and complete manner?
- The 2041 Preliminary Recommend Plan shows only one potential connection northerly to extend through the natural area to provide access to future lands located outside of the urban boundary. However, Schedule 11 does not illustrate this same roadway as part of the Bike and Trails Network. There is a proposed off-road trail system within the natural area (east-west), shouldn't this connection also be shown?

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, June 23, 2020 10:54 AM
To: Alyssa Kochanski - GM BluePlan
Subject: FW: Master Servicing Plan PIC #4 - Comments
Attachments: Sorbara Brantford-MSP June 2020 PIC Input.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alyssa,

MSP questions for the Q&A, I see Julien is CC'd.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Max Lysyk [mailto:mlysyk@urbantech.com]
Sent: Tuesday, June 23, 2020 10:40 AM
To: Sharon E. Anderson; Julien Bell - GM BluePlan
Cc: James Bujak; Mark Pavkovic; Natalie Shurigina; Dave Leighton
Subject: Master Servicing Plan PIC #4 - Comments

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Good morning Sharon,

Please find attached our comment letter to the June 2020 Master Servicing Plan – PIC #4 on behalf of Sorbara-Group of Companies for their 299 Lynden Road property.

Feel free to contact me should you require any clarification,

Max Lysyk, EIT
Design Assistant

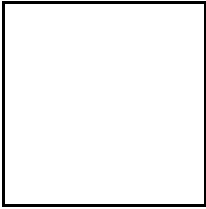
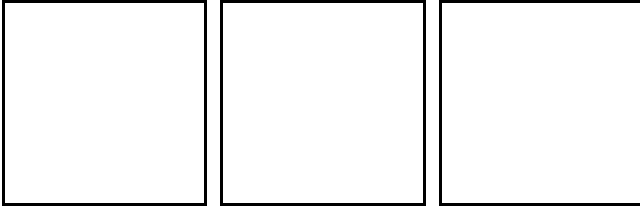
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[3760 14th Avenue, Suite 301, Markham, ON L3R 3T7](#)

mlysyk@urbantech.com • www.urbantech.com

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June 23, 2020

File No. 19-617

Sharon Anderson, P.Eng.
Master Servicing Plan Project Manager
City of Brantford
100 Wellington Square,
Brantford, ON, N3T 2M2

Re: Master Servicing Plan Public Information Centre June 2020
Sorbara Brantford - 299 Lynden Road

We have been retained by the Sorbara Group as their civil engineer for their Lynden Road property (299 Lynden Road). The Sorbara lands are approximately 200 acres and are bounded by Lynden Road to the south, an existing residential subdivision to the west, CN railway to the south east and the Fairchild Creek Tributary to the north. We have reviewed the information shared online regarding the June 2020 Public Information Centre Master Servicing Plan (MSP) Update. We would like to acknowledge the that the level of detail and cleanliness of the presentation slides as well as the video walkthrough made it very easy to understand all the different alternatives examined and the reasoning behind the selection of the Preferred Water and Wastewater Recommendations.

Water Servicing

As acknowledged in the MSP, the Sorbara lands are surrounded by existing watermain infrastructure within PD2/3. The MSP identifies the east employment lands requiring a new transmission watermain along Garden Avenue as well as a new sub pressure district due to their low topography. We ask that you clarify the following comments:

1. Would the upgrades to the east-west watermain along Lynden Road be triggered by the development of the residential lands or will only be triggered when the employment lands develop?
2. It was identified in the MSP that a new water tower located within PD2/3 will provide the required storage for PD1. Will this new tower only provide storage for PD1 or for PD1 and PD2/3? If this tower also provides storage for PD2/3, what amount of storage demand within PD2/3 results in the construction of this water tower?

Wastewater Servicing

The MSP recognizes that the east expansion lands which include both Sorbara's property as well as the east employment lands, are to be serviced via a future pumping station

located within the employment lands. The wastewater from the future pumping station will then be pumped and connected to the existing Coulbeck Road Trunk Sewer System, ultimately making its way to the existing Empey Pumping Station. Additionally, to relieve existing trunk capacity issues through the downtown, the MSP recommends diverting existing flows to the Empey Pumping Station. We ask that you clarify the following comments:

1. What is the current capacity of the Empey Pumping Station and how much of that capacity is currently being used? How many additional units can it handle until all the capacity is used?
2. What would cause the required upgrades to the Empey Pumping Station? Are the upgrades a result of the downtown wastewater diversion or the development of the east expansion lands?
3. What would cause the required upgrades to the Coulbeck Road trunk sewer under Highway 403? Are the upgrades a result of the downtown wastewater diversion or the development of the east expansion lands?

Conclusion


We appreciate the opportunity to submit our comments pertaining to **the City of Brantford's** MSP Update. We look forward to reviewing your responses in the near future. Should you require any clarification of the items discussed in this letter, please do not hesitate to contacting the undersigning.

Regards,

Urbantech[®] Consulting



J. David Leighton, C.E.T.
President



Max Lysyk, EIT
Design Assistant

cc: Julien Bell, GM Blue Plan
James Bujak, Sorbara Group
Mark Pavkovic, Sorbara Group
Natalie Shurigina, Sorbara Group

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, June 23, 2020 1:13 PM
To: Alyssa Kochanski - GM BluePlan
Cc: Julien Bell - GM BluePlan
Subject: FW: TMP/MSP PIC Video - Documentation of Oakhill Dr Caller on June 23rd

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Alyssa,

Please see Mike's log of communication with [REDACTED] who submitted the comment form this morning.

The log of my conversation with her this morning is below.

6/23/2020 - 9:00am [REDACTED]

- Wanted to voice her displeasure that the full screen mode button was not working
- She is the individual who left a voicemail on 6/12/2020 without contact information
- She indicated that she went to watch the video on 6/22/2020 and could not enter full screen mode, she therefore was unable to see all items
- She indicated that while it is good there is a way to enter full screen mode, she did not know this and as it was the City's mistake the comment period should be extended
- I indicated to her that while the first comment period closes today, the next comment period goes into July
- She still felt the initial comment period should be extended and asked who she could escalate to
- I provided Mike Abraham's contact information to her for her use, and apologized for being unable to directly forward her

Regards
Sharon

From: Mike Abraham
Sent: Tuesday, June 23, 2020 12:59 PM
To: Sharon E. Anderson; Chris Fong
Subject: TMP/MSP PIC Video - Documentation of Oakhill Dr Caller on June 23rd

Sharon & Chris,

Below are my notes and recollection of my phone conversation with [REDACTED] an Oakhill Dr. resident. Please save this email and include it in the communication log of both the TMP and MSP EA projects.

Documentation of TMP/MSP communication with resident of Oakhill Dr.

Date: June 23, 2020
Time: 09:08
Method: Phone Call (No contact number given)
Name/Caller: [REDACTED]
Address: Not Given

Reason for Call: The resident wanted to express concern over the TMP/MSP virtual PIC videos not have the capability to enlarge to full screen view. The resident commented that she already contacted Sharon Anderson about not being able to enlarge the screen. Sharon provided instructions to the caller via email the morning of the call. The caller was instructed that the video could not be enlarged on the current city webpage and that the video could be enlarged if viewed via YouTube.

During my call with the caller I explained that the virtual PIC process is new and thanked her for the feedback regarding the full screen issue. The caller was also informed that the project team would try to resolve the issue with IT Services. I also discussed with the caller that several city projects were planned (due to COVID) to have a virtual PIC over the traditional face to face PIC and that it was important to keep these project proceeding.

The caller then expressed concern over the short question/answer (Q/A) period as the caller did not receive the information notification until June 12th when the Q/A period open June 9rd and is set to close June 23rd. Please note that the virtual PIC process is setup to have two Q/A periods with the second Q/A period closing July 21st which was explained to the caller by Sharon Anderson. During the conversation the caller did comment that she started reviewing the TMP/MSP videos on June 22nd the day before the first Q/A period would end.

The caller commented that she would be contacting her ward councilors.

Action: Sharon Anderson to work with IT Services and/or Comm's to correct full screen issue. As of 12pm (Noon) June 23rd, the full screen issue was resolved.

Mike Abraham, C.E.T.

Manager of Infrastructure Planning

City of Brantford – Public Works Commission

Engineering Services

324 Grand River Ave, Brantford, Ontario N3T 4Y8

p: 519.759.4150 | f: 519.754.0724 | w: www.brantford.ca



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From: [Mike Abraham](#)
To: [Sharon E. Anderson](#)
Subject: FW: MSP/TMP PIC Video - Full Screen Mode: Notice of Virtual Public Information Centre
Date: Monday, June 29, 2020 8:06:40 AM
Attachments: [image001.png](#)

Hi Sharon,

Below you will find [REDACTED] reply to our follow-up email. Please file it in the project records when you have an opportunity.

Cheers,

Mike Abraham, C.E.T.

Manager of Infrastructure Planning

City of Brantford – Public Works Commission

Engineering Services

324 Grand River Ave, Brantford, Ontario N3T 4Y8

p: 519.759.4150 | f: 519.754.0724 | w: www.brantford.ca



From: [REDACTED]
Sent: Friday, June 26, 2020 4:38 PM
To: Mike Abraham; Kevin Davis; Jan Vanderstelt; Rick Weaver
Subject: Re: MSP/TMP PIC Video - Full Screen Mode: Notice of Virtual Public Information Centre

CAUTION EXTERNAL EMAIL This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at 519-759-4222 ext. 5555

Thanks for your response. I still feel it is unacceptable City staff were not aware of being able to enlarge the videos from the City website. I would have thought this would have been tested before sending out the letters. I am not confident our information is safe and secure on YouTube. I expect more from our City leaders. I do not feel this has been done very professionally at all. I am hoping going forward our City Employees and our elected officials do a better job when these projects are important to the people they are affecting. I certainly hope the Environmental Assessment being conducted at this time is not being done virtually and there are actually feed on the ground.

From: Mike Abraham <MAbraham@brantford.ca>
Sent: June 25, 2020 5:43 PM
To: [REDACTED]

Subject: MSP/TMP PIC Video - Full Screen Mode: Notice of Virtual Public Information Centre

Good Afternoon [REDACTED]

I am in receipt of your email addressed to Mayor Davis and Councillors Vanderstelt and Weaver regarding visibility, access, security and future use of the Virtual Public Information provided on the City website for the MSP/TMP project. Thank you for your interest in these critical projects that can help to shape the future of our City and for bring these important issues to our attention, please find responses to your questions below.

I was unable to enlarge the pages.. you have to go to a YouTube page in order to enlarge it... why city employees would not have made sure this important piece of information was included in the letter?

When the letter was written and mailed out to residents, City staff were unaware of the issue of users being unable to enlarge videos from the City webpage. Upon receipt of your concern, City staff reviewed the website to determine whether this issue could be corrected. City staff believes the issue has now been corrected and thank you for bringing the issue to our attention. While the instructions in the email you received from City staff the morning of June 23rd still apply, you should also now be able to launch the videos as a full screen directly from the City's webpage.

What happens to those people who received the letter but do not have access to a computer?

City staff has received a number of requests for Public Information Centre (PIC) material from those without access to a computer. When these requests are received, City staff arrange to send a hardcopy (printed version) of the comment form, a hardcopy of the PIC slides and a hardcopy of the PIC transcript by mail to those individuals. Together the slides and the transcript make up the entire visual and audio portion of the PIC video. Those with access to a computer can also view and print these documents by downloading them from the project site by clicking on the blue links in the paragraphs immediately above and below the embedded video. Should you wish to have hardcopies of these documents sent to you, please provide your mailing address.

Is posting this important information on an online platform secure?

While the security of online platforms can vary, at this time the City of Brantford is confident in the security of its website and YouTube site for hosting PIC materials.

Is this how the City of Brantford is doing business now?

After careful consideration of alternative approaches, the virtual method was adopted for this Public Information Centre due to the restrictions imposed by COVID-19 on large in-person gatherings. As the COVID-19 restrictions are lifted, the City of Brantford will continue to assess the benefits and constraints of alternative approaches when determining how future Public Information Centres should be conducted to compliment the in-person format that has been used prior to these recent restrictions.

If you have any further questions, please let me know.

Regards,

Mike Abraham, C.E.T.

Manager of Infrastructure Planning

City of Brantford – Public Works Commission

Engineering Services

324 Grand River Ave, Brantford, Ontario N3T 4Y8

p: 519.759.4150 | f: 519.754.0724 | w: www.brantford.ca



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Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Tuesday, June 23, 2020 1:16 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Tuesday June 23rd 2020 1:15 PM with reference number 2020-06-23-009.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

Yes

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding Boundary Expansion Lands**

GENERAL

- Are cost estimates available for the recommended alternatives?
- A comprehensive review of the Master Servicing Plan in coordination with the April 2020 Land Use Consultation is required to determine how lands north of Powerline Road can advance. A comprehensive review may identify an overall staging plan that is required in order to allow infrastructure to advance identified Expansion Lands. Reviewing infrastructure in isolation of Land Use Planning is providing a disjointed solution that is not feasible or realistic.
- Overall servicing should be designed to extend beyond any current planning horizons. Servicing should extend to the maximum gravity limits to ensure that large infrastructure is appropriately sized for any potential future expansion.
- At previous PIC's it was noted that Block Level Management/Plan is being proposed. With larger infrastructure as is being proposed, further detail on the process and

mechanics of the Block Level Management/Plan is required. Issues such as non-participation of landowners need to be taken into consideration. How will advancement of City lands be addressed? Is there a conflict of interest?

- The PPS 2020 states "Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon." Generally, the Master Plans do not provide how municipal infrastructure would be addressed today which would support future urban expansions through the logical extensions of existing and proposed municipal infrastructure beyond the planning horizon should they be justified in the future. We believe that this should be addressed through the Master Plans Review and a longer horizon be used for infrastructure needs.
- The Master Plans Review identifies a number of improvements with exiting infrastructure (roads, water, sanitary), while there is no discussion related to any programs planned either through the 10 Year Capital Program and/or the Development Charge By-law/Development Charge Background Study that would provide for the identified improvements. Can this be provided?
- The Master Plans Review identifies a significant amount of new infrastructure required; however, it does not discuss how these improvements would be funded? A discussion on funding should be provided.
- Slide MSP-12-provides an "arrow" extending beyond the City limits for Park Road North, this is not illustrated on any other slide including the Transportation Slides - what does this arrow mean?

WATERMAIN

- Servicing of the Expansion Lands north of Powerline Road show watermain cutting through all future development lands; however, build-out of the lands is not expected to occur concurrently. Sequencing/staging of build-out will present challenges for ensuring advancement of expansions lands and associated infrastructure.
- What is the trigger for the construction of the new water tower (Pressure District 2/3) on the western side of King George Road? Can some development on the eastern side of King George Road advance prior to requiring the new water tower? If so, where, and how much?

WASTEWATER

- For wastewater, how much development north of Highway 403 can advance prior to triggering upgrades around Highway 403?
- The wastewater Master Servicing Plan shows a sewage pumping station at the northern limit of the North Expansion Lands. How is this to be implemented if the pumping station is proposed to be on one property (that may not be advancing) when another is advancing? How and through which lands will the forcemain be routed to the Coulbeck sewer?

STORMWATER MANAGEMENT

- Recommendations should allow for the ability to review/evaluate environmental features on a site basis to determine the significance and alternatives for refinement as part of development.

MASTER TRANSPORTATION PLAN

- The Plans show an arterial/collector road connection in the Expansion Lands north of Powerline Road (east of King George Road) extending north through the existing natural area. On what land parcel is this road proposed? Further, if a road connection to lands on the northern side of the natural area is being provided, servicing should be extended for lands to the north as well.
- There is very limited discussion related to the role of Park Road North except the extension of Wayne Gretzky Parkway. Are any improvements identified for Park Road North?
- Within the Expansion Lands there is a proposed collector road travelling parallel to Powerline Road with proposed connections southerly to Powerline Road. How will this road

be funded and, given multiple landowners, how will coordination be addressed to ensure that the road is completed in a timely and complete manner?

- The 2041 Preliminary Recommend Plan shows only one potential connection northerly to extend through the natural area to provide access to future lands located outside of the urban boundary. However, Schedule 11 does not illustrate this same roadway as part of the Bike and Trails Network. There is a proposed off-road trail system within the natural area (east-west), shouldn't this connection also be shown?

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

Yes

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Tuesday, June 23, 2020 7:59 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Tuesday June 23rd 2020 7:58 PM with reference number 2020-06-23-018.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding my Neighbourhood**

Will the City of Brantford consider servicing the northwest area of Conklin Road and Mount Pleasant Road (453 & 449 Mount Pleasant Road) for mixed use development including commercial and single / multiple residential?

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding Boundary Expansion Lands**

What is the timing of services to my area?

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding entire City**

Will the City of Brantford consider servicing the northwest area of Conklin Road and Mount

Pleasant Road ([REDACTED] Mount Pleasant Road) for mixed use development including commercial and single / multiple residential?

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
Are my lands going to remain trigger lands or if more lands are going to be included in the Official Plan?

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: Alan Waterfield <awaterfield@brantford.ca>
Sent: Tuesday, June 30, 2020 4:57 PM
To: OurCity 2041
Subject: Brantford Draft Official Plan and related materials are now available for review



Hello. Thank you for your continued interest in the City of Brantford Official Plan Review.

Please be advised that the June 2020 Draft Official Plan is now available for review and download on the project webpage: www.brantford.ca/officialplanreview

In addition to the Draft Official Plan, the following documents are also available for review and download on the same project webpage:

- Draft Comprehensive Block Plan Terms of Reference (Appendix B to the Draft Official Plan);
- Draft Urban Design Manual; and
- Draft Infrastructure Staging Report.

The City welcomes comments on the June 2020 Draft Official Plan and the other draft documents listed above during the review period. Please submit comments no later than Friday, August 28, 2020 so they can be considered as the Draft Official Plan and accompanying draft documents are revised. Comments can be sent via email or as an attachment to an email addressed to Planning Staff: Alan Waterfield: AWaterfield@brantford.ca, 519-759-4150 x5163, or Joshua Schram: JSchram@brantford.ca, 519-759-4150 x5873. Please address mailed comments to the attention of Alan Waterfield, City of Brantford Planning Department, 100 Wellington Square, Brantford ON, N3T 2M2.

Thank you to everyone who submitted comments on the Overview of Proposed Land Use Designations - April 2020 document, issued on April 29, 2020. Some of the comments received continue to be considered and addressed through the review of the June 2020 Draft Official Plan.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Long Range Planning
City of Brantford, Planning Department
City Hall, 100 Wellington Square, Brantford, ON N3T 2M2
P.O. Box 818, Brantford, ON N3T 5R7
519-759-4150 ext. 5163

AWaterfield@brantford.ca

www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, July 07, 2020 10:47 AM
To: Julien Bell - GM BluePlan
Cc: Alyssa Kochanski - GM BluePlan
Subject: Brantford MSP - Public Question about Creeks

Good Morning Julien,

I just received a call from a citizen asking about what the policy is for burying creeks in the new North Expansion Area. He does a lot of work on naturalization projects. We briefly discussed that most major water bodies in the north would be within a Natural Heritage area and therefore protected, as per the Official Plan, and that more information would be available when the subwatershed study was made public during the 30 day review period.

I mentioned that smaller tributaries on private land may end up enclosed depending on the developer and approvals.

Is there anything incorrect in the above material? Any further details I should provide if he calls back?

Unfortunately he did get cut off prior to my being able to get his contact information.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

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Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, July 07, 2020 2:02 PM
To: Julien Bell - GM BluePlan
Cc: Alyssa Kochanski - GM BluePlan
Subject: FW: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello Julien,

This is the gentleman who got cut off on the phone with me earlier today. Please respond to his question directly, or if it needs to be directed to the OP team, please let me know.

Thank you
Sharon

From: noreply@brantford.ca [mailto:noreply@brantford.ca]
Sent: Tuesday, July 7, 2020 10:55 AM
To: Alyssa.kochanski@gmblueplan.ca
Cc: Sharon E. Anderson
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Tuesday July 7th 2020 10:54 AM with reference number 2020-07-07-007.

- **First Name (Optional)**
[REDACTED]
- **Last Name (Optional)**
[REDACTED]
- **Address (Optional)**
[REDACTED]
- **Email (Optional)**
[REDACTED]
- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**
I have questions
- **List your questions regarding Boundary Expansion Lands**
As a follow up to my discussion with Sharon Anderson, I wanted to know whether any of the streams in the Expansion Lands will be buried as part of their development. Because of the environmental benefit of smaller creeks and streams

it is my understanding that some municipalities are now ensuring these streams are maintained.

In fact some jurisdictions are re-naturalizing streams.

<http://aquanovallc.com/wp-content/uploads/2010/12/Philadelphia-INTEGRATED-.pdf> (Slides 14 and 15)

<https://www.npr.org/2014/01/21/264399931/more-cities-bring-buried-streams-back-to-life>

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Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Wednesday, July 08, 2020 1:23 PM
To: Julien Bell - GM BluePlan
Cc: Alyssa Kochanski - GM BluePlan
Subject: FW: Brantford - Subwatershed Study
Attachments: SUBWATERSHED-STUDY-EXPANSION-LANDS_GRCA-COMMENTS_08-JUL-20.pdf

Good Afternoon Julien & Alyssa,

Attached please find the GRCA comments for the 4th revision of the subwatershed report for review and inclusion in the final report.

They are very interested in reviewing Appendix B and the associated section 2.10. Is there a timeline available yet for when those sections are expected to be submitted by Plan B?

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

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July 8, 2020

Sharon Anderson
City of Brantford
100 Wellington Square
P.O. Box 818
Brantford, Ontario
N3T 5R7

Dear Ms. Anderson,

**Re: North Brantford and Tutela Heights Subwatershed Study
Revision 4**

Grand River Conservation Authority (GRCA) staff have reviewed the following report:

North Brantford and Tutela Heights Subwatershed Study prepared by GM BluePlan, Ecosystem Recovery and Plan B Natural Heritage (revision 4).

GRCA staff offer the following comments and feedback for your consideration.

Comments

1. Section 1.2.2: The Water Resources goal speaks only to water quality and could be reworded to address water quantity and maintenance of surface water-groundwater interconnections. Protecting and maintaining groundwater recharge and discharge, and connections between surface and groundwater, is important for maintaining the stream baseflows that support aquatic and terrestrial ecosystems.
2. Section 2.10 points to Appendix B, a Comprehensive EIS, for “aspects of vegetation, wildlife, aquatic resources and significant natural heritage features”. Appendix B was not provided and Section 2.11, Preliminary Natural Heritage System, is missing. This is a substantive component of the subwatershed study.
3. Sections 3, 4, and 5 are focused on stormwater management and servicing impacts and preliminary recommendations. A number of other management recommendations could be developed in response to issues identified in the characterisation of existing conditions. The final Comprehensive Subwatershed Study could consider developing management recommendations regarding:
 - a. Decommissioning of private wells and septic systems during development of the boundary adjustment lands.
 - b. Decommissioning or maintenance of tile drainage systems during development of the boundary adjustment lands. Which option would help maintain hydrologic functions?
 - c. In-stream barrier mitigation and/or online pond mitigation to maintain or enhance thermal regime and habitat connectivity in Jones Creek.
4. Section 5.1.1 – Is further work needed to characterize the contribution of karst to groundwater recharge in the study area?
5. Section 5.1.4 – Are spawning surveys needed to confirm the presence/absence of brook trout in Jones Creek?

6. Some of the data gaps identified in Section 2.9.5 will be partially addressed by stream monitoring undertaken by GRCA in 2019 (e.g., surface water quality sampling, fish community surveys, benthic macroinvertebrate surveys at limited locations on Jones and Silver creeks). Note that GRCA's stream monitoring program was temporarily suspended in Spring 2020 in response to the COVID-19 pandemic. A date to re-establish the monitoring program has not been determined.
7. It is recommended that the final sentence of Section 1.1 (Scope) be reworded as follows: "Overall, this subwatershed study is meant to be a guiding document on how to successfully plan for development in the future growth areas of Brantford while avoiding or minimizing negative effects to the natural environment."
8. Section 1.2.3 (Natural Heritage),
 - a. Goal – Suggested wording: "To conserve the natural heritage system and biodiversity, including key natural heritage features and functions, key hydrologic features, and the functional relationships between hydrologic and ecological features."
 - b. Objectives – The use of the term "vegetation protection zones" is consistent with Growth Plan policies. However, the term "buffer" should also be used to ensure consistency with municipal and GRCA policies and guidelines. Suggested wording: "To protect natural heritage features and areas from possible negative impacts of development by using vegetation protection zones or buffers."
9. Table 2-4: Drainage Density Characteristics – Measurement units are either incorrect or missing in places.
10. Section 2.8.9 (Data Gaps), Bullet 8 – GRCA regulated features are illustrated in Figure 2-34, not Figure 2-25. The comment regarding the need for further review and mapping revisions is noted. Please note that any drainage feature that is confirmed to be watercourse (i.e. a natural depression where water flows regularly) is also presumed to be regulated by the GRCA. It is recommended that putative "watercourse" features that require further review at the site-specific planning state be highlighted during this study.
11. Section 2.10 (Natural Environment) – "The appended Comprehensive EIS will focus on aspects of vegetation, wildlife, aquatic resources and significant natural heritage features." Appendix B (Comprehensive EIS Report) was not included with this draft. Text and supporting tables and figures are requested in an effort to provide a comprehensive review of the document.
12. Section 2.11 (Preliminary Natural Heritage System) appears to be missing from this draft. Text and supporting mapping of core areas and corridors are considered essential for the completion of the phase 1 subwatershed study.
13. Table 4-1 (Stormwater management Criteria) – Thermal targets should be based on the thermal preference of fish species/community and/or existing thermal regime of the receiving watercourse. Water balance targets for wetlands should be based on the type and sensitivity of the wetlands and the need to match predevelopment surface runoff and/or groundwater discharge toward these features.
14. Section 5.1.6 (Developer Studies) – Vegetation and soils inventories in accordance with the Ecological Land Classification System for Southern Ontario will be required, particularly within wetland areas.

15. We recommend that the terms of reference for the Phase 1 study be appended to the final draft.

If you should have any further questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Graham". The signature is written in black ink on a white background. To the right of the signature, there is a vertical line that appears to be a scanning artifact or a placeholder for a signature line.

Ashley Graham
Resource Planner
Grand River Conservation Authority

cc Nahed Ghbn, City of Brantford

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Tuesday, July 14, 2020 1:29 PM
To: ian.drever@rjburnside.com
Cc: Julien Bell - GM BluePlan; Inderjit Hans; Alan Waterfield; Gary Peever; Steve Dyjach; Mike Abraham; Russ Loukes; lorena.niemi@rjburnside.com
Subject: Response to Memo submitted June 1, 2020 regarding Virgoan Bielder Brantford
Attachments: MSP_2020_07_14 Virgoan Letter.pdf

Good Afternoon Ian,

Attached please find the City's response to your memorandum with the project name: *Virgoan Bielder Brantford – Summary of Site Servicing Based on Review of City Supplied Materials* dated June 1, 2020.

Should you have any further questions, please contact us.

Regards

Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.



Ian Drever
R.J. Burnside & Associates Ltd
6990 Creditview Road, Unit 2
Mississauga, ON
L5N 8R9

July 14, 2020

Dear Mr. Drever,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041

Virgoan Bielder Brantford – Summary of Site Servicing Based on Review of Supplied City Materials

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your comments as they relate to the presented municipal servicing strategies for the north urban boundary expansion lands. These lands include the Virgoan Properties and Bielder Knowles Holding Inc, (Virgoan Bielder) property located West of Balmoral Drive and south of Powerline Road.

The Master Servicing Plan has identified a preliminary preferred servicing plan which is open to public review and comment, until July 21st, 2020, through a Virtual Public Information Center.

The servicing review for lands located within the proposed urban boundary expansion areas were completed based on existing ground elevations, identified natural heritage system, and existing City infrastructure capacities. Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered. Further, an evaluation of the servicing strategies was completed in the context of providing the best overall City-wide approach, including allowances for the servicing of all lands within the City's municipal boundary.

Further to your letter dated June 1st, we would like to provide the following comments:

Water Servicing

- The preliminary preferred water servicing strategy for the area will be provided through an extension of the existing Pressure District 4
- The phased expansion of the water system with field and model verification, to confirm upgrade triggers, is consistent with the preliminary preferred servicing strategy and anticipated MSP implementation recommendations

Wastewater Servicing

- The preliminary preferred wastewater servicing strategy recommends that:
 - The majority of the Virgoan Bielder lands be directed to a new pump station that will generally service the expansion lands west of King George and to approximately 500m west of Golf Road; subject to final site grading



- That a portion of the lands directly adjacent to the existing sewer network on Allensgate Drive and Moyle Drive, can be serviced by the remaining available capacity of the Woodlawn pump station
- The Master Servicing Plan has identified the Woodlawn pump station's remaining available capacity as 16 L/s
- The methodology utilized in the June 1st letter to assess existing peak flows and available capacity at the Woodlawn pump station are not consistent with the methodology and criteria utilized by the City or within the Master Servicing Plan
 - While the report does correctly identify the existing observed flow, as measured during the 2018 flow monitoring program; we would note that the flow monitoring report identified that the peak observed flows were representative of a less than 2-year design storm flow. As such, a simple addition of the observed 2018 peak flow rates would not be representative of the design flows that the City utilizes to assess its pump station capacities.
 - The Woodlawn pump station's existing 5-year and 100-year design flows are 24 L/s and 41 L/s respectively.
 - The City's current pump station allocation policy, which was established as a temporary measure until such time that the City establishes their long-term management strategy, allocates capacity based on existing peak 5-year design flows and the existing pump station's operational capacity. The final MSP recommendation is to transition to a 100-year design flow objective following any pump station upgrade and/or rehabilitation project.
 - The current operation capacity of the Woodlawn pump station is 47 L/s
 - The City has a planned capital project to rehabilitate the Woodlawn pump station and re-establish the pump station's Environmental Certificate of Approval capacity of 57 L/s.
 - Upgrading the capacity of the pump station was reviewed; however, it was found to trigger twining of the forcemain and was not carried forward as a preferred alternative.
- Based on the City's current allocation policy approximately 23 L/s of capacity (existing 5-year flows against existing operational capacity) may be available; however, following the planned rehabilitation works and increase in the pump station's performance objectives (existing 100-year flow against ECA capacity), the growth capacity at the Woodlawn Pump Station is 16 L/s.
- It is recommended that the sanitary serving plan be adjusted based on the MSP post rehabilitation peak flow capacity of 16 L/s. For new contributing areas, peak flows should be calculated in a manner that is consistent with the City's Linear Design and Construction Manual.



- The preliminary preferred servicing strategy recommends a single pump station to service the remaining lands west of King George and south of the Lower Jones Creek that cannot be serviced via a direct gravity connection to the Oak Park Trunk Sewer extension.
 - The location and sizing of the new pump station will ensure it can adequately support the anticipated future servicing area
- The existing Oak Park Trunk sewer generally has sufficient capacity to support servicing of the expansion lands within the limits of the trunk sewers servicing catchment. Further any new trunk wastewater infrastructure constructed to service the expansion lands will be sized to accommodate Official Plan density targets for Virgoan Bielderly lands
 - We note that a short section of the existing downstream Oak Park Trunk sewer will require upgrades to support the buildout of 2041 flows; in which the Virgoan Bielderly lands are contributing lands.
- The phased expansion of the wastewater system with field and model verification to confirm upgrade triggers is consistent with the preliminary preferred servicing strategy and anticipated MSP implementation recommendations

Stormwater Servicing

- The proposed stormwater management plan is generally consistent with the MSP preliminary preferred stormwater servicing strategy.
- The removal of the existing ponds and integration of their function into centralized ponds should be reviewed as part of the stormwater management plan to support the comprehensive block plan for this area as identified in Schedule 2 of the City's draft Official Plan.
- Further analysis is needed to confirm the stormwater management pond sizing and land area requirements. Further the sizing of any ponds should ensure that any downstream capacity, water quality and/or erosion concerns are appropriately identified and addressed.

Based on the information provided, it is the City's opinion that the proposed servicing strategy generally conforms with the MSP preliminary preferred servicing strategy; however, there is a need to revise the Woodlawn pump station service catchment inline with the available capacity limit referenced above, and the final stormwater management configuration will require further analysis and consultation through the comprehensive block plan process to confirm the stormwater pond location, sizing, and functional objectives.



If you have any other questions or require additional information, please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read "M. Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in blue ink, appearing to read "G. Peever".

Gary Peever
Manager of Development Engineering

CC:

Julien Bell, GM BluePlan
Inderjit Hans, City of Brantford
Alan Waterfield, City of Brantford
Russ Loukes, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford
Lorena Niemi, RJ Burnside

Danielle MacKinnon - GM BluePlan

From: [REDACTED]
Sent: Monday, July 20, 2020 9:37 AM
To: 'Sharon E. Anderson'
Cc: 'Mike Abraham'; Julien Bell - GM BluePlan
Subject: RE: Brantford MSP - Streams in the Expansion Lands

Sharon;
Thank you for your timely response.
It would appear that Brantford is adopting best practices and that is appreciated.

Regards
[REDACTED]

From: Sharon E. Anderson
Sent: July 17, 2020 2:54 PM
To: [REDACTED]
Cc: Mike Abraham <MAbraham@brantford.ca>; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: Brantford MSP - Streams in the Expansion Lands

Good Afternoon Mr. [REDACTED]

Attached please find the City's response to your inquiry regarding burying of streams in the expansion lands submitted as part of the City's Virtual PIC process for the TMP/MSP.

Thank you for submitting your question,

Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

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██████████
██████████
Brantford, ON
██████████

July 17, 2020

Dear Mr. ██████████

Subject Line:

City of Brantford Master Servicing Plan – Envisioning Our City: 2041
Inquiry about the burying of streams in the Expansion Lands

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your inquiry regarding the burying of streams in the Expansion Lands as part of development.

All existing year-round creeks and streams have been identified and incorporated into the City Natural Heritage Networks, which are protected from development and enclosure.

As part of the Official Plan and Master Servicing Plan Studies, a headwater drainage feature assessment, consistent with the Toronto and Region Conservation Authority and Credit Valley Conservation (2014) Headwater Drainage Feature Guideline was completed for all existing ephemeral streams (streams that have intermittent flows). This assessment provides preliminary guidance on the existing condition, function, and ecologic value of the existing ephemeral streams and was used to identify which headwater drainage features will need to be maintained in their current locations, which features will need to be maintained as an open channel but can be moved, and which features can potentially be enclosed.

Further to the work undertaken under the Official Plan and Master Servicing Plan Studies, developers will need to undertake Block Plan Studies that include the development of local stormwater management plans. The final management approach for any existing headwater drainage feature, not already included within the City Natural Heritage Networks, will be identified within the stormwater management plans and will require approval from the City and the Grand River Conservation Authority.



If you have any other questions or require additional information, please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read "Mike Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in black ink, appearing to read "Sharon Anderson".

Sharon Anderson
Asset Management Specialist

CC:

Julien Bell, GM BluePlan
Inderjit Hans, City of Brantford
Gary Peever, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford
Nicole Wilmot, City of Brantford
Alan Waterfield, City of Brantford

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Friday, July 17, 2020 6:41 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Friday July 17th 2020 6:40 PM with reference number 2020-07-17-026.

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
? Where is the money coming from,when the city mayor claiming they may have to increase property taxes and certain services and asking the government for money,which the government is going to be handing out..? Is the city going to use some of this money for this project and waste it on a project going no where ,just to please a few people and make a name for themselves. #2 we the tax payers have a right to oppose such a project which we are not being heard. #3 the cost of the bridge alone will be more then the cost of the road work,and disrupt the wild life etc. #4 It's a big NO to this project disrupting a neighbor hood for a few people who don't live in this area and could care less ,It's not in there back yard and have to contend with all the disruption. and noise. A concerned Oakhill tax payer.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Friday, July 17, 2020 2:35 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Friday July 17th 2020 2:34 PM with reference number 2020-07-17-017.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

If the Oak Park Road extension is constructed, it will be built over a section of the S.C. Johnson Trail, from the Brant Park entrance driveway to the Grand River. Will a temporary trail be constructed adjacent to the new roadway for the duration of the project, allowing people to continue to use the trail, or will the trail simply be cut off and dead ended at each end? Has a traffic count ever been done, counting the number of hikers, runners and cyclists that use this section of the trail?

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, July 20, 2020 7:13 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday July 20th 2020 7:12 PM with reference number 2020-07-20-039.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

No

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

No

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

No

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

Questions from the Transportation Master Plan July 2020

Slide 8 Please explain more thoroughly how the traffic impact of up to 500 cars/hour is taking off the pressure from Brant Ave., Colborne and Clarence. Will it be 4%? 50%? It states a limited number of people will be using this 84 million dollar road.

Slide 13-14 If the committee is working with Brant County council to look at other effective transportation flow alternatives such as County Road 18, why build the OPRE, which will make commuters travel West to head East, make a left turn on a one lane road, and travel another 10 minutes to improve the commute time by 5 mins.

How do you know the 500 cars/hour commuters from Shellard lane will travel to NW industrial for employment when using a 2016 travel plan? How many people moved to Shellard Lane to work in the North West industrial area as suggested in the recent replies to the master plan input session?

The plan is to have the OPRE be developed over many years but with every 4 years possible council changes how can council confirm the OPRE will continue on and not be a road to no where?

Slide 26 talks about Hardy Rd and removing traffic of 300-500 cars. Would the new interchange at Oak Park and 403 not be considered the best route into the industrial park instead of travelling on Hardy Road? Those traveling now to work in the Industrial Park will probably use the 403 and get off at the new interchange at Oak Park road since the left turn issues will be resolved.

The Master Plan is encouraging West Brant including Hardy Road to use public transit to get downtown. By increasing public transit why would a 4 lane over pass road need to be built? Make it the last resort to drive when the residents should be proud to use public transit that is efficient for traffic, environmentally friendly and cost effective to both patrons and city.

How can the committee consider the 2016 travel study as current trends and be valid for a 10 year project starting in 2023? By the time the year 2028 the road is to be approximately half done, which will mean the current trends are 11 years old. The Master plan committee and developers need to be realistic and financially transparent about the costs to build the OPRE to avoid the same issue as Gretzky arena. All Builders put in unexpected costs to their budget plans, the City will need to be very clear on their overages budget and ask the constituents for extra funding, not expect we will be ok with just using our taxes to fix an unforeseen expense.

When this proposed OPRE is started where will the City begin.... we expect you to consider the bridge component of the plan before beginning construction?

Glad to hear the City is in communication with Brant County, are you speaking with Six Nations and other surrounding communities to help not dump on them a City made problem?

Slide 23 How can you say this will affect property values in the county but not consider those 25 plus homes from the Glendale, Kinnard and Kerr Shaver neighbourhood?

To build community engagement regarding this OPRE why would the Ward One councilors not take the time to come and speak with those most effected?

Please clarify that the new plan has 3 bridges crossing the river in succession, if the walking bridge is kept! Has there been any consideration to the impact this will have when there is another ice jam

Slide 30 talks about walking trails. Currently, the bridge appears in some plan documents but is not included in all. Which proposal is the City considering from the Parson's report?

When highway 53 is expanded from 3 to 4 lanes from D' Aubigny there will need to be consideration to have separate signals like at Elgin and Clarence to avoid accidents. This major intersection on a hill will turn into West St. as there has been many accidents

already, with poor sightlines and speeding traffic.

When the master plan is presented with the proposed budget please take time to break down the cost for the bridge separately.

To be financially accountable how can this road proceed when the economic impact from COVID-19 will need to be addressed to build the local economy first. We thank the City Council and committee for allowing us to ask questions, and gain clarity from your responses to our concerns.

Regards, [REDACTED]

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, July 20, 2020 7:42 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday July 20th 2020 7:41 PM with reference number 2020-07-20-041.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Address (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

My comment is regarding the OPRE.

Some of the long term residents of the Glendale Rd and Kinnard Cul de sacs were told that their properties would one day have a two lane roadway running behind their properties. We checked with City Hall a few times over the years to try and stay updated on any news regarding the same. We were told that it likely wouldn't happen in our lifetimes. Now we are seeing in the Parsons report that it may become a four lane elevated roadway overlooking our properties. This will feel like we are living under the Gardiner Expressway in Toronto. We should have never been allowed to build our houses this close to this potential corridor. We feel that this roadway does not belong in the greenbelt space that is behind our homes. There has to be a better solution then building a roadway over top of people's properties. Will we be compensated for reduced property values? Who would ever want to buy our homes?

When this goes before the City Council each member should honestly ask themselves that if this was in their backyards would they be in favour of it? My opinion is that no property owner, in any location, would approve this truck route / arterial road abutting their property. It's time to go back to the drawing board and come up with a alternative that doesn't gut one of the nicest green spaces in our beloved City.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, July 20, 2020 10:39 AM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday July 20th 2020 10:38 AM with reference number 2020-07-20-011.

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**
Yes
- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
 1. How many cars going north would be eliminated from Brant Ave if no right turns onto St Paul and no left turns onto Albion St from Palace, Richmond, Henrietta and St James Streets were allowed? There are faster ways to access St Paul now if drivers were to look for them.
 2. What is the individual percentage of traffic using Hardy Road is coming from Tollgate, Paris Road and Ava Road? Some of the Paris Road traffic could be coming from Terrace Hill area.

Thank you.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Monday, July 20, 2020 9:55 AM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Monday July 20th 2020 9:54 AM with reference number 2020-07-20-008.

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**
Yes
- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**
Yes
- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**
How many cars would be eliminated from Brant Ave if no right turn was allowed onto St Paul Ave and no left turn allowed from Palace, Richmond, Henrietta, and St James onto Albion. There are faster ways to access St. Paul now but don't seem apparent to drivers.

What is the percentage individually of traffic now on Hardy road from Tollgate, Paris Road and Ava Road?

Thank you.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: noreply@brantford.ca
Sent: Tuesday, July 21, 2020 4:26 PM
To: Alyssa Kochanski - GM BluePlan
Cc: andersonsh@brantford.ca
Subject: Master Servicing Plan - New Response Completed for MSP and TMP PIC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to MSP and TMP PIC Comments has been submitted at Tuesday July 21st 2020 4:25 PM with reference number 2020-07-21-039.

- **First Name (Optional)**

[REDACTED]

- **Last Name (Optional)**

[REDACTED]

- **Email (Optional)**

[REDACTED]

- **I understand the preferred strategy for my neighbourhood for water, wastewater, stormwater and transportation.**

I have questions

- **List your questions regarding my Neighbourhood**

On page 9 on the Q & A document, under Local Stormwater Servicing – Greenfield Growth Areas, please provide further details to Eagle Place’s Special Policy Area 2. What is the City’s timing regarding these upgrades.

On page 10 on the Q & A document, under Preliminary Preferred Wastewater Servicing Strategy, what is the update to the Fifth Ave pumping station? What is the update to the Waster Water Treatment plan in this area? Please provide timelines for these service upgrades.

In accordance with the proposed Dyke System as identified on MSP -35, can you please confirm the impact to Special Policy Area 2? Will these lands change?

Are the Dykes proposed around the properties located at [REDACTED] Birkett Lane, are they existing or proposed?

- **I understand the preferred strategy for the Boundary Expansion Lands for water, wastewater, stormwater and transportation.**

Yes

- **I understand the preferred strategy for the entire City for water, wastewater, stormwater and transportation.**

Yes

- **Please identify any additional comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

Please see the accompanying Master Transportation commenting letter submitted from Corbett Land Strategies Inc., on behalf of Liv Communities.

[This is an automated email notification -- please do not respond]

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Wednesday, July 29, 2020 10:36 AM
To: Brendan Scotland
Cc: 'Victoria McCrum'; 'Ron Richards'; Julien Bell - GM BluePlan; Steve Dyjach; Mike Abraham; Gary Peever; Alan Waterfield
Subject: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020 - City Response to Questions
Attachments: MSP_2020_07_29 Lynden Park Mall Letter.pdf

Good Morning Brendan,

Attached please find the City's response to your questions from your June 22, 2020 email regarding the Master Servicing Plan's June Virtual Public Information Centre.

Should you have any further questions, please contact us.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Brendan Scotland [mailto:bscotland@fabianpapa.com]
Sent: Monday, June 22, 2020 6:10 PM
To: Sharon E. Anderson
Cc: Chris Fong; Steve Bishop; 'Giordana Sita'; 'Victoria McCrum'; 'Ron Richards'; Fabian Papa (Work)
Subject: RE: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020

CAUTION EXTERNAL EMAIL This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at 519-759-4222 ext. 5555

Hi Sharon,

Thanks for taking my call last Monday. Further to our discussion, on behalf of the Owners of the Lynden Park Mall we wish to provide the following list of questions and comments on the Virtual PIC slide package about the update to the City's Master Servicing Plan:

1. Can the City's Consultant provided additional details on the Fairview Drive diversion that is presented on MSP-33 (PDF page 40) of the PIC document? As the consultant for the Lynden Park Mall, we are designing a storm

sewer that conveys public drainage across the property we would like to assess the potential implications to our design resulting from the proposed Fairview Drive diversion.

2. Regarding the MSP-25 (PDF page 32) related to growth related to areas within the service area for the Empey Sanitary pump station. It is not clear from the slide if this growth in these areas is dependent on upgrades to the Empey Pump Station or planned to be serviced by the existing pump station prior to upgrades. Regardless, we wish to remind the City that allocation of 22.3 L/s of the existing pump station's capacity is secured for the Lynden Park Mall and the planned re-development as noted in their Master Site Plan Agreement.
3. The re-development of the mall includes the construction a public stormwater management facility at 69 Roy Boulevard for the purpose of providing erosion control for roughly 210 ha of the City (including the mall) that drain to a tributary of the Fairchild Creek watershed. As such, this facility will provide benefits to any future re-development of land within the 210 ha catchment, as well as improve matters more generally for any re-development within the tributary of Fairchild Creek which is the focus of the erosion controls. New Designated Greenfield Area and New Employment Area growth are also shown along the eastern limits of the City, located within the same subwatershed as the 69 Roy Boulevard pond. Accordingly, this pond should be considered for inclusion in the City's Development Charges Bylaw(s), and its planned existence acknowledged in the MSP update.

Feel free to contact me if you need any additional information to address our questions above. We look forward to City's virtual response and the opportunity to provide additional comments once the question and answer video has been released.

Thanks,

Brendan Scotland, P.Eng.

Associate

T: +1 905 264 2420 Ext. 400 | C: 416-885-6520 | E: bscotland@fabianpapa.com



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T: +1 905 264 2420 | www.fabianpapa.com

Please visit us at www.fabianpapa.com

From: Sharon E. Anderson [mailto:andersonsh@brantford.ca]

Sent: June-04-20 11:24 AM

To: Sharon E. Anderson <andersonsh@brantford.ca>

Cc: Chris Fong <CFong@brantford.ca>

Subject: Brantford - Transportation Master Plan & Master Servicing Plan Public Information Centre June 2020

Everyone is welcome to attend a Virtual Public Information Centre (PIC) regarding the:
Master Servicing Plan Update and the
Transportation Master Plan Update

In response to the COVID-19 situation and restrictions on large gatherings, this PIC will be held as a virtual PIC.

PIC Boards and a video walkthrough of their content will be posted on **Tuesday, June 9, 2020 at 3:00 p.m.** This will be followed by a two week question submission period closing June 23, 2020. A question and answers video will be posted on **Tuesday, June 30, 2020 at 3:00 p.m.** This will be followed by a three week question submission period, closing July 21, 2020. A Frequently Asked Questions (FAQ) document will be posted on **Tuesday, July 28, 2020 at 3:00 p.m.**

All content and instructions on how to submit questions will be posted on the project webpages on June 9.

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

This notice can also be viewed by opening the .pdf attachment.

Should you have any questions about this process, please reach out to one of the City's project managers:

Master Servicing Plan

Sharon Anderson, P.Eng.

MSP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5412

Email: andersonsh@brantford.ca

Transportation Master Plan

Chris Fong, P. Eng.

TMP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5630

Email: cfong@brantford.ca

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Brendan Scotland
Fabian Papa
216 Chelsea Road, Suite 204
Vaughan, Ontario
L4L 8S5

July 29, 2020

Dear Mr. Scotland,

Subject Line:

**City of Brantford Master Servicing Plan – Envisioning Our City: 2041
Lynden Park Mall**

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your inquiry regarding Virtual Public Information Centre (PIC) material related to the Lynden Park Mall as submitted via email on June 22, 2020.

This letter has been organized in a question and answer format. Your original question will be presented in bold italics followed by the response of the MSP project team.

Can the City's Consultant provided additional details on the Fairview Drive diversion that is presented on MSP-33 (PDF page 40) of the PIC document? As the consultant for the Lynden Park Mall, we are designing a storm sewer that conveys public drainage across the property we would like to assess the potential implications to our design resulting from the proposed Fairview Drive diversion.

The Master Servicing Plan stormwater recommendations for the Fairchild Creek Garden area will be to initiate a further area specific stormwater servicing study to address local and sewer capacity issues and to confirm the preferred servicing strategy; currently identified as a new stormwater sewer diversion along Fairview Drive. Until completion of the local area study project, details and confirmation of changes to downstream stormwater drainage boundaries, catchment areas, and flows are unknown. However, for purposes of your inquiry we can provide the following commentary:

- It is anticipated that changes to the stormwater drainage boundaries would be predominately within the minor collection system. There is potential that catchment area of the minor drainage system that drains to the drainage channel that borders the west of the property (along Wayne Gretzky from Lynden Road to the Highway 403 interchange), may increase by as much as 40%. It is anticipated that changes to the major drainage system drainage boundaries will



be less significant. The change in catchment area will be determined through the local area study and will consider both the magnitude of diversion required to address flooding concerns within the remaining stormwater network, and the capacity of the downstream network to accommodate additional flows

- The catchment area to the existing drainage channel that borders the south of the property (downstream of the Wayne Gretzky cross culvert), is expected to remain unchanged. There is potential that peak flows may increase due to improvements in the upstream drainage; however, the goal of the study will be to mitigate these impacts if they result in capacity and flooding issues in the downstream network
- There remains a possibility that the Study identifies alternate solutions than identified within the MSP
- The Drainage Study is anticipated to require 1-2 years to complete and the preliminary MSP implementation plan has flagged the study as being required within the next 10 years.

Regarding the MSP-25 (PDF page 32) related to growth related to areas within the service area for the Empey Sanitary pump station. It is not clear from the slide if this growth in these areas is dependent on upgrades to the Empey Pump Station or planned to be serviced by the existing pump station prior to upgrades. Regardless, we wish to remind the City that allocation of 22.3 L/s of the existing pump station's capacity is secured for the Lynden Park Mall and the planned re-development as noted in their Master Site Plan Agreement.

Upgrades to the Empey Pump Station will be required to support the balance of anticipated growth out to 2041. The City will continue to use the existing pump station allocation policy to track and allocate available growth capacity to the Empey Pump station. The preliminary MSP implementation plan has flagged Empey pump station upgrades to be completed within the next 10 years.

The re-development of the mall includes the construction a public stormwater management facility at 69 Roy Boulevard for the purpose of providing erosion control for roughly 210 ha of the City (including the mall) that drain to a tributary of the Fairchild Creek watershed. As such, this facility will provide benefits to any future re-development of land within the 210 ha catchment, as well as improve matters more generally for any re-development within the tributary of Fairchild Creek which is the focus of the erosion controls. New Designated Greenfield Area and New Employment Area growth are also shown along the eastern limits of the City, located within the same subwatershed as the 69 Roy Boulevard pond. Accordingly, this pond should be considered for inclusion in



the City's Development Charges Bylaw(s), and its planned existence acknowledged in the MSP update.

The MSP will acknowledge future planned stormwater management features, provided existing stormwater management plans have been approved.

After the successful completion of the MSP and TMP (Transportation Master Plan) Environmental Assessments, the City will be undertaking a Development Charge Background Study, a Water and Wastewater Rate Study, and a Financial Plan Update; these studies will be used to update the City's existing Development Charges, and water and wastewater rates. Consideration for inclusion in the City's Development Charges Bylaw(s) will be completed under the scope of these above referenced studies.

If you have any other questions or require additional information, please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read "Mike Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in black ink, appearing to read "Steve Dyjach".

Steve Dyjach
Supervisor of Development Engineering/Stormwater Resource Coordinator

CC:
Julien Bell, GM BluePlan
Alan Waterfield, City of Brantford
Gary Peever, City of Brantford
Sharon Anderson, City of Brantford
Victoria McCrum, NADG
Ron Richards, RG Richards

Danielle MacKinnon - GM BluePlan

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: Friday, August 14, 2020 12:00 PM
To: Candice Hood
Cc: Alyssa Kochanski - GM BluePlan; 'Nick Wood'
Subject: RE: Brantford MSP - letter from Corbett Land Strategies Re Liv Communities

Hi Candice,

Yes your comments were received through the online form. Please note that some questions received were grouped and generalized in order to avoid a series of similar answers about different geographic areas.

In regards to your specific questions they were grouped as follows:

1. SPA2 Eagle Place – FAQ document section 2.3.1
2. Fifth Ave Pumping Station – FAQ document section 2.2.4
3. Dike System and SPA2 – FAQ document section 2.4.1
4. Dike System and Birkett Lane – FAQ document section 2.4.1

Please note that the Dike and Dike Gates as shown on MSP-35 are existing, not proposed. This slide identifies that the low areas on the City side of the existing dike do not have an outlet when the dike gates are closed and outlines potential solutions and alternatives while acknowledging that additional studies are required.

Please be aware that the dike is the property of the Grand River Conservation Authority (GRCA) and the City is a party to a maintenance agreement. Capital decisions about the dike rest with the GRCA.

A more geographically specific response than contained in the FAQ document can be provided via letter. If desired, please indicate which of your questions you would like to have addressed in the letter. Please note, for some of your questions, further detail than what is contained in the FAQ document or within this email may not be available.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Candice Hood [mailto:candice@corbettlandstrategies.ca]
Sent: Thursday, August 13, 2020 2:20 PM
To: Sharon E. Anderson
Cc: 'Alyssa Kochanski - GM BluePlan'; 'Nick Wood'
Subject: RE: Brantford MSP - letter from Corbett Land Strategies Re Liv Communities

Hi Sharon,

I have reviewed the FAQ document released July 28th and I have a few questions.

I would like to confirm that all of the comments copied below were indeed submitted to the on-line form:

- On page 9 on the Q & A document, under Local Stormwater Servicing – Greenfield Growth Areas, please provide further details to Eagle Place’s Special Policy Area 2. What is the City’s timing regarding these upgrades.
- On page 10 on the Q & A document, under Preliminary Preferred Wastewater Servicing Strategy, what is the update to the Fifth Ave pumping station? What is the update to the Waste Water Treatment plan in this area? Please provide timelines for these service upgrades.
- In accordance with the proposed Dyke System as identified on MSP -35, can you please confirm the impact to Special Policy Area 2? Will these lands change?
- Are the Dykes proposed around the properties located at 88 & 92 Birkett Lane, are they existing or proposed?

I do not see answers to some of these questions and just wanted to confirm.

Thank you!

Candice Hood
Senior Planning Technician
289-725-0121

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: July 22, 2020 9:47 AM
To: Candice Hood <candice@corbettlandstrategies.ca>
Cc: 'Alyssa Kochanski - GM BluePlan' <Alyssa.Kochanski@gmblueplan.ca>; 'Nick Wood' <nick@corbettlandstrategies.ca>
Subject: RE: Brantford MSP - letter from Corbett Land Strategies Re Liv Communities

Hi Candice,

I believe Chris did receive your letter, thank you. I’ll be focusing on your MSP questions submitted within the form itself.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Candice Hood [<mailto:candice@corbettlandstrategies.ca>]
Sent: Wednesday, July 22, 2020 9:40 AM
To: Sharon E. Anderson
Cc: 'Alyssa Kochanski - GM BluePlan'; 'Nick Wood'
Subject: RE: Brantford MSP - letter from Corbett Land Strategies Re Liv Communities

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Hi Sharon,

Thank you for the confirmation.

Please see attached Transportation letter. This letter was submitted via e-mail to Chris Fong yesterday.

Thank you,

Candice Hood
Senior Planning Technician
289-725-0121

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: July 22, 2020 9:17 AM
To: candice@corbettlandstrategies.ca
Cc: Alyssa Kochanski - GM BluePlan <Alyssa.Kochanski@gmblueplan.ca>
Subject: Brantford MSP - letter from Corbett Land Strategies Re Liv Communities

Good Morning Candice,

While I am in receipt of your questions submitted to the comment form on July 21, 2020, the referenced accompanying letter does not appear to have made it through the system.

Please include the letter in a response to this email.

Any questions, please let me know.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

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Post Filing Comments

From: [Sharon E. Anderson](#)
To: [Sharon E. Anderson](#)
Cc: [Evie Przybyla](#)
Subject: Brantford Master Servicing Plan Update and the Transportation Master Plan Update - Notice of Completion and 45 day review
Date: Wednesday, November 18, 2020 5:10:28 PM
Attachments: [2020_11_10 Notice of Completion MSP TMP-Final.pdf](#)

Good afternoon,

Everyone is welcome to review the full volumes of the Master Servicing Plan Update and the Transportation Master Plan Update during their 45 day review periods starting on Thursday November 19, 2020.

All content and instructions on how to submit questions will be posted on the project webpages on November 19, 2020.

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

The Notice of Completion can be viewed by opening the .pdf attachment for your reference and to provide you with additional details.

Should you have any questions about this process, please reach out to one of the City's project managers:

Master Servicing Plan
Sharon Anderson, P.Eng.

MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Transportation Master Plan
Evie Przybyla, MCIP, RPP

TMP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5379
Email: yprzybyla@brantford.ca

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From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#)
Subject: Brantford Citizen Inquiry Tutela Heights Septic Systems and the MSP
Date: Thursday, November 19, 2020 4:19:40 PM
Importance: High

Hi Alyssa,

I had [REDACTED] from [REDACTED] submit an inquiry about the MSP today over the phone, here is my brief record of the phone call:

We went through what areas [REDACTED] might be interested in reviewing in the Wastewater volume, how Section 9 may be of special interest and went through how to look up projects on the Capital Projects Map and then get details in the table and in the project sheets.

Content questions were mainly about septic and whether the existing septic homeowners would be forced to join the WW sewers. I referred [REDACTED] to section 3.1.2 which states that "The existing septic areas can continue to remain as such". [REDACTED] had further questions about when his neighbourhood may be encouraged to join the city system and how that would work. He has had a cost of \$30,000 quoted to him by an unknown City entity in the past. I told [REDACTED] I would see if I could get more information for him on the procedure of connecting citizens on existing septic to a new wastewater system.

[REDACTED] asks why would you think developing in the Tutela area is worthwhile when we have existing undeveloped areas within the existing City limits. It would make more sense to build condos on the Canadian Tire lands than the farm lands in Tutela at the end of Westlake. He indicated that he has been told by a Councillor in the past that it is probably going to happen at some point (10-20 years).

Actions Taken

1. [REDACTED] would like to speak to planning about when westlake blvd (his road) may be extended into the farmland in the trigger lands – I have sent an email to planning CCing [REDACTED] to request that they address possible timing and answer any of Mr Wise's other land development questions
2. [REDACTED] would like more information on when and how those on current septic systems may be transferred to the City wastewater system. - to follow up internally and get back to [REDACTED] next week
3. Confused about which document he should be reading 2014 or 2020? - to follow up with Comms to move 2014 documents; Comms has adjusted the webpage so the 2014 documents are now at the base of the page instead of the top

Any questions on the above please let me know. I believe most of the remaining septic questions are more around internal City policy but if there is an MSP component I am missing, please let me know.

Regards

Sharon Anderson, P.Eng.

Asset Management Specialist

City of Brantford – Public Works Commission

100 Wellington Square, Brantford ON N3T 2M2

p: 519.759.4150 ext. 5412 | www.brantford.ca

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From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#)
Cc: [Julien Bell - GM BluePlan](#)
Subject: FW: Brantford Master Servicing Plan - Septic System transition to Municipal Wastewater follow up
Date: Monday, November 30, 2020 8:36:47 AM

Hi Alyssa,

For the MSP record, [REDACTED] is a private citizen so his name and email should be subject to the typical MFIPPA measures.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: [REDACTED]
Sent: Saturday, November 28, 2020 7:40 AM
To: Sharon E. Anderson
Subject: Re: Brantford Master Servicing Plan - Septic System transition to Municipal Wastewater follow up

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Thanks Sharon. We appreciate the feedback.

[REDACTED]

On Friday, November 27, 2020, 12:53:54 p.m. EST, Sharon E. Anderson <andersonsh@brantford.ca> wrote:

Hello [REDACTED],

As per our phone conversation on 11/19/2020 I am writing to provide you with further detail about areas currently on septic systems joining the City wastewater system.

As discussed on the phone, existing residents within the Tutela Heights area which are currently serviced by private on lot septic systems can continue to remain on their private lot septic system. The City has no plans to provide wastewater hookups for these residents at this time. New growth areas, as identified in the City's Official Plan, within the Tutela Heights area will need to be serviced by the municipal wastewater system via an extension of the City's existing wastewater system.

In the future, the existing septic systems could potentially transition to the City's existing wastewater system under one of the following scenarios:

1. Provincial (MECP) or Conservation Authority Order
2. Medical Officer of Health identifies an urgent public health need (e.g. malfunctioning septic is resulting in a contaminated well and municipal wastewater is available in close proximity to property)
3. Property owners petition to convert their area to the City system, the cost to join would be shared amongst the property owners joining the municipal system.
4. Developer to new development area having to install a pipe through an existing septic area inquires whether the adjacent property owners with septic would be interested in cost sharing and joining the municipal system as part of the developer's project.
5. City is installing watermain in close proximity to a septic area and inquires whether the adjacent property owners with septic would be interested in cost sharing and joining the municipal wastewater system as part of the City's project. City's watermain project expanded to include wastewater to avoid having to dig up the installation path twice.

It is my understanding that under Scenarios 1 and 2, joining the municipal system would be mandatory; under Scenarios 3, 4, and 5 joining the municipal system would be voluntary.

In the past the City has calculated connection costs based on frontage fees. The City would review various fee options should one of the above scenarios arise, including local area improvement charges and frontage fees should a septic area wish to join the municipal system. Cost of the fees would depend on the cost of infrastructure for the area and the number of homes to be serviced.

At this time, Public Works staff are not aware of any projections for when the septic areas in the Tutela Heights area may transition to the municipal wastewater system.

Should you have any further questions on this topic, or other content of the Master Servicing Plan, please let me know.

Regards

Sharon

Sharon Anderson, P.Eng.

Asset Management Specialist

City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

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From: noreply@brantford.ca
To: andersonsh@brantford.ca
Cc: [Alyssa Kochanski - GM BluePlan](#)
Subject: 45 Day Public Review - New Response Completed for 45-day Public Review
Date: Friday, November 27, 2020 2:14:35 PM

Hello,

Please note the following response to 45-day Public Review has been submitted at Friday November 27th 2020 2:14 PM with reference number 2020-11-27-155.

- **Please identify any comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

Please consider re- routing the #6 bus , as it is now the bus makes a loop from Blackburn onto Powell then on Lambert onto Warner Lane . Warner lane is constructed of single garage houses and the street parking when combined with a bus makes it crowded, if the bus was to continue straight down Powell to Shellard that would eliminate the major source of frustration residents feel and will allow the bus to service the expanding neighbourhood and future community center .

- **First Name (Optional)**

██████████

- **Last Name (Optional)**

██████████

- **Address (Optional)**

████████████████████

- **Email (Optional)**

██

[This is an automated email notification -- please do not respond]

From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#); [Bumstead, Paul](#)
Cc: [Evie Przybyla](#); [Julien Bell - GM BluePlan](#)
Subject: Brantford - [REDACTED] MSP/TMP Concerns
Date: Tuesday, December 01, 2020 5:01:22 PM
Attachments: [image001.png](#)

Hello Everyone,

I had a conversation with [REDACTED] today about concerns he wished to convey around the MSP and TMP and the ground conditions in the North. Due to COVID [REDACTED] expressed his wish to have an in person meeting with City staff in the spring when the restrictions on in person meetings at the City have been lifted. I brought to his attention this would be after the 45-day review period had ended and he indicated that this was acceptable to him.

MSP

[REDACTED] expressed concern that due to the high water level around the area, installing the numerous stormwater detention ponds may be difficult, expensive or both. He believes the water presence may be explained by the fact that if you're installing a point well in the Henderson Survey you will hit hardpan about 18' below ground level and water stays above this pan. In addition sandy soil by the hospital and golf course allow water to travel through the loamy soil under the current farms and under Powerline Road.

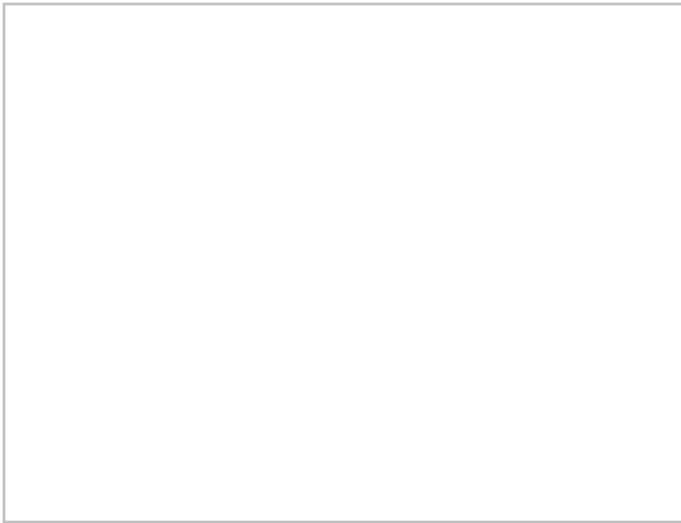
TMP

[REDACTED] recalls when Powerline Road was installed in the 1960s and feels that expanding it to four lanes will be an extremely expensive construction project. Hills on the road will require a lot of fill and the City will hit water during construction, there is a lake under the roadbed that they needed to install tiles in the ditch to ponds in fields to drain when the road was initially installed.

He recommends that the new East-West Collector road be the location of a new four lane road as he feels the soil will be less costly to construct upon.

Both

In the vicinity of where the two red lines cross there is apparently a known sink hole that [REDACTED] [REDACTED] is aware of the power company losing equipment to in the past.



██████████ does not expect a response but his information should be logged in the EA logs for each project.

Any questions on the above, please let me know.

Sharon Anderson, P.Eng.

Asset Management Specialist

City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

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From: [Julien Bell - GM BluePlan](#)
To: [Danielle MacKinnon - GM BluePlan](#); [Alyssa Kochanski - GM BluePlan](#)
Subject: FW: Notice of Completion - City of Brantford Master Servicing and Transportation Plan
Date: Tuesday, December 08, 2020 9:03:38 AM
Attachments: [image003.jpg](#)

FYI

Julien Bell, P.Eng.

Infrastructure Planning, Partner

GM BluePlan Engineering Limited

330 Trillium Drive, Unit D | Kitchener ON N2E 3J2

t: 519.748.1440 ext. 4264 | c: 416.254.6247

julien.bell@gmblueplan.ca | www.gmblueplan.ca

GMBP_email_logo



From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: Tuesday, December 08, 2020 9:02 AM

To: barbara.slattery@ontario.ca

Cc: Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>

Subject: RE: Notice of Completion - City of Brantford Master Servicing and Transportation Plan

Good Morning Barbara,

It appears that your original email to me was directed to the Sanderson Performing Arts Centre in Brantford, and they responded to you directly rather than forward your message to me. I apologize for the confusion, my email address is not the standard City format which leads to a few misdirected emails each year.

I have sent the Notice of Completion to the eanotification.wregion.ontario.ca, I CC'd you on it, please let me know if it did not come through. Please note that the comment period remains open until January 4, 2021 and the notice was sent to contacts involved in both the OP & MSP at the Ministry of the Environment, Conservation and Parks, in addition to yourself, in the November circulation. I apologize if this caused any confusion.

I've requested that other Project Managers in my department review the stakeholder lists for their EAs to ensure that the [eanotification](mailto:eanotification.wregion.ontario.ca) email address is included.

Any further questions, or concerns, please let me know.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Slattery, Barbara (MECP) <barbara.slattery@ontario.ca>
Sent: Thursday, November 19, 2020 8:46 AM
To: Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>
Subject: FW: Notice of Completion - City of Brantford Master Servicing and Transportation Plan

Good morning Julien, not sure what the point of the email from C Woods was....perhaps you can send the Notice of Completion to the correct ministry email address please: eanotification.wcregion@ontario.ca

Thank you

Barb Slattery, EA/Planning Coordinator
Ministry of the Environment, Conservation and Parks
Project Review Unit, Environmental Assessment Branch
(365) 366-8185

We want to hear from you. How was my service? You can provide feedback at 1-888-745-8888.

From: Carol Woods <CWoods@brantford.ca>
Sent: November 19, 2020 8:35 AM
To: Slattery, Barbara (MECP) <barbara.slattery@ontario.ca>
Subject: RE: Notice of Completion - City of Brantford Master Servicing and Transportation Plan

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From: Slattery, Barbara (MECP) [<mailto:barbara.slattery@ontario.ca>]
Sent: Thursday, November 19, 2020 8:12 AM
To: Sanderson
Subject: Notice of Completion - City of Brantford Master Servicing and Transportation Plan

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Good morning Sharon,

Thank you for the email advising of the Notice of Completion of the Master Plan. Unfortunately, when I tried to move the email to the EA notification Email address, it seems to have disappeared so please send it to the email address below...

For this Notice, and all other Notices for EAs being done by the City, can you please send them to the following email address:

Eanotification.wcregion@ontario.ca

Thanking you in advance,

Barb Slattery, EA/Planning Coordinator
Ministry of the Environment, Conservation and Parks
Project Review Unit, Environmental Assessment Branch
(365) 366-8185

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From: [Julien Bell - GM BluePlan](#)
To: [Danielle MacKinnon - GM BluePlan](#); [Alyssa Kochanski - GM BluePlan](#)
Subject: FW: City of Brantford, Municipal W & WW Master Servicing Plan & Transportation Plan, Notice of Completion
Date: Tuesday, December 08, 2020 9:04:07 AM
Attachments: [2020_11_10 Notice of Completion MSP TMP-Final.pdf](#)
[image003.jpg](#)

FYI

Julien Bell, P.Eng.

Infrastructure Planning, Partner

GM BluePlan Engineering Limited

330 Trillium Drive, Unit D | Kitchener ON N2E 3J2

t: 519.748.1440 ext. 4264 | c: 416.254.6247

julien.bell@gmblueplan.ca | www.gmblueplan.ca

GMBP_email_logo



From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: Tuesday, December 08, 2020 8:57 AM

To: Eanotification.wcregion@ontario.ca

Cc: barbara.slattery@ontario.ca; Julien Bell - GM BluePlan <julien.bell@gmblueplan.ca>

Subject: City of Brantford, Municipal W & WW Master Servicing Plan & Transportation Plan, Notice of Completion

Sorry a resubmission of the earlier notice, I realized the subject line was incorrect on the previous email.

From: Sharon E. Anderson

Sent: Tuesday, December 8, 2020 8:49 AM

To: 'Eanotification.wcregion@ontario.ca'

Cc: 'barbara.slattery@ontario.ca'; 'Julien Bell - GM BluePlan'

Subject: Brantford - MSP and TMP - Notice of Completion

Everyone is welcome to review the full volumes of the Master Servicing Plan Update and the Transportation Master Plan Update during their 45 day review periods starting on Thursday November 19, 2020.

All content and instructions on how to submit questions will be posted on the project webpages on November 19, 2020.

www.brantford.ca/MasterServicingPlan

www.brantford.ca/TransportationMasterPlan

The Notice of Completion can be viewed by opening the .pdf attachment for your reference and to provide you with additional details.

Should you have any questions about this process, please reach out to one of the City's project managers:

Master Servicing Plan
Sharon Anderson, P.Eng.

MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Transportation Master Plan
Evie Przybyla, MCIP, RPP

TMP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5379
Email: yprzybyla@brantford.ca

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From: [Sharon E. Anderson](#)
To: [Bumstead, Paul](#); [Julien Bell - GM BluePlan](#); [Alyssa Kochanski - GM BluePlan](#)
Cc: [Mike Abraham](#); [Evie Przybyla](#)
Subject: FW: Brantford Master Servicing Plan Update and Transportation Master Plan Update - Meeting follow up
Date: Thursday, December 03, 2020 4:17:17 PM

Good Afternoon Everyone,

Below is correspondence with Six Nations regarding a meeting request that it is my understanding was made verbally in a different meeting with the City in November. I will be sending out the meeting invitation to them tomorrow for December 11 at 11:00.

Paul B – as discussed the City would like you present as the bulk of their interest appears at this time to be around the contents of the TMP

Alyssa/Julien – the City does not believe your presence is required at this time, please let me know your availability for Dec 11 at 11:00 in case this changes (no need to circulate the TMP team on that reply)

The below is intended for the EA record, if applicable.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Robin Linn [mailto:rlinn@sixnations.ca]
Sent: Thursday, December 3, 2020 2:21 PM
To: Sharon E. Anderson; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Jen Mt.Pleasant; Dawn Russell
Cc: Mike Abraham; Evie Przybyla
Subject: RE: Brantford Master Servicing Plan Update and Transportation Master Plan Update - Meeting follow up

Hi Sharon,

December 11th at 11:00 will be fine.

Thank you for following up on this. Yes, after having reviewed the first 50 or so pages of the Transportation Master Plan Update it is apparent that the potential for the Oak Park Road extension is being viewed as a viable option for the City of Brantford's transportation congestion issues.

We will need to get together to discuss what if any accommodation agreements need to be put in place should the Six Nations of the Grand River agree to this option. As well, we would want to know what your proposed mitigation measures are should this option proceed. As I am sure you are aware and as we have stated in previous meetings, the impacts to the natural environment are a serious concern for the Six Nations of the Grand River as well as the impact to the tufa mounds that are located in the area of the proposed road/bridge.

There is also the issue of potentially widening both the Lorne bridge and the Veterans Memorial Parkway bridges, both of which cross the Grand River.

I have not yet had a chance to review the Master Servicing Plan but as always, our concerns would centre around impacts to the environment.

From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: December 3, 2020 2:03 PM

To: Robin Linn <rlinn@sixnations.ca>

Cc: Mike Abraham <MAbraham@brantford.ca>; Evie Przybyla <EPrzybyla@brantford.ca>

Subject: RE: Brantford Master Servicing Plan Update and Transportation Master Plan Update - Meeting follow up

Good Afternoon Robin,

Unfortunately the City team has a meeting that goes until 10:30 but may run over on December 11. It looks like our internal team would all be able to make 11:00 on December 11 if that would work for your team. Alternatively Wed December 16 between 1 and 4:30pm or Thursday Dec 17 between 1 and 3pm appear to currently be free, if a time in those intervals would work for your team.

I'm hoping to clarify what topics your team is hoping to cover at this meeting to make sure we have the best material, and City team members, on hand to discuss your team's questions and concerns. Depending on how technical the concerns may be, I may need to arrange to have our consultants attend as well. This may result in some variation of the days and times proposed above depending on their availability.

From your December 2 email, it appears as though much of the discussion may be around the identification and discussion of Oak Park Road extension as an alternative in the Transportation Master Plan. Is this correct?

Are there any other areas of the Transportation Master Plan or Master Servicing Plan that your team may be interested in?

We could provide a similar overview presentation on both projects that was given to our Council in October if you feel that would aid discussion, they averaged about 10-15 mins per master plan.

To aid in your team's review, the reports for the two projects which were submitted to the City's

Council can be viewed by clicking on the title beside item 6.1.1 or 6.1.2 on the City's council agenda at the following url:

<https://pub-brantford.escribemeetings.com/Meeting.aspx?Id=bfda08c6-5603-4598-b758-61b1530b5109&Agenda=Agenda&lang=English&Item=27>

Clicking on the title should result in a box appearing in the top right corner giving you an option to open either the Council report or the executive summary for the master plans. I would recommend accessing the executive summaries from the project pages as they may contain some adjustments based on feedback received at the Council meeting.

If you feel a phone call would be beneficial to clarify the expected topics of discussion, please let me know a time that works for you.

Thank you
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Robin Linn [<mailto:rlinn@sixnations.ca>]
Sent: Thursday, December 3, 2020 8:38 AM
To: Sharon E. Anderson
Cc: Mike Abraham; Evie Przybyla
Subject: RE: Brantford Master Servicing Plan Update and Transportation Master Plan Update - Meeting follow up

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Good Morning Sharon

December 11th at 10:00 am is a good date for our team. I am hoping that works for your team as well.

Thanks.
Robin

From: Sharon E. Anderson <andersonsh@brantford.ca>
Sent: December 2, 2020 8:47 AM
To: Robin Linn <rlinn@sixnations.ca>

Cc: Mike Abraham <MAbraham@brantford.ca>; Evie Przybyla <EPrzybyla@brantford.ca>
Subject: Brantford Master Servicing Plan Update and Transportation Master Plan Update - Meeting follow up

Good Morning Robin,

I'm following up on our exchange in November about your review of the City's Master Servicing Plan Update and the Transportation Master Plan Update, at the time you indicated that you and your colleagues would likely want a meeting with the City to discuss these plans.

Are you able to confirm whether a meeting is desired? If yes, please provide a few days and times in the coming weeks that will work for you and your colleagues and I will coordinate attendance of City staff and send out the meeting invitation. Please note that due to COVID-19 restrictions this meeting will need to be held on a virtual platform.

As a reminder the reports are available on the City's website at:

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

Any questions please let me know.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
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From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#)
Subject: FW: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects
Date: Friday, January 22, 2021 1:43:08 PM

For the 2020 MSP record

From: Sharon E. Anderson
Sent: Friday, January 22, 2021 1:43 PM
To: 'Jen Mt.Pleasant'
Cc: Mike Abraham; Russ Loukes; Bumstead, Paul; Robin Linn; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Dawn Russell
Subject: RE: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Good Afternoon Jen,

Thank you I will circulate out the finalized meeting minutes for December 11, 2020 in a separate email, with the directional drilling comments added.

I've consulted staff in planning, development engineering and infrastructure planning and they are not currently aware of any additional Tufa Mound locations within the City limits. However, to staff's knowledge a comprehensive study of all possible locations of Tufa mounds in the City has not been completed. It is therefore possible that further sites may be identified in the future through studies completed in advance of City infrastructure projects or private developments.

- You are correct, 1e in my original email is referencing the hydrogeological and geotechnical analysis by Terra-Dynamics Consulting Inc.
- Upon receipt of the hydrogeological and geotechnical analysis by Terra-Dynamics Consulting Inc. in 2018, the City sent out a request for a peer review proposal to 5 consultants with expertise in the field. No proposals were received, it is believed due to the level of specialization required for the review of this report. Therefore the only review of this report which has been completed to date is the one done by the MNRF.
- The intent was for the review on behalf of the City to be carried out by an independent consultant.
- At this time the City is not pursuing a peer review as the applicant is investigating changes to their proposed development plan which, it is our understanding, will reduce their proximity to the ANSI. Depending on the results of this investigation, and the applicant's subsequent submission, the City would revisit the need for a peer review at that time.

Please let me know if you and your team have had a chance to discuss dates. Please note due to the current province stay at home order it is my understanding that the outside gathering size is limited to 5 individuals. If practical, I would suggest waiting to schedule the site visit until the gathering size returns to a minimum of 10 people. Please note that the selected site visit time may also need to be adjusted on short notice depending on ground conditions as icy conditions or heavy snowfall could reduce the ability to identify and safely access mound locations.

Regards

Sharon

Sharon Anderson, P.Eng.

Asset Management Specialist

City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Jen Mt.Pleasant [mailto:jenmtpleasant@sixnations.ca]

Sent: Tuesday, January 12, 2021 8:53 AM

To: Sharon E. Anderson

Cc: Mike Abraham; Russ Loukes; Bumstead, Paul; Robin Linn; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Dawn Russell

Subject: RE: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Thanks for looking into this Sharon,

I am fine with your approach to not include Tufa Mounds in the TMP and MSP so long as Tufa Mounds are not known to be located in other areas along the Grand River outside of the Hardy Road-Oak Park Rd Ext area and within the City of Brantford and County of Brant. It was my understanding that they are not specific to the Hardy Rd-Oak Park Rd Ext area and can be found in other areas as far as Paris. I cannot however, verify this as I have never done any site visits along those areas, and is rather word of mouth information. Perhaps you and your team are privy to more information about these Mounds in the Brantford and surrounding area.

- Reading through this email, I am further wondering if the 1e reference to “the report” is referencing the hydrogeological and geotechnical analysis mentioned in 1c as it seems that was not made clear.
- 1c indicates that the said analysis, although published in 2017, has yet to be reviewed or approved by the City. Just to clarify, is this because they are awaiting for the report/analysis to be peer reviewed by a qualified consultant?
- If yes, I am further wondering if this is being carried out by an independent consultant?
- Also, when is this peer review expected to be completed and published as I’m sure we are all aware, the Oak Park Rd ext has already began as well, there is residential development going on in the immediate area.

I will check back with my team to see who is wanting to do a site visit and will get back with some potential dates.

Thanks again Sharon, have a great day,

Jen

From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: January 11, 2021 3:39 PM

To: Jen Mt.Pleasant <jenmtpleasant@sixnations.ca>

Cc: Mike Abraham <MABraham@brantford.ca>; Russ Loukes <RLoukes@brantford.ca>; Bumstead, Paul <pbumstead@dillon.ca>; Robin Linn <rlinn@sixnations.ca>; Lonny Bomberry <lonnybomberry@sixnations.ca>; Phil Monture (nativelandsltd@gmail.com) <nativelandsltd@gmail.com>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Dawn Russell <dawnrussell@sixnations.ca>

Subject: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Good Afternoon Jen,

I am recommending to not include your Tufa mounds inquiry in the meeting notes for December 11, 2020 as this level of detail is more related to the Oak Park Road EA rather than the TMP and MSP. The directional drilling inquiry is more directly related to the MSP and will be added to the meeting notes. Any concerns with this approach, please let me know.

Below are responses to your three concerns/questions:

1. It is my understanding that the Tufa mounds are located approximately 440m E of the road right of way alignment being considered in the Oak Park Road Extension EA, on property registered to a private entity (please see the attached map). It is my understanding that the following has been discussed/occurred to date on these features:
 - a. ANSI designation of Tufa mounds in 2005.
 - b. 2014 OMB hearing which discussed the ANSI designation.
 - c. Hydrogeological and geotechnical analysis was conducted by Terra-Dynamics Consulting Inc. (this analysis has not be reviewed or approved by the City to date) in 2017 in relation to the Tufa Mounds and in support of the OPA/ZBA for 277 Hardy Road (property containing the mounds) that had the following recommendations:
 - i. Modification to the ANSI boundary
 - ii. Additional Tufa rescue programs
 - iii. Monitoring of the sand boil spring in Area 3 pre, during and post construction
 - iv. Meetings between relevant parties regarding the analysis
 - d. Comments from MNRF in April of 2019 indicated that they agreed with the submitted Hydrogeological and Geotechnical report that the proposed road crossings of Area 2 would likely not negatively impact the ANSI or its ecological functions
 - e. The City's planning division is currently working to get the report peer reviewed by a qualified consultant, however no proposals have been received to date.
 - f. Telephone City Aggregates (TCA) Business Park East (North of Oak Park Road and South of Hardy Road) contributes groundwater in a southeasterly direction and may contribute to the tufa wetland complex. TCA is maintaining a post to pre-

development water balance and each site plan will be required to infiltrate the 15mm rainfall events to achieve this ratio (Post to Pre).

2. Site visit – The City is willing to attempt to arrange a site visit, however as the Tufa mounds are not located on City lands, the site visit will need the permission of the private entity to proceed, therefore the City cannot guarantee that a visit will be permitted. The visit will also be subject to any active COVID-19 restrictions on outdoor public gathering size limits at the time of the visit, it is my understanding that this currently would limit the size to 10 people. With that said please let me know several dates and times which will work for your team in late January/February and the number of team members who wish to attend; the City will reach out to the private entity regarding access permission. Please also indicate what questions you are expecting to have during this site visit so that the City can ensure appropriate staff attend the visit while maintaining the group size limit.

3. Regarding your inquiry on directional drilling, the Master Servicing Plan (MSP) does not recommend any new construction or replacement of existing water or wastewater crossings of the Grand River to support growth. Further, the MSP does not make explicit recommendations regarding the type and/or method of construction. Any future replacement of the City's existing Grand River crossings would be undertaken as part of the City's ongoing infrastructure renewal programs. The method of infrastructure rehabilitation and/or replacement and identification of the appropriate construction methodology would be determined as part of the Environmental Assessment, if one is required for the project, or as part of the detailed design process. Any required investigations, including hydrogeological investigations, would be undertaken as part of the Environmental Assessment if one is required for the project, or as part of the detailed design process.

Any questions or concerns on the above, please let me know.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Jen Mt.Pleasant [<mailto:jenmtpleasant@sixnations.ca>]
Sent: Tuesday, December 22, 2020 9:30 AM
To: Sharon E. Anderson; Mike Abraham; Russ Loukes; Bumstead, Paul; Robin Linn; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Dawn Russell
Subject: RE: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

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Hi Sharon,

Just reading through these notes I have some additional concerns I would like added:

- It is my understanding that tufa mounds, which are the only cold water mounds found in all of Ontario and possibly Canada, are located along the Grand River and specifically are abundant in the area of the Oak Park Road extension, where it crosses the river. These mounds are a designated Area of Natural and Scientific Interest. It is my understanding that despite this designation, they are not provincially or federally protected and rather, it is up to the municipality to decide whether or not to protect these natural features. My question is, what, if anything, is the City of Brantford and/or Brant County doing to protect these mounds from further destruction? These mounds are not only a designated ANSI, but have cultural significance as well for the people of Six Nations of the Grand River. We would like to see every effort made to protect these mounds. Also, would it be possible to do a site visit in the New Year to view these mounds and their proximity to current development?
- Another concern I have is in regards to any horizontal directional drilling that may take place along the Grand River in regards to any current and future projects. It is my understanding that an attempt at HDD was made in the past which ran into some serious complications, including hitting the aquifer in which water rich in gypsum was allowed to discharge into the Grand River. It is my understanding that the area along the Grand River in Brantford is extremely fragile. Is this something that is going to be addressed or clarified more in a hydrogeological report or another type of report?

Those conclude my questions and concerns.

Have a great day,

Jen

From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: December 22, 2020 9:13 AM

To: Mike Abraham <MAbraham@brantford.ca>; Russ Loukes <RLoukes@brantford.ca>; Bumstead, Paul <pbumstead@dillon.ca>; Robin Linn <rlinn@sixnations.ca>; Lonny Bomberry <lonnybomberry@sixnations.ca>; Phil Monture (nativelandsltd@gmail.com) <nativelandsltd@gmail.com>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Jen Mt.Pleasant <jenmtpleasant@sixnations.ca>; Dawn Russell <dawnrussell@sixnations.ca>

Subject: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Good Morning Everyone,

Attached please find a copy of the meeting notes from the virtual meeting held on December 11,

2020 on the City's Transportation Master Plan and Master Servicing Plan projects.

Please review and if you have any suggested corrections, additions or other edits, please let Mike or I know by January 8, 2021. If more time is required to complete your review of the meeting notes, please let us know.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
p: 519.759.4150 ext. 5412 | www.brantford.ca

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**Transportation Master Plan (TMP) Update
and Master Servicing Plan Update (MSP)
STAFF MEETING
December 11, 2020**

In Attendance:

Mike Abraham (MA) – Infrastructure Planning
 Sharon Anderson (SA) – Infrastructure Planning
 Lonny Bomberry (LB) – Six Nations of the Grand River (SNGR)
 Paul Bumstead (PB) – Dillon
 Tanya Hill-Montour (THM) - SNGR
 Robin Linn (RL-SNGR) – SNGR
 Russ Loukes (RL-City) – Engineering
 Phil Monture (PM) – SNGR (Native Lands Ltd)

Absent:

Jen Mt. Pleasant (JMP) – SNGR
 Dawn Russell - SNGR

ITEM	ACTION BY
<p>1. Following introductions, PB provided an overview presentation of the Transportation Master Plan Update project. The presentation, same as the presentation provided to City Council in October 2020, identified the transportation demands derived for growth to 2041 and measures proposed, including timing, costs and additional Environmental Studies required to address the deficiencies through use of Active Transportation, Transit, Traffic System Management and network expansion.</p>	
<p>2. City staff advised that the TMP and MSP are currently out for the 45 day review period will be subject to an amendment starting in Q1 of 2021 and expected to complete in Q2 2021. This amendment is due to the province adjusting its growth plan time horizon and population targets from 2041 to 2051 in August 2020. This change resulted in a change to the Settlement Area Boundary proposed in the Official Plan in the North East area of the expansion lands.</p>	
<p>3. City staff asked whether the SNGR have identified any transit or development needs for the lands under SNGR jurisdiction (i.e. Glebe lands or other lands) within the City boundary that the MSP and TMP projects should address as part of the future growth. No known issues were raised during the meeting by SNGR staff.</p>	
<p>4. RL-SNGR indicated that SNGR had been informed rather than consulted about these two projects. It was noted that the preferred form of consultation should include regular phone calls and meetings.</p>	
<p>5. RL-SNGR indicated the projects in the TMP of particular interest were: the crossings of the Grand River, including Oak Park Road Extension, Lorne Bridge and the Veterans Memorial Parkway improvements; archaeological reports and field work; reports on potential environmental impacts and water quality reports.</p>	
<p>6. Interest areas for other projects include: Oak Park Road Extension,</p>	MA/

<p>development applications, expansion lands.</p> <p>MA indicated bi-weekly phone calls with RL-SNGR will continue about Oak Park Road. MA to convey development applications circulation request and expansion lands interest to Planning and Development Engineering staff. For developments in particular SNGR wishes to ensure they are circulated the stage 1 & 2 archaeology reports related to development applications. RL-SNGR indicated only two reports had been received for 2020 related to developments which appeared low for the entire City.</p>	<p>RL-SNGR</p> <p>MA</p>
<p>7. Areas which are not currently of interest: minor variance statements. MA to convey to planning staff.</p>	<p>MA</p>
<p>8. Staff turnover at both the City and the SNGR throughout these projects, complicating communication between groups, was briefly discussed.</p>	
<p>9. PM indicated that there were concerns about past agreements with the City not being followed, would like to see this become more formalized. SA indicated this concern should also be raised at the CAP meetings. RL-City believed it may have been in the past. City staff and SNGR staff agreed that a formalized protocol outlining expectations for the consultation process for Environmental Assessments going forward would be helpful.</p> <p>PM indicated he would be willing to develop list of items that should be addressed in formal protocol for EA consultation of SNGR. Some items briefly discussed included what are the implications of the EA project, when does it begin and how does the EA project tie into other SNGR concerns.</p>	<p>PM – to discuss at CAP, list development</p> <p>RL-City to discuss with upper City Mgmt</p>
<p>10. RL-SNGR for Oak Park Road Extension Public and Agency Information Centre (PIC) #1, finds presentation lacking details of archaeology, environmental impacts and water quality, including the alternative comparison slides. This is an example of why SNGR requires consultation in addition to the PIC materials.</p>	
<p>11. SNGR staff had no questions on MSP content, and indicated they had not had a chance to review. There was a question asked about Oil/Grit separator installation locations, and a question on concerns with how the MSP would address water quality and WW discharge quality.</p> <p>SA provided a brief overview of the MSP stormwater volume, due to the existing data gaps for this system, the capital program typically focuses on addressing these knowledge gaps first, through various studies and field work, prior to specific capital projects. Some capital projects are identified in the MSP in addition to the studies and field work. Oil/Grit separators are identified in the MSP as one piece of infrastructure that can be used within a stormwater management system. Specific locations are not identified in the MSP. SA also discussed that while the MSP outlines assumptions made when modelling the system for items such as total suspended solids; the Sewer System – Regulation - Use By-Law is the document that dictates required wastewater</p>	

<p>standards that must be met by industry prior to them discharging into the City's infrastructure and undergoing treatment by the City prior to discharge into the Grand River.</p> <p>SA briefly touched on the Subwatershed Study in the appendix of the MSP stormwater volume. SA advised that the material was quite technical and if the SNGR wished for a follow-up meeting with the City's consultant to discuss this report it could be arranged. No request for a follow-up meeting on this topic was made during this meeting.</p>	
<p>12. In summation key concerns of SNGR expressed at this meeting were:</p> <ul style="list-style-type: none"> - Circulation of archaeology reports to SNGR needs to be completed for both development applications and Environmental Assessments (EA) - SNGR advised that they have limited capacity to read through material provided by the City, which is why active consultation is so important. - Circulation of EA information (final reports and background studies) are not felt to always be the complete information available - A protocol or other formalized documentation needs to be developed for how SNGR should be consulted on City EAs going forward; past agreements are not always being followed - EA consultation should start with a phone call about the project to RL-SNGR 	
<p>13. After the meeting an inquiry was received from JMP on 12/22/2020 regarding horizontal directional drilling which may take place along the Grand River and whether any projects were identified as requiring this technique in the Master Servicing Plan (MSP). A response was sent on 1/11/2021 and is reproduced below.</p> <p><i>Regarding your inquiry on directional drilling, the Master Servicing Plan (MSP) does not recommend any new construction or replacement of existing water or wastewater crossings of the Grand River to support growth. Further, the MSP does not make explicit recommendations regarding the type and/or method of construction. Any future replacement of the City's existing Grand River crossings would be undertaken as part of the City's ongoing infrastructure renewal programs. The method of infrastructure rehabilitation and/or replacement and identification of the appropriate construction methodology would be determined as part of the Environmental Assessment, if one is required for the project, or as part of the detailed design process. Any required investigations, including hydrogeological investigations, would be undertaken as part of the Environmental Assessment if one is required for the project, or as part of the detailed design process.</i></p>	

Notes revised based on comments received from JMP on December 22, 2020.

From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#)
Cc: [Julien Bell - GM BluePlan](#)
Subject: Brantford MSP - SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects
Date: Monday, January 11, 2021 3:43:49 PM
Attachments: [8x11_tufamounds.pdf](#)

Good Afternoon Alyssa,

For the project record. The comment window for the Dec 11 meeting notes has closed I will be attempting to finalize and send that out this week.

Regards
Sharon

Sharon Anderson, P.Eng.
Asset Management Specialist

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Sharon E. Anderson
Sent: Monday, January 11, 2021 3:39 PM
To: Jen Mt.Pleasant
Cc: Mike Abraham; Russ Loukes; 'Bumstead, Paul'; 'Robin Linn'; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Dawn Russell
Subject: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Good Afternoon Jen,

I am recommending to not include your Tufa mounds inquiry in the meeting notes for December 11, 2020 as this level of detail is more related to the Oak Park Road EA rather than the TMP and MSP. The directional drilling inquiry is more directly related to the MSP and will be added to the meeting notes. Any concerns with this approach, please let me know.

Below are responses to your three concerns/questions:

1. It is my understanding that the Tufa mounds are located approximately 440m E of the road right of way alignment being considered in the Oak Park Road Extension EA, on property registered to a private entity (please see the attached map). It is my understanding that the following has been discussed/occurred to date on these features:
 - a. ANSI designation of Tufa mounds in 2005.
 - b. 2014 OMB hearing which discussed the ANSI designation.
 - c. Hydrogeological and geotechnical analysis was conducted by Terra-Dynamics

Consulting Inc. (this analysis has not be reviewed or approved by the City to date) in 2017 in relation to the Tufa Mounds and in support of the OPA/ZBA for 277 Hardy Road (property containing the mounds) that had the following recommendations:

- i. Modification to the ANSI boundary
 - ii. Additional Tufa rescue programs
 - iii. Monitoring of the sand boil spring in Area 3 pre, during and post construction
 - iv. Meetings between relevant parties regarding the analysis
 - d. Comments from MNRF in April of 2019 indicated that they agreed with the submitted Hydrogeological and Geotechnical report that the proposed road crossings of Area 2 would likely not negatively impact the ANSI or its ecological functions
 - e. The City's planning division is currently working to get the report peer reviewed by a qualified consultant, however no proposals have been received to date.
 - f. Telephone City Aggregates (TCA) Business Park East (North of Oak Park Road and South of Hardy Road) contributes groundwater in a southeasterly direction and may contribute to the tufa wetland complex. TCA is maintaining a post to pre-development water balance and each site plan will be required to infiltrate the 15mm rainfall events to achieve this ratio (Post to Pre).
2. Site visit – The City is willing to attempt to arrange a site visit, however as the Tufa mounds are not located on City lands, the site visit will need the permission of the private entity to proceed, therefore the City cannot guarantee that a visit will be permitted. The visit will also be subject to any active COVID-19 restrictions on outdoor public gathering size limits at the time of the visit, it is my understanding that this currently would limit the size to 10 people. With that said please let me know several dates and times which will work for your team in late January/February and the number of team members who wish to attend; the City will reach out to the private entity regarding access permission. Please also indicate what questions you are expecting to have during this site visit so that the City can ensure appropriate staff attend the visit while maintaining the group size limit.
3. Regarding your inquiry on directional drilling, the Master Servicing Plan (MSP) does not recommend any new construction or replacement of existing water or wastewater crossings of the Grand River to support growth. Further, the MSP does not make explicit recommendations regarding the type and/or method of construction. Any future replacement of the City's existing Grand River crossings would be undertaken as part of the City's ongoing infrastructure renewal programs. The method of infrastructure rehabilitation and/or replacement and identification of the appropriate construction methodology would be determined as part of the Environmental Assessment, if one is required for the project, or as part of the detailed design process. Any required investigations, including hydrogeological investigations, would be undertaken as part of the Environmental Assessment if one is required for the project, or as part of the detailed design process.

Any questions or concerns on the above, please let me know.

Regards
Sharon

Sharon Anderson, P.Eng.

Asset Management Specialist

City of Brantford – Public Works Commission

100 Wellington Square, Brantford ON N3T 2M2

p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Jen Mt.Pleasant [mailto:jenmtpleasant@sixnations.ca]
Sent: Tuesday, December 22, 2020 9:30 AM
To: Sharon E. Anderson; Mike Abraham; Russ Loukes; Bumstead, Paul; Robin Linn; Lonny Bomberry; Phil Monture (nativelandsltd@gmail.com); Tanya Hill-Montour; Dawn Russell
Subject: RE: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

CAUTION EXTERNAL EMAIL This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at 519-759-4222 ext. 5555

Hi Sharon,

Just reading through these notes I have some additional concerns I would like added:

- It is my understanding that tufa mounds, which are the only cold water mounds found in all of Ontario and possibly Canada, are located along the Grand River and specifically are abundant in the area of the Oak Park Road extension, where it crosses the river. These mounds are a designated Area of Natural and Scientific Interest. It is my understanding that despite this designation, they are not provincially or federally protected and rather, it is up to the municipality to decide whether or not to protect these natural features. My question is, what, if anything, is the City of Brantford and/or Brant County doing to protect these mounds from further destruction? These mounds are not only a designated ANSI, but have cultural significance as well for the people of Six Nations of the Grand River. We would like to see every effort made to protect these mounds. Also, would it be possible to do a site visit in the New Year to view these mounds and their proximity to current development?
- Another concern I have is in regards to any horizontal directional drilling that may take place along the Grand River in regards to any current and future projects. It is my understanding that an attempt at HDD was made in the past which ran into some serious complications, including hitting the aquifer in which water rich in gypsum was allowed to discharge into the Grand River. It is my understanding that the area along the Grand River in Brantford is extremely fragile. Is this something that is going to be addressed or clarified more in a hydrogeological report or another type of report?

Those conclude my questions and concerns.

Have a great day,

Jen

From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: December 22, 2020 9:13 AM

To: Mike Abraham <MAbraham@brantford.ca>; Russ Loukes <RLoukes@brantford.ca>; Bumstead, Paul <pbumstead@dillon.ca>; Robin Linn <rlinn@sixnations.ca>; Lonny Bomberry <lonnybomberry@sixnations.ca>; Phil Monture (nativelandsltd@gmail.com) <nativelandsltd@gmail.com>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Jen Mt.Pleasant <jenmtpleasant@sixnations.ca>; Dawn Russell <dawnrussell@sixnations.ca>

Subject: SNGR & City of Brantford Dec 11, 2020 meeting notes - MSP & TMP projects

Good Morning Everyone,

Attached please find a copy of the meeting notes from the virtual meeting held on December 11, 2020 on the City's Transportation Master Plan and Master Servicing Plan projects.

Please review and if you have any suggested corrections, additions or other edits, please let Mike or I know by January 8, 2021. If more time is required to complete your review of the meeting notes, please let us know.

Regards
Sharon

Sharon Anderson, P.Eng.

Asset Management Specialist

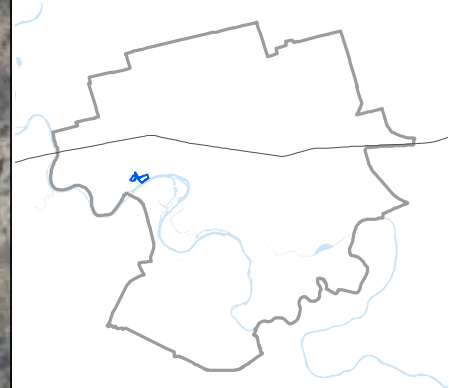
City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

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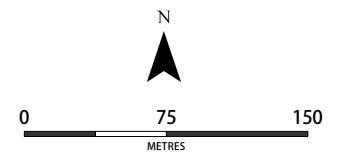
Tufa Mounds



Tufa Mounds

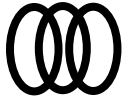


Property Lines



City of Brantford Public Work Commission
GIS Services

Map Created: January 2021
Aerial Imagery: Spring 2017



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Telephone: 416-258-8331

Ivo Battistella
President
Applecore Investments Inc.
93 Valleyway Cres, Maple, Ontario L6A 1K8
416-258-8331
camrock@rogers.com

December 15th, 2020

Julien Bell, P. Eng. julien.bell@gmblueplan.ca
Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Phone: 519-748-1440 ext. 4264

Sharon Anderson, P. Eng. andersonsh@brantford.ca
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412

RE: Comments Regarding the City of Brantford's Draft Master Servicing Plan

Dear Julien and Sharon,

Thank you for the opportunity to review the City of Brantford's Draft Master Servicing Plan. As an investor and landowner in the City for over 20 years, I would like to start by saying thank you for your efforts while preparing these reports.

After reviewing the Master Wastewater Plan, we share concerns with multiple land and business owners in the northern section of the King George corridor. As per the Draft Official Plan 2051, the City has specifically identified the north section of the corridor as the following:

1. Strategic Growth Area - *Schedule 1 - Growth Plan*
2. Density target of 55 residents and jobs combined per hectare - *Schedule 2 - Designated Greenfield Area Density and Block Plan Boundaries*
3. Major Commercial Center Designation - *Schedule 3 - Land Use Plan*

In addition to these identifications, significant road widening proposals north of King George to Powerline Rd. (proposed 40m) and on Powerline Rd, from Oak Park Rd. to Karek Rd. (proposed 40m) are all harmonious with the theme of **intensifying** the northern area of the King George corridor.

Based on the Draft Official Plan and conversations with land and business owners, it is clear that all stakeholders want to intensify this area, not only will it serve beneficial to existing plan boundaries, but will serve to be extremely beneficial for the Powerline North expansion lands, both in their residential and commercial developments. As more development occurs, a better understanding of the commercial needs will come to light, and will allow for strategic, well-thought, sustainable development to take place in the corridor. Unfortunately, this will be extremely difficult, if not impossible; as it has been recommended, to the City, that upgrading the existing sewer along Park Road North is the preferred option when presented with the alternative of installing a new trunk along King George to Baxter Rd. While we have studied the cost benefit analysis, we strongly disagree with this recommendation and believe that the latter option presented falls more in line with the City's evaluation criteria.

While the alternative of installing local septic tanks on site will always be available, that servicing option simply will not yield the intensification, nor quality of development the City wants and needs. Our concerns are simple, if the City is set on not bringing the sanitary trunk up King George to Powerline Rd., what are their recommendations/suggestions to land owners and developers, looking to **intensify** that area.

Again, as a landowner and investor in the City for the past two decades, I would like to thank you for the work you are doing and hope that you can appreciate, not only my concerns, but those of fellow citizens, business owners, land owners, and developers.

Sincerely,

Ivo Battistella

Ivo Battistella
President
Applecure Investments Inc.



Ivo Battistella
Applecore Investments Inc
93 Valleyway Cres
Maple, Ontario
L6A 1K8

February 1, 2021

Dear Mr. Battistella,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041
Comments Regarding the City of Brantford's Draft Master Servicing Plan

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your comments as they relate to the recommended wastewater servicing for the King George Road corridor.

Further to your letter dated December 15th, 2020, we would like to provide the following comments:

The current wastewater restrictions, requiring the use of septic tanks to support new growth along King George Road, are predominately the result of capacity limitations within the exiting downstream wastewater infrastructure. Within the Master Servicing Plan, the primary objectives of the wastewater servicing strategy for the "North Brantford" catchment centered predominately on implementing sufficient capacity to support the full intensification and buildout of growth within the intensification corridor as identified in the Draft Official Plan.

At this time, we would like to clarify the following:

- It is the City's expectation that all new development within the King George Intensification Corridor will be serviced via municipal sewers.
- That the recommended sewer upgrades (WW-SS-018) under the preferred servicing alternative "Alternative 2: Upgrades Existing Sewers to Park Road N", have been sized to accommodate full build out of the King George Intensification Corridor, in line with City Draft Official Plan growth projections.
- Additional local sewer upgrades may be required if localized growth is greater than that projected within the Draft Official Plan; however, it is not anticipated that downstream trunk sewer capacity will limit growth provided the total growth within the intensification corridor does not exceed the Draft Official Plan growth projections.
- Local existing "septic service area" was intended to represent the residential neighbourhood of Lakeside Drive and Summerhayes Crescent.
- We acknowledge a typo within the draft report on page 63, where the "Alternative 2: Upgrades Existing Sewers to Park Road N" disadvantage should read "Servicing of



septic areas not feasible without a WWPS and additional sewer upgrades”. As the recommended trunk sewer have been sized to accommodate these lands.

- That the Master Servicing Plan has recommended the completion of a further detailed servicing study (WW-SS-019) to explore the potential of servicing the septic residential lands east of King George Road and south of Powerline Road with municipal sewers including: maintaining the current configuration, local sewer upgrades and connection to the existing sewers to the east, or directing flows to the new pump station located north of Powerline Road. Due to its proximity, it is anticipated that the existing septic lands within the King George Intensification Corridor will be included in the scope of the review to ensure that the best overall system solution is identified.

With respect to the selection of the decision to select Alternative 2 over Alternative 1, the City supports its decision to pursue “Alternative 2: Upgrades Existing Sewers to Park Road N” as it represents a substantially lower cost and lower disruption alternative, while implementing sufficient capacity to support planned growth within the King George intensification corridor. Further, it is the City’s belief that Alternative 2 has the potential to be implemented more rapidly than Alternative 1 providing the opportunity to more easily facilitate growth within the King George Intensification Corridor.

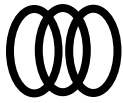
If you have any other questions or require additional information please feel free to contact the undersigned.

Mike Abraham
Manager of Infrastructure Planning

Gary Peever
Manager of Development Engineering

CC:

Julien Bell, GM BluePlan
Alan Waterfield, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford



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February 8th, 2021

Sharon Anderson, P. Eng. andersonsh@brantford.ca
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412

RE: Comments Regarding the City of Brantford's Draft Master Servicing Plan: *Applecore's Response*

Dear Sharon,

I would like to thank you for your letter dated February 1st, 2021 which was received by email. Although the letter was signed by Mike Abraham and Gary Peever, I will respond to you directly, as the letter ultimately came from your email.

I would first like to say thank you for your detailed response clarifying the city's position with regards to servicing the King George intensification corridor. While the response was thorough and elaborate, I believe there are still unique questions that I wish to seek additional clarification on; this provides an excellent opportunity to be specific in my concerns.

A significant portion of my holdings in the City of Brantford are concerned with the south west corner of King George Rd. and Powerline Rd. I currently own a seven acre commercial site that, at this moment, is sitting vacant. For years I have contemplated the opportunities and risks associated with developing the property knowing that a local septic tank would be the only possible servicing alternative; a key constraint in my analyses. Understanding that annexed land from the County of Brant would ultimately bring significant development and subsequent wastewater servicing expansion directly to the north of the property influenced me decision to not proceed but rather wait on the development. Furthermore, with this expansion, I concluded that anything other than a development of the magnitude that would require municipal services would not be **sustainable** for that area.

With this being said, I can appreciate the comments in your letter to the effect that WW-SS-018 under the preferred alternative "Alternative 2: Upgrades Existing Sewers to Park Road N" "*has been sized to accommodate full build out of the King George Intensification Corridor, in line with City Draft Official Plan growth projections*". While this may be entirely true, the obvious question still remains

unanswered: How can properties on the west side of King George Rd. possibly have access to the proposed WW-SS-018 system? Without any present sewer on King George Rd. the construction costs alone of tunneling easterly under King George Rd. to reach a feasible connection point would be exorbitant, not to mention the cooperation required from neighboring properties on the east to ultimately allow an easement or otherwise. These costs would be tremendous and simply render any development requiring the use of municipal services on the property unfeasible. Is the City in a position to make a recommendation of how lands, on the south west side of King George Rd. and Powerline Rd. within the intensification corridor can connect to municipal sewers?

Notwithstanding the above, your letter dated February 1st, 2021 makes reference to a further detailed servicing study (WW-SS-019). The letter reads *“That the Master Servicing Plan has recommended the completion of a further detailed servicing study (WW-SS-019) to explore the potential of servicing the septic residential lands east of King George Road and south of Powerline Road with municipal sewers including: maintaining the current configuration, local sewer upgrades and connection to the existing sewers to the east, or directing flows to the new pump station located north of Powerline Road”*. To clarify, I would assume the study is to explore the potential servicing of residential lands to the **west** of King George Rd, as the Draft Wastewater Plan suggests the name of the project as *“Summerhayes Crescent Servicing Study”* and that there was a typo in the letter referring to residential lands in the east. Can you provide further detail of the alternatives the City is looking at (ie. Local sewer upgrades, connection to sewers to the east and directing flows to the new pump station located north of Powerline Rd.)

I would like to take the opportunity to explain that in the year 2000, roughly 0.3 acres of my property, located at the south west corner of King George Rd. and Powerline Rd., was severed and transferred to the City for the purpose of installing a new sanitary pumping station. As you can imagine, since I've owned the property, everything indicated that a feasible servicing alternative would become available; intensification corridor, designated portion of my property severed to the City for a new pumping station, significant development immediately north through the County of Brant annexed lands. Unfortunately, to date, there still is not a feasible wastewater servicing alternative available to the property which has left me believing that once again, my property has been overlooked and excluded in the proposed servicing alternative. For this reason, I would seek further clarification on the above mentioned two points (1) *Is it possible to connect to municipal services under the preferred servicing alternative, Alternative 2?* And (2) *Can the City provide further detail on the proposed WW-SS-019 servicing study?*

Again I would like to express my thanks for the detailed response to my original letter dated December 15th, 2020. I am satisfied that the general concerns expressed in that letter have been responded to, I still believe however, specific issues remain to be addressed. It is my intention to continue investing in the growing town of Brantford and hope that I can count on support from City staff to make long-term sustainable developments for years to come. I look forward to your response, should you have any questions please do not hesitate to contact me.

Sincerely,

Ivo Battistella

Ivo Battistella
President
Applecore Investments Inc.

From: noreply@brantford.ca
To: andersonsh@brantford.ca
Cc: [Alyssa Kochanski - GM BluePlan](#)
Subject: 45 Day Public Review - New Response Completed for 45-day Public Review
Date: Monday, December 28, 2020 2:23:55 PM

Hello,

Please note the following response to 45-day Public Review has been submitted at Monday December 28th 2020 2:23 PM with reference number 2020-12-28-034.

- **Please identify any comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

I would like to address my concerns with the Transportation Master Plan and the City of Brantford ONLY looking at the Oak Park Road Bridge as a means for updating the transportation concerns of our community. When the city expanded to the north, the south part of the city was left out. With the Oak Park Alternative, the core, south and east in the city are left out.

-I would like in particular to address the removal of Clarence St railway line from the plan. According to your report, the railway line was included for the period 2014-2019 and then it was removed as not an alternative. I was told by Councilor Neumann in 2018 that this railway line was going to be purchased by the city and removed to ease traffic in that area. It does not make good planning sense to have a railway thru the downtown core of the city. However, I have been told that this railway line is now under private ownership and is being upgraded as we speak. I think that if the city was 'not given the option' to purchase this line, then the city needs to further engage the new owners with the purpose of removing the line to help with traffic bottlenecks in this area. It is unacceptable that the city was unable to acquire this line to help ease consumer traffic in this area.

-There is an option in the Master Plan for a traffic route to be created along Murray Street. This should be explored further since there is no option available in the downtown area.

-I have sent in my concerns separately regarding the Oak Park extension bridge in a separate email. I don't know that the consulting firms being used today were made aware of the failed directional drilling across the Grand River where the Northwest Pedestrian Bridge is located. Please look at the witness statement for [REDACTED] at the OMB Hearing in 2012/13 regarding the Waterfront Master Plan. As stated in [REDACTED] report, this area is the location of the meeting of two moraines and has significant complex land features which need to be reviewed. Fractured rock and karst topography are problematic

and are identified in this area.

- **First Name (Optional)**

██████████

- **Last Name (Optional)**

██████████

- **Address (Optional)**

██ (business)

- **Email (Optional)**

██

[This is an automated email notification -- please do not respond]

January 2, 2021

Sharon Anderson
City of Brantford,
100 Wellington Square,
Brantford, ON, N3T 5R7

Dear: Ms. Anderson

**Re: Master Servicing Plan
Submission - 218 Powerline Road**

Aird & Berlis LLP are lawyers for the owners of land municipally known as 218 Powerline Road, Brantford, lands which are shown in Figure 1 below:



Figure 1 – Subject Lands

As shown in Figure 2 below, our client’s lands are the western-most concession lot of the C9 Community Area block, as identified in the Municipal Comprehensive Review Part 2 Report. 218 Powerline abuts the Brantwood Park subdivision neighborhood and shares both its western as well as its southern boundaries with Brantwood Park.

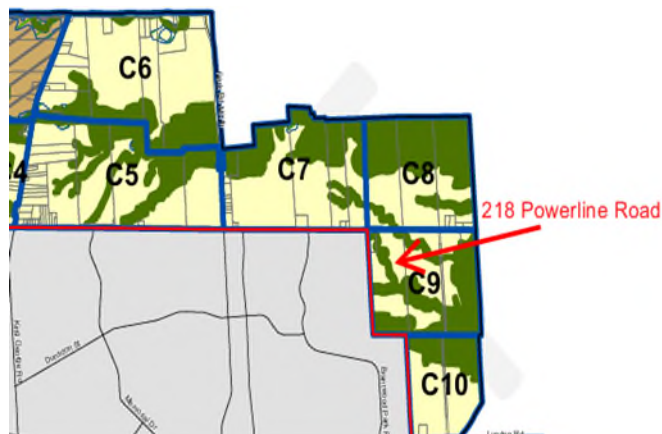


Figure 2 – Subject Lands

Please accept this letter, along with the enclosed letter from Chris Anders (IBI Group), dated December 28, 2020 as a formal comment, on behalf of our client, respecting the City of Brantford's 2020 Master Servicing Plan (the "**MSP**").

As noted in Mr. Anders' letter, the MSP already provides that all proposed infrastructure will be sized to accommodate sanitary flows and water demands for all lands within the City's Boundary, except Natural Heritage Areas.

The MSP plans water, wastewater and a pumping station to run along 218 Powerline's frontage on Powerline Road to service un-serviced lands north of Powerline Road.

The sizing of new infrastructure, contemplated in the MSP, would permit servicing on the 218 Powerline Lands by the installation of local watermains and sanitary sewers, with connection to the proposed trunk watermain and proposed pump station. The detailed design of the internal infrastructure on the 218 Powerline lands will be completed through the City of Brantford development process, the costs of which would be borne by the developer of the lands.

The MSP assigns a density design assumption of 50 people or jobs per hectare to the 218 Powerline lands. This is effectively the same target as that which is applied to the City's Designated Greenfield Areas within the Provincial Growth Plan, and in that sense, the MSP effectively treats 218 Powerline Road as if it were within the Settlement Area.

More specifically, Mr. Anders' letter observes that the MSP assigns a density assumption of 50 people or jobs per hectare to all non-Settlement Area lands within the City boundary (not including Natural Heritage Areas) for the purpose of identifying future infrastructure needs. This density assumption aligns with policy 2.2.7.2 of the Growth Plan, 2019, as amended, which provides that the minimum density target applicable to Brantford's Designated Greenfield Area is a minimum 50 residents and jobs combined per hectare. Designated Greenfield Areas are defined as lands **within settlement areas** (not including rural settlements) but outside of delineated built-up areas, that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. The 218 Powerline Road lands are not currently Designated Greenfield Areas, but are effectively and correctly being treated as such by the MSP.

Accordingly, we submit that no substantive update is necessary to the MSP in order to accommodate the inclusion of 218 Powerline Road within the updated municipal Settlement Area.

In addition, 218 Powerline Road is located directly east and north of existing residential subdivisions. The Provincial Policy Statement, 2020, policy 1.1.3.6 states that new development should occur adjacent to existing built-up neighborhoods. Brantford's Official Plan Section 6.2.6.1 states the goal of maximizing the use of existing servicing systems and orderly contiguous growth. 218 Powerline Road is adjacent to and contiguous with the existing Brantwood Park neighborhood.

Mr. Anders' letter observes that it may be feasible for 218 Powerline Road to be serviced by the existing infrastructure serving those residential subdivisions. In particular, servicing connections from the Coulbeck Road trunk sewer and the watermain on Dante Crescent ought to be considered further. Subject to future investigation, the servicing of 218 Powerline Road could be

January 2, 2021
Page 3

completed before the completion of proposed infrastructure upgrades contemplated in the Master Servicing Plan.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Leo F. Longo
Partner

LFL/MH

cc.
Jay Hitchon (Waterous Holden Amey Hitchon LLP)
Alan Waterfield (City of Brantford)
Nicole Wilmot (City of Brantford)

42922274.3

AIRD BERLIS



IBI GROUP
200 East Wing – 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
ibigroup.com

December 28, 2020

Ms. Sharon Anderson, P.Eng
Project Manager

City of Brantford
100 Wellington Square
P.O. Box 818
Brantford, ON, N3T 5R7

Dear Ms. Anderson:

**RE: PROPOSED MASTER SERVICING PLAN
 SERVICING REVIEW – 170-218 POWERLINE ROAD**

IBI Group is representing the property owners of the Subject Lands, municipally referred to as 170-218 Powerline Road, Brantford.

The Subject Lands were part of the County of Brant. However, in 2017, the Subject Lands were included in the City of Brantford when the municipal boundary between the City of Brantford and the County of Brant was adjusted, in order to secure additional land for the City of Brantford to accommodate future growth.

A new City of Brantford Official Plan is being prepared through the Official Plan Review process. It will replace the current Official Plan with updated land use policy and schedules to address the changing needs of the community and include the expansion lands which were formerly part of the County of Brant.

In October 2020, a Draft City of Brantford Official Plan was released, in which portions of the Subject Lands were designated 'Rural/Agricultural' and located outside of the proposed Settlement Area Boundary.

The purpose of this letter is to provide an understanding of the servicing of the Subject Lands, to support the re-designation and inclusion of the Subject Lands into the proposed Settlement Boundary.

1.0 Servicing Studies

Due to the acquisition of the Boundary Adjustment Lands by the City of Brantford, the City was required to complete a Municipal Comprehensive Review (MCR). This review determines which lands should be included in the Settlement Area Boundary in the City. Once complete, the Official Plan will designate land uses for all lands within the municipal Urban Boundary, including those within the new Settlement Area Boundary.

The City of Brantford is currently completing an update to their Master Servicing Plan for water, sanitary and stormwater infrastructure in the City. This will address the existing infrastructure needs of the City, along with the servicing needs for forecasted growth to 2041.

Please note, the timeline for the Master Servicing Plan is 2041, while the timeline for the Growth Plan is 2051. These studies should be completed with a consistent timeline of 2051 to ensure all of the growth lands are captured in the Master Servicing Plan.

The Master Servicing Plan is currently out for a 45-day public review, that closes on January 4, 2021. The Master Servicing Plan is broken into six (6) volumes, each with a specific focus:

- Volume I – Executive Summary
- Volume II – Plan and Policy
- Volume III – Water Master Plan
- Volume IV – Wastewater Master Plan
- Volume V – Stormwater Master Plan
- Volume VI – Public and Agency Consultation

The Master Servicing Plan outlines the proposed infrastructure that is being installed to service the Northern Expansion Lands. The proposed infrastructure will be extended to approximately the eastern boundary of 218 Powerline Road and can be used to service the Subject Lands. All of the proposed infrastructure (watermain, sanitary sewer, pump stations etc.) in the Master Servicing Plan is being sized to account for all the lands within the Urban Boundary. An estimate of 50 people per hectare was used for future growth, which is consistent with a residential land use.

Both the Provincial Policy Statement and Growth Plan policies require the efficient use of existing and planned infrastructure, which indicates that the proposed servicing should serve all lands that are intended to be utilized to accommodate projected growth.

1.1 Water Servicing

Several water servicing strategies were evaluated, and the selected servicing method is through maintaining existing pressure district boundaries. Water will be supplied to the Northern Expansion Lands by trunk watermains on King George Road, Park Road North and Brantwood Park Road. A trunk watermain will be installed on the future east-west collector road, north of Powerline Road. The watermain will also be upgraded on Powerline Road to a 300mm diameter main from Coulbeck Road East to the last future north south road.

A new elevated tank will be constructed to replace the existing tank on King George Road that will be decommissioned. The tank location will be selected through an Environmental Assessment (EA) Process. Pump upgrades will be completed at the Tollgate pump station to provide supply to the Northern Expansion Lands.

The Subject Lands can be serviced by local mains connecting to the trunk watermain on Powerline Road. The new main will be sized to provide the required pressure and flows for all lands within the Urban Boundary.

Section 3.3.1 of Volume III – Water Master Plan identifies that:

“in the development of the recommended servicing strategy and infrastructure sizing, consideration for the full buildout of the City’s municipal boundary, which includes the Trigger Lands, was considered assuming similar population and employment densities. Where applicable, identification of future facility expansion needs and/or strategic upsizing of linear infrastructure was identified and incorporated into the final recommended servicing plan”

We observe that for the purposed of identifying future infrastructure needs for non-Settlement Area lands, the growth projection for the remainder of the Urban Boundary was estimated by applying a density target of 50 people or jobs per hectare.

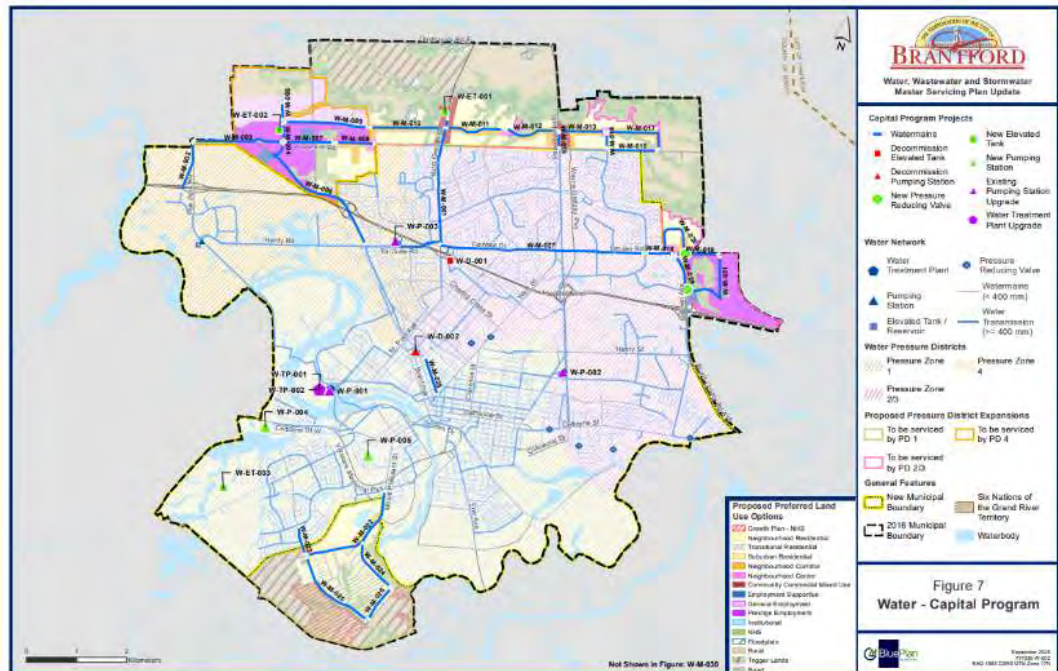


Figure 1.0: Proposed Water – Capital Program, Retrieved from City of Brantford Volume III – Water Master Plan November 2020

1.2 Sanitary Servicing

The proposed sanitary servicing strategy will utilize the existing trunk sewers and upgrade the downstream pump stations as required. Flows from the Northern Expansion Lands will be split between the existing trunk sewers on Coulbeck Road and Oak Park Road.

A new wastewater pump station is to be constructed on Powerline Road, at the eastern boundary of 218 Powerline Road and 194 Powerline Road, that will direct flows via a new forcemain (to be constructed) from the new pump station along Powerline Road to the Coulbeck Road trunk sewer.

The Subject Lands can be serviced through a local sanitary sewer to convey the flows from the proposed developments to the pump station.

Section 3.3.2 of Volume IV – Wastewater Master Plan identifies that:

“in the development of the recommended servicing strategy and infrastructure sizing, consideration for the full buildout of the City’s municipal boundary, including the Trigger Lands was considered, assuming similar population and employment densities. Where applicable, identification of future facility expansion needs and/or strategic upsizing of linear infrastructure was identified and incorporated into the final servicing plan”

We observe that for the purposed of identifying future infrastructure needs for non-Settlement Area lands, the growth projection for the remainder of the Urban Boundary area was estimated by applying a density target of 50 people or jobs per hectare.

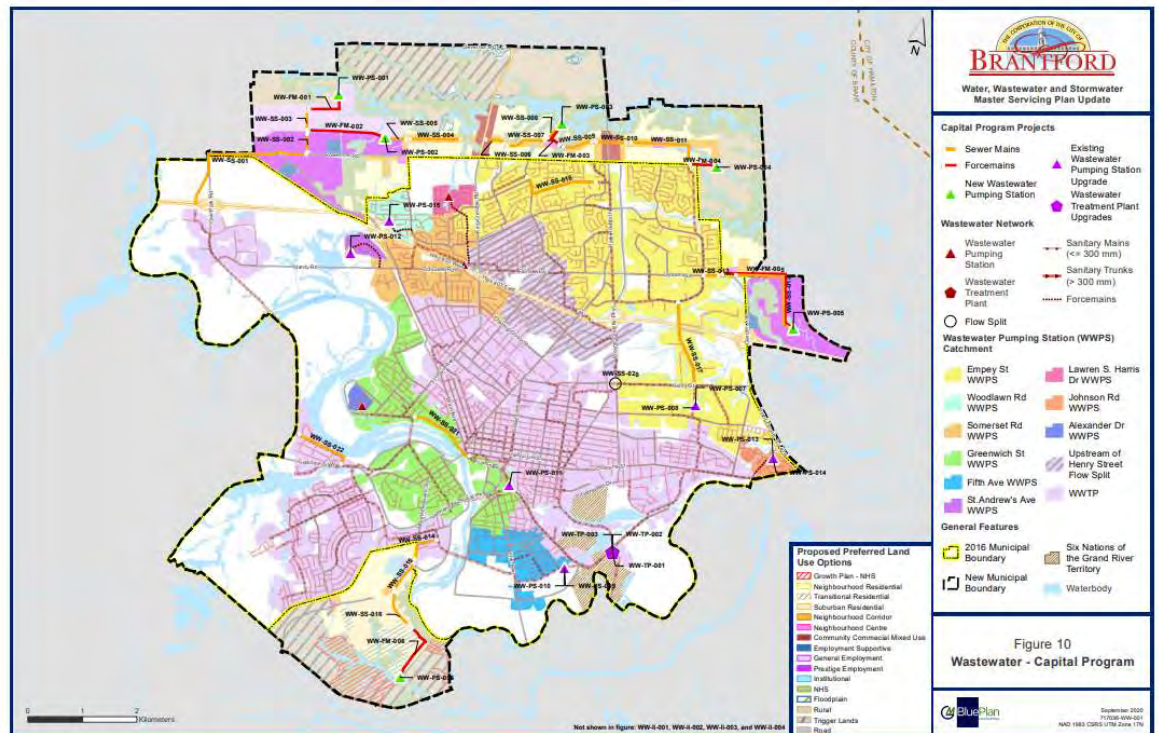


Figure 2.0: Proposed Wastewater – Capital Program, Retrieved from City of Brantford Volume IV – Wastewater Master Plan November 2020

1.3 Stormwater Servicing

Stormwater flows will be accommodated through the installation of local stormwater management (SWM) facilities that will outlet to the existing watercourses in the area. Each facility will be designed specifically for the local conditions (soils, topography, infiltration rates, required Total Suspended Solid (TSS) removal, outlet location, land use) during the detailed design of the development. All facilities will be designed to the Grand River Conservation Authority (GRCA) standards for quantity and quality control.

The following are general guidelines for the design of the stormwater management facilities. Stormwater management will be addressed through a treatment train approach to ensure groundwater recharge. The storm sewer network will be designed to convey the 5-year storm event. The 100-year storm event will be conveyed by an overland flow route to the SWM facility. The 100-year post development flow will be controlled to the pre-development flowrate. Quality control will be to a minimum enhanced level with 80% TSS removal.

Appended to the Brantford Master Servicing Plan Volume V – Stormwater Master Plan, is the City of Brantford Urban Boundary Expansion HDF Assessment (November 2018, Updated December 2019). Figure 2-2 Headwater Drainage Features, shows two (2) uncontrolled stormwater drainage discharge points (indicated by red dots) located in the existing subdivision immediately west of 218 Powerline Road. These outlets are causing unwanted flooding issues on the Subject Lands.

The construction of a stormwater management facility would provide a stormwater outlet for the existing subdivision to the west. This would finally manage and potentially alleviate the flooding issues that are occurring on the Subject Lands.

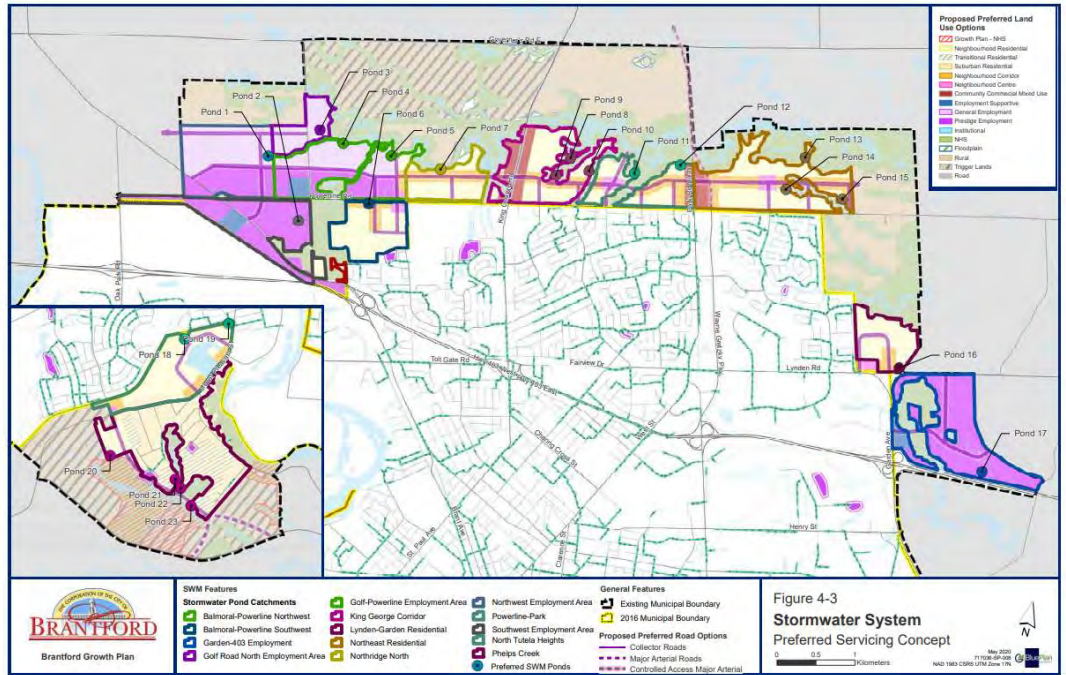


Figure 3.0: Stormwater System Preferred Servicing Concept, Retrieved from City of Brantford Volume V – Stormwater Master Plan November 2020

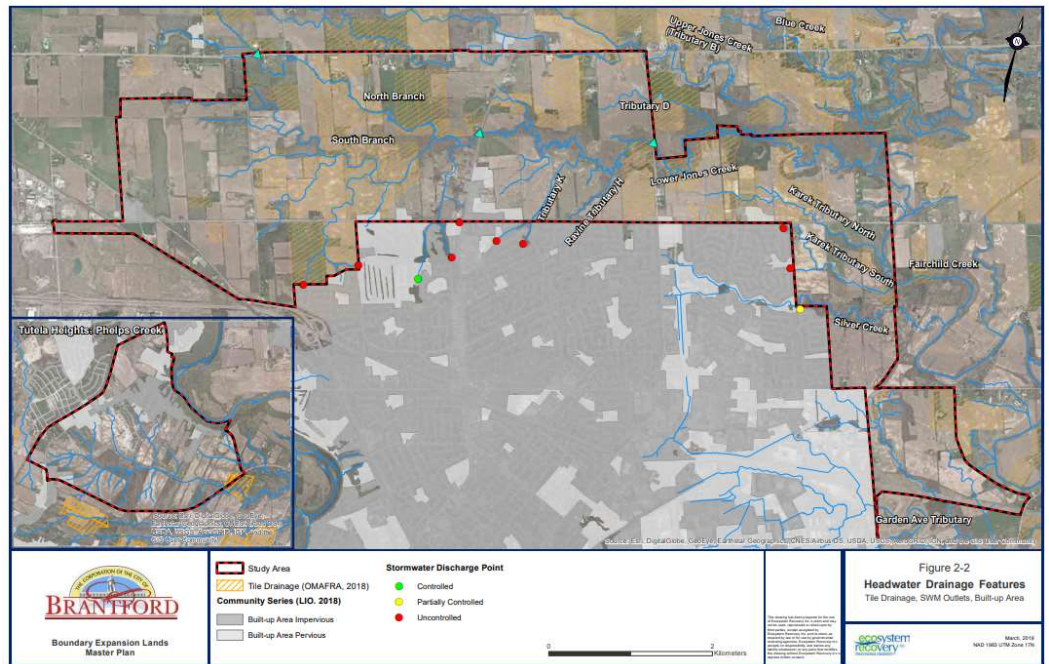


Figure 4.0 Headwater Drainage Features Tile Drainage, SWM Outlets, Built-up Areas, Retrieved from City of Brantford Volume V – Stormwater Master Plan November 2020

The study area for the North-East End Flood Remediation Study should be expanded to the east to include the Subject Lands, as they currently receive uncontrolled runoff from the subdivision and are experiencing flooding.

1.4 218 Powerline Road

Further investigation is required to determine if 218 Powerline Road and potentially the balance of the Subject Lands, can be serviced from the existing infrastructure in the subdivision to the west. A connection could be made to the Coulbeck Road trunk sewer and the watermain on Dante Crescent, if an easement can be obtained from the City through Banbury Park.

If the detailed investigation determines that the existing watermain has sufficient flow and pressure, there is capacity in the trunk sanitary sewer on Coulbeck Road and it is deep enough, the servicing of 218 Powerline and the balance of the Subject Lands, could be completed before the proposed infrastructure upgrades for the Northern Expansion Lands are in place.

A second sanitary servicing option would be to expand the Coulbeck Road sewer to the east. As noted in the MCR Part 3, the Coulbeck Road sewer could be expanded 400m to the east and still drain by gravity. This could drain 218 Powerline Road and potentially the balance of the Subject Lands.

Stormwater management for the development would be provided through a local SWM facility that will outlet to an existing watercourse. The facility will be designed specifically for the conditions at 218 Powerline Road and to the GRCA standards. The SWM facility could be designed to control the two (2) existing uncontrolled outlets from the subdivision to the west. Further investigation and consultation with the City and land Owner's is required.

Conclusion

The Master Servicing Plan for the City of Brantford is proposing to install a trunk watermain and a sanitary forcemain along Powerline Road to approximately the eastern boundary of 218 Powerline Road with 194 Powerline Road. The installation of local watermains and sanitary sewers (discussed above), would allow the Subject Lands to be serviced. The proposed infrastructure will be sized to accommodate sanitary flows and water demands for all of the lands within the City, save for Natural Heritage Areas. As part of the development of the site, Stormwater management will be provided through stormwater management facilities designed to the GRCA standards and the site-specific conditions and will outlet to a local watercourse. The SWM facility could be designed to provide an outlet to the two (2) uncontrolled drainage courses from the existing subdivision to the west. The detailed design of the internal infrastructure will be completed through the City of Brantford Development Process.

The sequencing of development will be determined by the developers and market conditions. Including the Subject Lands in the Settlement Boundary Expansion will allow for the efficient use of the proposed infrastructure. It will also allow the City to forecast the necessary capital projects required to accommodate the lands. This will allow for complete development of the Northern Expansion Lands and rounding of the boundary line along the eastern municipal boundary.

Yours Truly,

IBI Group

A handwritten signature in cursive script, appearing to read "Chris Anders".

Chris Anders, P.Eng

Associate Director, Civil Practice Lead

Cc: Jay Hitchon (Waterous Holden Amey Hitchon LLP)

Leo Longo (Aird Berlis LLP)

Matthew Helfand (Aird Berlis LLP)

Alan Waterfield (City of Brantford)

Nicole Wilmot (City of Brantford)



Leo F. Longo
Direct: 416.865.7778
E-mail: mhelfand@airdberlis.com

January 25, 2021

Mayor and Members of Council
City of Brantford,
100 Wellington Square,
Brantford, Ontario
N3T 2M2

Attention: City Clerk clerks@brantford.ca

Dear: Mr. Mayor and Council Members;

**Re: 218 Powerline Road
Unaddressed Concerns with Brantford Master Servicing Plan**

As you are aware, Aird & Berlis LLP are lawyers for the owners of lands municipally known as 218 Powerline Road, Brantford.

On January 2, 2021 on behalf of our clients, we filed a formal comment letter with the City of Brantford respecting the City's draft Master Servicing Plan ("MSP"), which comment was supported by an additional letter from IBI Group, dated December 28, 2020.

As you are also aware, our clients have been actively engaged in the City's civic process regarding the City's MCR, through their lawyers and on their own. On January 19, 2021, Council voted against bringing 218 Powerline Road within the City's proposed settlement boundary. Once again, we express our clients' deep dissatisfaction with this decision and the process leading up to it.

In light of Council's declining, thus far, to include our clients' lands within the Settlement Area Boundary, there are two points that have previously been raised which now require a further articulation from us and corresponding action from the City.

Uncontrolled Stormwater Discharge Point

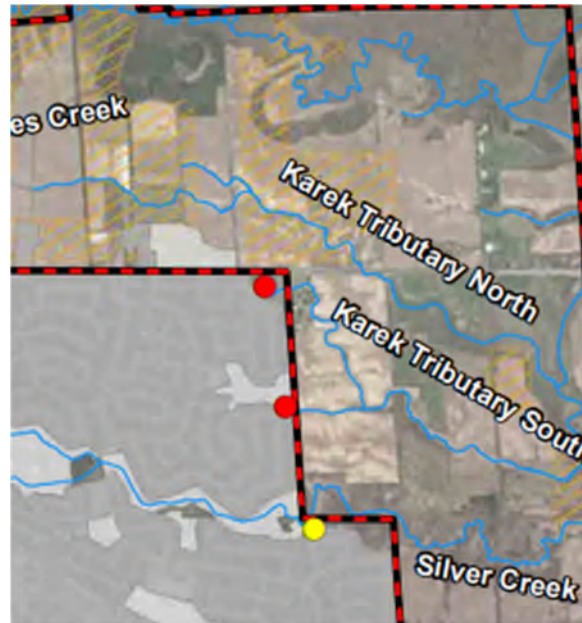
As noted in IBI Group's December 28, 2020 letter, and illustrated on Figure 2-2 of MSP Volume V -- Stormwater Master Plan, two uncontrolled stormwater drainage discharge points are located on the existing Brant Park subdivision, immediately west of 218 Powerline Road. These uncontrolled discharge points, which are shown as "red dots" on Figure 2-2, continue to cause unwanted flooding issues on the 218 Powerline Road lands.

Because of Council's declining, thus far, to include our clients' lands within the Settlement Area Boundary, mitigation of these uncontrolled discharge points through appropriate development on our client's lands, as IBI Group suggested on page 6 of their December 28, 2020 letter, does not appear to be a viable prospect. This matter demands the City's immediate attention.

Accordingly, our clients expect that the City take action to remedy this ongoing and unwelcomed nuisance.

We request that City Council direct Staff to assess these uncontrolled stormwater drainage discharge points, and provide options for rectification, and for any land remediation that may be necessary. Barring this, our clients will be exploring all remedies available to them at law.

An extract from Figure 2-2, showing the referenced uncontrolled discharge points is included below:



Proposed Infrastructure on 218 Powerline Road

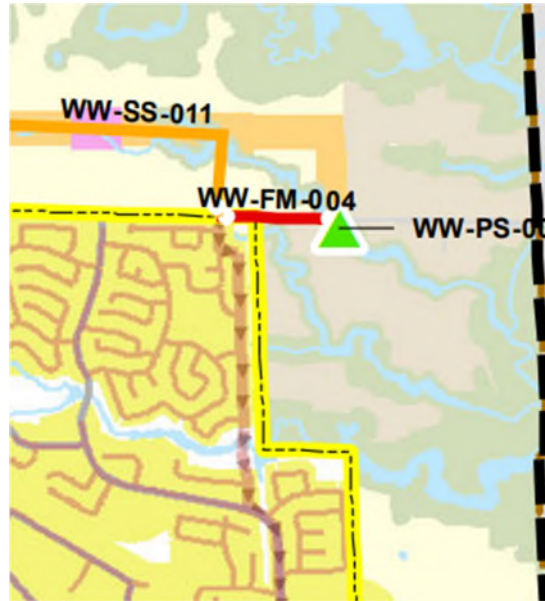
As we observed in our January 2, 2021 MSP comment letter, the MSP proposes water and wastewater pipes and a pumping station to run along 218 Powerline's frontage on Powerline Road, for the apparent purpose of servicing the currently un-serviced lands north of Powerline. Some of these lands are characterized in the MCR Reports as "Block C8". Block C8 are lands which were, in part, recently recommended to be brought into the proposed Settlement Area boundary.

As noted on page 77 of the MCR addendum report, the "eastern portion of Block C8 slopes to the east, and a more complicated servicing solution including potential pumping stations would be required to bring these lands into urban use". To the extent that infrastructure is proposed to run along, or on, our clients' lands for the purpose of implementing "complicated servicing solutions" for the C8 block, we re-iterate our clients' strong objections to this plan as being both unfair and illogical.

Furthermore, as illustrated on Figure 10, of MSP Volume IV -- Wastewater Master Plan, Wastewater Pumping Station PS-004 appears to be depicted as being located on 218 Powerline Road, which is private land. Our clients strongly object to the siting of this infrastructure on its lands. On behalf of our clients, we are seeking confirmation from the City that it will not be siting

any new infrastructure on the 218 Powerline Road lands without the consent of our clients, which heretofore has not been granted.

An extract from Figure 10, showing the above referenced proposed Pumping Station, included below:



If you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink that reads 'Leo Longo'.

Leo F. Longo
Partner
LFL/MH

Cc. Brian Hutchings, CAO (City of Brantford)
Alan Waterfield, Senior Planner (City of Brantford)
Paul Moore, Director of Community Development (City of Brantford)
Nicole Wilmot, Manager Long Range Planning (City of Brantford)

43222409.1



Leo Longo
Aird Berlis LLP
181 Bay Street, Suite 1800
Toronto, Canada
M5J 2T9

February 16, 2021

Dear Mr. Longo,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041

Master Servicing Plan Submission – 218 Powerline Road

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your comments as they relate to 218 Powerline Road.

Further to your letter dated January 2nd 2021, including the attached letter from IBI Group dated December 28th 2020, and your letter dated January 25th, 2021, we would like to state that it is not within the scope or the authority of the Master Servicing Plan to make changes to the City's Official Plan or to make recommendations on the City's land use designations and/or the re-designation of lands.

Notwithstanding the above we would like to provide the following comments related to the Master Servicing Plan and the future servicing of the 218 Powerline Road property:

- The Master Servicing Plan was prepared based on the City's proposed Settlement Area as outlined with the Draft Official Plan, with consideration for growth to 2041.
- The 218 Powerline Road property was not included within the City's Settlement Area, as such, demand and flow contributions from this property were not included when determining water, wastewater, and stormwater infrastructure needs.
- While it is true, as stated in the Master Servicing Plan document, that the sizing of new infrastructure considered the full buildout of the City's municipal boundary, which would include the 218 Powerline Road property, we would like to provide the following clarifications:
 - Analysis of the **existing watermain and sewer** network only accounted for growth, within the City's proposed Settlement Area and the 2041 horizon; therefore, it would not have considered the potential impact of 218 Powerline Road or other lands outside the proposed Settlement Area



- Where capacity deficiencies were identified, the recommended upgrades considered the future servicing of the City's municipal boundary, including the 218 Powerline Road property
- Where capacity deficiencies were not identified, no consideration was made for growth beyond 2041 or outside the City's proposed Settlement Area
- It is noted that many infrastructure elements were nearing the full capacity under the 2041 growth scenario and introduction of additional growth lands may **trigger additional upgrades to the existing water, wastewater, and stormwater systems.**
- Due to the 70 to 100 year service life of new and/or upgraded trunk watermains and sewers as well as the new Elevated Towers listed in the Master Servicing Plan, they have been sized to accommodate the future servicing of the City's municipal boundary including the 218 Powerline Road property
- Due to the shorter service life of new and upgraded pump stations and forcemains within the Master Servicing Plan, they have only been sized to needs out to the 2041 growth horizon, along with recommendations that the design be completed to allow for the phased expansion to accommodate the remaining lands. Servicing of the 218 Powerline Road property will require expansion to the WW-PS-004 and WW-FM-004, and WW-PS-007 projects.
- Due to their high costs and modular configuration, water treatment capacity and wastewater treatment capacity only considered growth needs to 2041 and did not account for the servicing of the 218 Powerline Road property. Servicing of the 218 Powerline Road property may trigger additional treatment plant upgrades.
- With respect to your comments related to the potential local servicing of the 218 Powerline Road property
 - The servicing review for lands located within the proposed urban boundary (Settlement Area) expansion areas was completed based on existing ground elevations, identified natural heritage system, and existing City infrastructure capacities. Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, were considered. Further, an evaluation of the servicing strategies was completed in the context of providing the best



overall City-wide approach, including allowances for the servicing of all lands within the City's municipal boundary.

- It is the City's general policy to avoid extending municipal servicing through existing parks if other viable servicing approaches are available.
- Due to the relative shallowness of the existing Coulbeck trunk sewer and the local topography of the 218 Powerline Road property which slopes to the south and east, it is unclear if a gravity connection can be made to the property. A grading plan including the cut/fill assessment and identification of required fill would be needed to confirm the viability of any gravity-based servicing solutions.
- Any servicing strategy for the 218 Powerline Road property would:
 - Need to be completed with consideration of the full buildout of Community Block C9 and would need to not negatively impact the serviceability and/or development potential of the remaining Community Block C9 block; this includes placing onerous servicing cost and/or grading requirements.
 - Need to consider the best overall City-wide approach, as such, should seek to minimize the total number of pump stations and stormwater management ponds.
 - Need to avoid the use of "temporary" water, wastewater, or stormwater infrastructure, as it is the City's general policy to avoid "temporary" infrastructure being utilized to service new development.
- The servicing analysis provided by IBI does not identify how it proposes to integrate to the City's Block Planning Process.
- With respect to your comments related to two stormwater drainage discharge points on the existing Brant Park subdivision:
 - Existing outlets are to defined watercourses that are GRCA regulated.
 - A subwatershed study is currently being completed and these lands are included. The study is expected to be completed by November or December 2022. The study will review the existing conditions throughout the subwatersheds in the City and make recommendations on how to protect, maintain and enhance ecological processes and functions and significant natural features of the subwatershed.
- With respect to your comments related to the location of WW-PW-004 shown in Figure 10 of the draft 2020 Master Servicing Plan, Volume IV – Wastewater:



- The locations for all new wastewater pumping stations, identified by a green triangle on Figure 10, and their associated forcemains, are conceptual and will be refined through further studies and the Block Plan process. As 218 Powerline Road is not included within the Settlement Area at this time, it is not anticipated that MSP infrastructure required prior to its entry into the Settlement Area would be located within its boundary.

Based on the information provided, it is the City's opinion that the technical analysis provided is incomplete and takes an overly broad interpretation of the post period servicing considerations. Further, based on the rationale outlined above, we respectfully disagree with your assessment that no substantive update would be necessary to the MSP to accommodate the inclusion of the 218 Powerline Road property.

If you have any other questions or require additional information please feel free to contact the undersigned.

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in black ink, appearing to read "M. Abraham".

Gary Peever
Manager of Development Engineering

A handwritten signature in blue ink, appearing to read "G. Peever".

CC:
Matthew Helfand, Aird Berlis
Julien Bell, GM BluePlan
Alyssa Kochanski, GM BluePlan
Alan Waterfield, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford
Russ Loukes, City of Brantford
Nicole Wilmot, City of Brantford

From: noreply@brantford.ca
To: andersonsh@brantford.ca
Cc: [Alyssa Kochanski - GM BluePlan](#)
Subject: 45 Day Public Review - New Response Completed for 45-day Public Review
Date: Friday, December 18, 2020 3:36:01 PM

Hello,

Please note the following response to 45-day Public Review has been submitted at Friday December 18th 2020 3:35 PM with reference number 2020-12-18-151.

- **Please identify any comments, questions or concerns you may have regarding the Master Servicing Plan or Transportation Master Plan:**

Hello,

Please see my comments below in regards to the Active Transportation Sections of the Transportation Master Plan.

1. Signed bike routes were not found to encourage cycling culture in Brantford (pg. 20), so why continue allocating further funding to this type of program and installing an additional 30km of signed bike routes (pg. 164 at a cost of \$42,000). I feel this money could be better used to support educational programs or biking incentive programs within the city.
2. All multi-use paths/trails should be paved to be inclusive for rollerbladers as gravel does not support the activity and roller blades are included in the complete street definition for walking. These paths also need to be maintained appropriately to support the use of them for all activities as many paths in the city are currently unable to safely accommodate rollerblading.
3. There is no mention of the introduction/research of bike-share/scooter-share programs – has this been considered to help encourage active transportation within the city?
4. How will larger employers/commercial businesses be incentivized to install destination facilities? Is this for discussion after the plan is accepted? I feel further information should be provided to support this recommendation as there is not even an example present of what these incentives could be.

Thanks,





January 4, 2021

Via: Email

Ms. Sharon Anderson, P. Eng.
MSP Project Manager
City of Brantford
100 Wellington Square
Brantford ON N3T 2M3

Dear Ms. Anderson:

**Re: Master Servicing Plan for Water Wastewater and Stormwater Services
(Master Plan)
City of Brantford
Comments in Response to Notice of Completion
Project No.: 300050157.0000**

We are writing on behalf of Virgoan Properties and Bieldy Knowles Holdings Inc., (referred to jointly as Virgoan) who own approximately 133 hectares within the City of Brantford's northern expansion lands. The Virgoan lands are situated between Balmoral Avenue and Paris Road, immediately south of Powerline Road, and adjacent the existing built boundary of the City to the south.

With the Official Plan Review process nearing completion, Virgoan intends to initiate Block Plan and Draft Plan of Subdivision processes in 2021 with the objective of advancing to development lands identified for both Employment and Residential uses in the City's updated Official Plan. With those timelines in mind, we are pleased to have the opportunity to provide our comments in response to the City's Notice of Completion of the Master Plan. Our comments are organized in the same manner as that of the Master Plan and are primarily related to the timing of the delivery of infrastructure proposed in the Capital Plans. We do have some other comments and/or points of clarification that are not specific to timing of infrastructure delivery. We have also included a comment/clarification relating to the Transportation Master Plan Update, identified below following the Master Plan comments.

Volume III – Water Master Plan

In review of the Water Master Plan we note that the following water projects

- W-M-002, Oak Park Road Trunk Watermain.
- W-M-003, Powerline Road Trunk Watermain.
- W-M-006, Paris Road Trunk Watermain.

have been identified to be completed as a single Class Environmental Assessment which would evaluate the preferred alignment for the trunk watermain as either Oak Park Road or Paris Road. However, the Paris Road Trunk Watermain timing is listed as 5-10 year in contradiction to the first two projects listed which are carried in the 0-5 year timeframe. We would suggest that the timing for the Paris Road Trunk Watermain also be carried at 0-5 years, consistent with the other two projects. This will ensure that, regardless of the outcome of the EA in the determination of the preferred alignment, either of the Oak Park Road or Paris Road Trunk Watermain timings would align with the Powerline Road Trunk Watermain timing.

We also note that the following projects have been identified in the 5-10 year timeframe:

- W-M-007, Powerline Road Distribution Watermain.
- W-M-008, Powerline Road Distribution Watermain.

Subject to completing the Block Plan process, and determining the specific servicing requirements through more detailed assessment, we recommend advancing those projects within the 0-5 year timeframe as opposed to the 5-10 year timeframe, given the proximity to the Virgoan lands and the added security of supply these additional mains would provide.

Volume IV – Wastewater Master Plan

In reviewing the Wastewater Master Plan, we remain most interested in the available capacity within the Woodlawn Road Wastewater Pumping Station (Woodlawn WWPS) to service the initial phases of development of the Virgoan lands. We appreciate the acknowledgement of the City in the Master Plan of Virgoan's interest in utilizing the design firm, as opposed to observed firm, capacity of the Woodlawn WWPS. We note that in reviewing the Wastewater Capital Plan, and the associated specific Project Sheets included in Appendix F, that Project WW-PS-015 appears to be solely for an initial Feasibility Study to assess the extent of rehabilitation required to optimize the Woodlawn WWPS, although the adopted budget figure of \$400k would appear to include elements of rehabilitation beyond simply a study. We would request that the City incorporate sufficient budget within the 0-5 year timeframe to complete both the study and rehabilitation components of the Woodlawn WWPS given our client's intention to initiate development within that 0-5 year timeframe.

Beyond any rehabilitation projects contemplated for the Woodlawn WWPS, we are seeking clarification of the capacity available for an initial phase of development as exists today. In Section 2.2.4.2 of the report, it appears to imply that where no storage is available at an existing or new pumping facility that the pumping station capacity is determined based on the 100-year level of service, meaning the reserve pumping capacity is determined based on the conveyance of the 100-year design storm peak flow. Alternatively, where 1-hour of onsite storage for the 10-year design storm peak flow is available, the reserve pumping capacity is based on the 10-year level of service, being the conveyance of the 10-year design storm peak flow. Could you please confirm if our understanding is correct?

Further, in Section 3.3 (Table 9) the forecast population for the Woodlawn Road WWPS is listed at 4,980 in 2041, equating to a residential population growth of 3,290 from 2016. In addition, the table indicates employment growth of 280 through 2041. It is not clear to us, in reviewing the Traffic Zone data in Appendix B, from

where this number is derived and to what specific area it applies. In Section 4.3.2, Table 15 (Projected System Flows) shows an increase in the Average Dry Weather flow of 1 MLD in 2041, which aligns with the forecast population and employment increase, but does not appear to be reflected in the Traffic Zone data. When the growth is extended through the analysis of the existing system and the wet weather flow assessment, as summarized in Table 19, it would appear that the Woodlawn Road WWPS has sufficient capacity to support the projected 2041 growth (3290 residential and 280 employment) based on the application of the 10 year level of service review. Again, we'd like to confirm that our interpretation of the information is correct, as it makes a significant difference to the extent of an initial phase of development for the Virgoan lands before any pumping station upgrades take place.

We are pleased to see that projects WW-SS-001 Oak Park Road Trunk Sewer and WW-SS-002 North South Collector's Road Trunk Sewer have been included in the 0-5 year Capital Plan timing. We note that the following projects have been identified within the 5-10 year timeframe:

- WW-PS-002 Northwest-2 Wastewater Pumping Station.
- WW-FM-002 Northwest-2 Wastewater Pumping Station Forcemain.

Regardless of how much capacity may be available to the Virgoan lands in the Woodlawn WWPS, these projects will be necessary to service the balance of the lands, including a portion of both the Employment and Residential lands which are not able to drain by gravity to either of the Oak Park Road Trunk Sewer or the Woodlawn WWPS. As such, we would recommend these two projects also be advanced to within the 0-5 year timeframe.

Volume V – Stormwater Master Plan

Based on our review of the Stormwater Master Plan, we have some minor points of clarification relating to the quality control approach identified for Ponds 2 and 6. In both cases it is noted that all lands within the relevant sub-catchment will require site specific quality control to ensure adequate TSS removal prior to discharge to the SWM Ponds (ref pg. 62 and 72). However, the subsequent tabular summaries (Table 19 and 27) of the servicing strategy note that Quality Control will be provided with site specific controls in treatment train with SWM Pond. Please confirm the interpretation that only some measure of quality control will be provided on site but not all, and that the SWM pond is intended to be part of the quality control treatment system.

Section 6.1.6 makes reference to the upstream drainage area and the existing stormwater management ponds having discharge through the Balmoral-Powerline Southwest sub-catchment. It is noted that the flow from these existing facilities could be contained, subject to GRCA approval. It is also our understanding, through previous consultation with the City, that there would be a requirement for Pond 6 to be sufficiently sized to enable these two facilities to be removed. While this is not mentioned in the report, it would have implications to the size of the facility, the cost of the facility and the facility rating with respect to benefit to existing. If the intent of the City is to maintain the approach of greenfield facilities being developer funded and excluded from the Development Charge Capital Plan, then such Benefit to Existing could be addressed through a simple Cost Sharing arrangement.

In addition to the above, we understand that Phase 2 (Stage 2 Field Program) of the Subwatershed Study is currently underway in preparation for the Phase 3 (Comprehensive Subwatershed Study Update). Please provide us with confirmation of the timing for the completion of this update. Ideally, Block Plan and Draft Plan of Subdivision studies could be completed concurrently with the Subwatershed Study Update, otherwise it could potentially delay the development of our client's land.

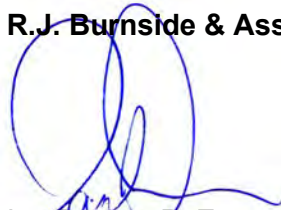
Transportation Master Plan Update

Consistent with comments made in our previous memo dated August 24, 2020, we note that the Transportation Master Plan continues to carry two major collector roads extending from Balmoral Drive and connecting to Powerline Road within the Balmoral Block Plan, as identified on Figure 4-64 (pg. 161). The topography in the area, and an existing power line corridor running along the south side of the road may make such a connection unrealistic without a significant change in the vertical profile of Powerline Road through the area. We also note that the Proposed 2041 Cycling and Trails Network Plan on Figure 4-62 (pg. 157) appears to conflict with the road alignments on Figure 4-64. Could the City please clarify the origin of these road alignments and their status. Rather than identify multiple potential alignments, we suggest that a single collector aligned closely with the extension of the existing Balmoral Drive would address these concerns, and that the need for additional collector roads could be addressed through Block Plan Study.

We thank you for the opportunity to comment and/or seek clarification. We would be pleased to meet with you, virtually or otherwise, to discuss any aspect of this submission. Please call us if you have any questions.

Yours truly,

R.J. Burnside & Associates Limited



Ian Drever, P. Eng.
President
ID:lam



Lorena Niemi
Executive Vice President, Land Development

Enclosure(s)

cc: Mr. Gary Peever, City of Brantford (Via: Email)
Mr. Inderjit Hans, City of Brantford (Via: Email)
Mr. Alan Waterfield, City of Brantford (Via: Email)
Mr. Julien Bell, GM BluePlan, (Via: Email)
Ms. Juli Laudadio, DG Group, (Via: Email)
Mr. Corrado Russo, DG Group, (Via: Email)
Mr. David Falletta, Bousfields Inc. (Via: E-mail)

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.



Ian Drever & Lorena Niemi
R.J. Burnside & Associates Limited
6990 Creditview Road, Unit 2
Mississauga, Ontario
L5N 8R9

February 1, 2021

Dear Ian Drever & Lorena Niemi,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041
Comments in Response to Notice of Completion

Thank you for your interest in the City's joint planning initiative "Envisioning Our City: 2041" and your comments as they relate to the Virgoan Properties and Biely Knowes Holding Inc., (Virgoan Biely) property located west of Balmoral Drive and south of Powerline Road.

Further to your letter dated January 4th, 2021, we would like to provide the following comments:

Volume III – Water

- The identified timeframes outlined in the Master Servicing Plan are an initial estimate based on projected growth rates and phased buildout of infrastructure. The project timeframes are used as a general sequencing guide and are used to support long-term financial planning of infrastructure needs. The implementation of projects will ultimately be dependent on the realized timing and location of growth. The City is not precluded from advancing or delaying project timeframes depending on need and/or availability of resources.

Volume IV – Wastewater

- The City has recently completed a condition assessment of all City owned and operated wastewater pump stations. This assessment identified station upgrades needed to re-establish each wastewater pump station design firm capacity. The \$400K budget amount for the Woodlawn wastewater pump station was identified in this study and includes the rehabilitation work.
- As referenced in our letter dated July 14, 2020:
 - The City current pump station allocation policy, which was established as a temporary measure until such time that the City establishes their long-term management strategy, allocates capacity based on existing peak 5-year design flows and the existing pump station's operational capacity. The final Master Servicing Plan recommendation is to transition to a 100-year design flow objective following any pump station upgrade and/or rehabilitation projects.
 - Based on the City's current allocation policy, approximately 23 L/s of capacity (existing 5-year flows against existing operational capacity) may be available;



however, following the planned rehabilitation works and increase in the station's performance objectives (existing 100-year flow against ECA capacity), the growth capacity at the Woodlawn Station is 16 L/s.

- The 10-year 1-hour storage is a separate and independent requirement which is needed for new or upgraded pump stations. For existing pump stations, the need for the 1-hour storage was evaluated on a case by case basis.
- Upon further review, the values in Table 9 appear to reflect the incorrect final growth allocations assumption scenario. The corrected values will be included in the final document. The values from Appendix B represent the correct allocations.
- As referenced in our letter dated July 14, 2020.
 - The servicing review for lands located within the proposed urban boundary (settlement area) expansion areas were completed based on existing ground elevations, identified natural heritage system, and existing City infrastructure capacities. Allowances for local grading, in order to simplify servicing and minimize the total number of pump stations and stormwater management ponds, was considered. Further, an evaluation of the servicing strategies was completed in the context of providing the best overall City-wide approach, including allowances for the servicing of all lands within the City's municipal boundary.
 - Based on above assumptions, the Master Servicing Plan assumed that the majority of the Virgoan Biely lands be directed to a new pump station that will generally service the expansion lands west of King George Road and to approximately 500 m west of Golf Road, subject to final site grading.
- Notwithstanding of the Master Servicing Plan allocation assumptions listed above; the City will consider servicing strategies for the Virgoan Biely that contribute up to 16 L/s of total peak flows to the Woodlawn Pump Station. For new contributing areas, peak flows should be calculated in a manner that is consistent with the City's Linear Design and Construction Manual.
- Please see the water servicing comments related to project timeframe.

Volume V – Stormwater

- The stormwater strategies outlined in the MSP are provisional and will need to be refined through the block planning process subject to appropriate City and agency approval.
- The general and area specific servicing requirements along with any potential infrastructure requiring a cost sharing agreement will be addressed through the stormwater management plans that will be required as part of the block planning process.
- The City has already initiated portions of the Subwatershed Study's field program and has budgeted for the completion of the Subwatershed Study Update. It is the City's intent that the Subwatershed Study be completed concurrently with the Block Planning Process.



Transportation Master Plan

- Figure 4-64 - Road Classification and Figure 4-65 - Proposed 2041 Road Network both align with Schedule 12 - Future Road Network of the Official Plan. Balmoral Ave, a major collector, is realigned slightly to the west. A minor collector is also provided in the adjacent block to the west to support and serve the future proposed land use. The Proposed 2041 Cycling and Trails Network Plan in Figure 4-62 needs to be updated to align with Schedule 12. The ultimate future alignments and connections of these roads would be subject to future, more detailed studies, prepared in support of the Block Plan and Draft Plans.

If you have any other questions or require additional information please feel free to contact the undersigned.

Mike Abraham
Manager of Infrastructure Planning

Gary Peever
Manager of Development Engineering

CC:

Julien Bell, GM BluePlan
Alyssa Kochanski, GM BluePlan
Paul Bumstead, Dillon
Inderjit Hans, City of Brantford
Alan Waterfield, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford
Juli Laudadio, DG Group
Corrado Russo, DG Group
Darren Steedman, DG Group
David Falletta, Bousfields Inc.



January 4, 2021

Master Servicing Plan
Julien Bell, P. Eng.
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Sharon Anderson, P. Eng.
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City of Brantford
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Transportation Master Plan
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Evie Przybła MCIP, RPP
TMP Project Manager
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yprzyblya@brantford.ca

RE: City of Brantford Master Servicing Plan and Transportation Master Plan
Envisioning Our City: 2041

Please find below the Grand River Conservation Authority's (GRCA) comments offered for the City's consideration regarding the City of Brantford Master Servicing Plan and Transportation Master Plan.

We understand that both the Master Servicing and Transportation Master Plans will require further refinement of environmental constraints and a more thorough assessment of impacts to natural hazard and natural heritage features. Further information will be provided and reviewed through future studies such as Environmental Assessments and block plans within the expansion lands.

The following comments have been organized with reference to the relevant volumes of the City's reports.

MASTER SERVICING

Volume 2 Plan and Policy

1. The report should be updated to refer to the most recent version of the Provincial Policy Statement (2020).
2. Section 6.2 – The regulations quoted in the text are incorrect. The GRCA administers Ontario Regulation 150/06.

Volume 3 Water Master Plan

3. The water main upgrade and loop may trigger an EA as it would be adjacent to Phelps Creek, which is part of the recommended NHS (see Table 38, page 82).

Volume 4 Wastewater Master Plan

4. Schedule B or equivalent projects that have been identified within the Preferred Wastewater Servicing Strategy will be part of a developer-led local servicing plan and approved through the Planning Act Municipal development review process or will be satisfied through separate Class EA study prior to design and construction. The Preferred Wastewater Strategy did not identify any Schedule C projects.

As part of the detailed-design of the projects, the following study requirements should be considered:

- Refinement of infrastructure alignment;
- Identification of preferred construction methodologies;
- Completion of additional supporting investigations as required (e.g. geotechnical, hydrogeological, fluvial geomorphology, etc.);
- Review and mitigation of potential construction related impacts; and
- Satisfy all federal, provincial, municipal and conservation authority requirements.

Volume 5 Stormwater Master Plan

5. Section 2.8 of this report identified areas of slope erosion along the valley walls of Lower Jones Creek as well as significant slope erosion through Fairchild Creek. Consideration of erosion threshold analysis and extended detention of stormwater through these watersheds should be considered to protect the receiving bodies from further erosion.
6. GRCA recommends site-specific hydrogeological investigations to ensure that post-development groundwater recharge meets pre-development levels.
7. Stormwater management ponds discharging toward the south branch of Jones Creek, a cold water system, require thermal mitigation at the outlet. Low Impact Development (LID) strategies or cooling trenches at pond outlets will be required to mitigate thermal impacts from development.

Subwatershed Study and Scoped Study Requirements

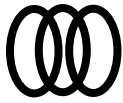
Phase 1 of a subwatershed study has been completed for the City of Brantford Expansion Lands, with Phase 2 and Phase 3 yet to be completed. In addition, further studies will be required in association with the Block Planning Process and site specific developments, such as plans of subdivisions. The information compiled through these more detailed studies may result in modifications to the Master Servicing and Transportation Master Plans.

Should you have any further questions or comments please feel free to contact me at 519-621-2763 ext. 2236.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Graham". The signature is written in black ink on a light-colored background. The name is written in a fluid, connected style with a vertical line at the end.

Ashley Graham
Resource Planner



APPLECORE INVESTMENTS INC.

93 Valleyway Crescent, Maple Ontario, L6A 1K8
Telephone: 416-258-8331

Ivo Battistella
President
Applecore Investments Inc.
93 Valleyway Cres, Maple, Ontario L6A 1K8
416-258-8331
camrock@rogers.com

February 8th, 2021

Sharon Anderson, P. Eng. andersonsh@brantford.ca
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412

RE: Comments Regarding the City of Brantford's Draft Master Servicing Plan: *Applecore's Response*

Dear Sharon,

I would like to thank you for your letter dated February 1st, 2021 which was received by email. Although the letter was signed by Mike Abraham and Gary Peever, I will respond to you directly, as the letter ultimately came from your email.

I would first like to say thank you for your detailed response clarifying the city's position with regards to servicing the King George intensification corridor. While the response was thorough and elaborate, I believe there are still unique questions that I wish to seek additional clarification on; this provides an excellent opportunity to be specific in my concerns.

A significant portion of my holdings in the City of Brantford are concerned with the south west corner of King George Rd. and Powerline Rd. I currently own a seven acre commercial site that, at this moment, is sitting vacant. For years I have contemplated the opportunities and risks associated with developing the property knowing that a local septic tank would be the only possible servicing alternative; a key constraint in my analyses. Understanding that annexed land from the County of Brant would ultimately bring significant development and subsequent wastewater servicing expansion directly to the north of the property influenced me decision to not proceed but rather wait on the development. Furthermore, with this expansion, I concluded that anything other than a development of the magnitude that would require municipal services would not be **sustainable** for that area.

With this being said, I can appreciate the comments in your letter to the effect that WW-SS-018 under the preferred alternative "Alternative 2: Upgrades Existing Sewers to Park Road N" "*has been sized to accommodate full build out of the King George Intensification Corridor, in line with City Draft Official Plan growth projections*". While this may be entirely true, the obvious question still remains

unanswered: How can properties on the west side of King George Rd. possibly have access to the proposed WW-SS-018 system? Without any present sewer on King George Rd. the construction costs alone of tunneling easterly under King George Rd. to reach a feasible connection point would be exorbitant, not to mention the cooperation required from neighboring properties on the east to ultimately allow an easement or otherwise. These costs would be tremendous and simply render any development requiring the use of municipal services on the property unfeasible. Is the City in a position to make a recommendation of how lands, on the south west side of King George Rd. and Powerline Rd. within the intensification corridor can connect to municipal sewers?

Notwithstanding the above, your letter dated February 1st, 2021 makes reference to a further detailed servicing study (WW-SS-019). The letter reads *“That the Master Servicing Plan has recommended the completion of a further detailed servicing study (WW-SS-019) to explore the potential of servicing the septic residential lands east of King George Road and south of Powerline Road with municipal sewers including: maintaining the current configuration, local sewer upgrades and connection to the existing sewers to the east, or directing flows to the new pump station located north of Powerline Road”*. To clarify, I would assume the study is to explore the potential servicing of residential lands to the **west** of King George Rd, as the Draft Wastewater Plan suggests the name of the project as *“Summerhayes Crescent Servicing Study”* and that there was a typo in the letter referring to residential lands in the east. Can you provide further detail of the alternatives the City is looking at (ie. Local sewer upgrades, connection to sewers to the east and directing flows to the new pump station located north of Powerline Rd.)

I would like to take the opportunity to explain that in the year 2000, roughly 0.3 acres of my property, located at the south west corner of King George Rd. and Powerline Rd., was severed and transferred to the City for the purpose of installing a new sanitary pumping station. As you can imagine, since I've owned the property, everything indicated that a feasible servicing alternative would become available; intensification corridor, designated portion of my property severed to the City for a new pumping station, significant development immediately north through the County of Brant annexed lands. Unfortunately, to date, there still is not a feasible wastewater servicing alternative available to the property which has left me believing that once again, my property has been overlooked and excluded in the proposed servicing alternative. For this reason, I would seek further clarification on the above mentioned two points (1) *Is it possible to connect to municipal services under the preferred servicing alternative, Alternative 2?* And (2) *Can the City provide further detail on the proposed WW-SS-019 servicing study?*

Again I would like to express my thanks for the detailed response to my original letter dated December 15th, 2020. I am satisfied that the general concerns expressed in that letter have been responded to, I still believe however, specific issues remain to be addressed. It is my intention to continue investing in the growing town of Brantford and hope that I can count on support from City staff to make long-term sustainable developments for years to come. I look forward to your response, should you have any questions please do not hesitate to contact me.

Sincerely,

Ivo Battistella

Ivo Battistella
President
Applecore Investments Inc.



Ivo Battistella
Applecure Investments Inc
93 Valleyway Cres
Maple, Ontario
L6A 1K8

March 19, 2021

Dear Mr. Battistella,

Subject Line: City of Brantford Master Servicing Plan – Envisioning Our City: 2041

Comments Regarding the City of Brantford's Draft Master Servicing Plan – Applecure's Response

Thank you for your response and request for further clarification as they relate to the recommended wastewater serving for the King George corridor. Further to your letter dated February 8th, we would like to provide the following comments:

The scope of the Master Servicing Plan is to review the long-term infrastructure servicing needs to support existing users and provide capacity to support growth. Within the Master Servicing Plan analysis, needs are assessed at a trunk infrastructure level. Consideration is made to ensure that there are feasible servicing solutions for all identified growth and intensification levels. It is our belief that the recommended upgrades and servicing studies adequately meet these needs, as:

- The recommended servicing makes allowances for the development of your property and;
- That the City has provided your property with multiple feasible trunk wastewater servicing options

It is noted that it is not within the scope of the Master Servicing Plan to review and identify recommend servicing strategies for individual properties, as the City does not plan for local infrastructure needs associated to the servicing of individual properties. As you can appreciate the servicing needs for individual properties are highly variable depending on the type, size, and timing. Further, growth plans are subject to change depending on market forces and financing. As such, without a specific and current site plan or draft plan application, the City lacks the required information to comment on local servicing requirements.

Notwithstanding the above, as mentioned in our letter dated February 1, 2021 the Master Servicing Plan has recommended the completion of a further detailed servicing study (WW-SS-019) to explore the potential of servicing the septic residential lands. You are correct in assuming the letter had a typo and the study would be reviewing the lands west of King George Road and south of Powerline Road and would include your property within the scope of this study.



As indicated on the project detail sheet for WW-SS-019, contained within the March 2021 Master Servicing Plan Update currently on the City website, the objectives of the study are: *Determine the best servicing strategy for the Summerhayes subdivision including maintaining existing septic systems, connecting to existing King George Road sewer including any potential sewer upsizing or pumping flows to proposed North WWPS in North Expansion.*

If you have any other questions or require additional information please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read "M. Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in blue ink, appearing to read "G. Peever".

Gary Peever
Manager of Development Engineering

CC:

Julien Bell, GM BluePlan
Alyssa Kochanski, GM BluePlan
Alan Waterfield, City of Brantford
Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford

**Master Servicing Plan Update (MSP)
2051 Amendment
STAFF MEETING
May 10, 2021**

In Attendance:

- | | |
|---|---------------------------------|
| Mike Abraham (MA) – City | Alyssa Kochanski (AK) – GMBP |
| Sharon Anderson (SA) – City | Taylor Hill (TH) - SNGR |
| Julien Bell (JB) – GM BluePlan (GMBP) | Tanya Hill-Montour (THM) - SNGR |
| Lonny Bomberry (LB) – Six Nations of the Grand River (SNGR) | Robin Vanstone (RV) – SNGR |
| Peter Graham (PG) - SNGR | Russ Loukes (RL) – City |
| | Bethany Wakefield (BW) - SNGR |

ITEM	ACTION BY
<p>1. Following introductions, JB provided an overview presentation of the Master Servicing Plan (MSP) – 2051 Amendment. The presentation, slides included with these meeting notes, identified the differences between 2041 to 2051, the master servicing demands derived from growth to 2051 and measures proposed, including timing, costs and additional Environmental Studies required to address the required capital work in the water, wastewater and stormwater systems.</p>	
<p>2. The presentation identified that the MSP amendment is expected to enter its review period in June 2021. This amendment is due to the province adjusting its growth plan time horizon and population targets from 2041 to 2051 in August 2020. This change resulted in a change to the Settlement Area Boundary proposed in the Official Plan in the North East area of the expansion lands.</p>	
<p>3. BW asked how the City’s WW sludge was disposed of and whether the disposal area remained within the City boundary. SA and RL, indicated that they were unsure of the response but would ask the appropriate staff and provide a response in the meeting notes.</p> <p>After the meeting, Environmental Services staff indicated that all sludge from the treatment process is anaerobically treated (in the absence of air) in the digesters which reduces the solids concentration as well as the pathogen levels. Biosolids (biological solids) are stored in the treatment plant’s on-site storage tanks until they can be hauled away. The City has a contractor who is responsible for the haulage and application of biosolids on agricultural fields in the surrounding areas. The contractor must meet certain application rates based on the sampling data that the City provides them with. The fields that receive biosolids are approved by OMAFRA with a Non-Agricultural Source Material Plan (NASM Plan) which is owned by the farmer. The application process may be periodically inspected by the MECP. The approved lands that the City’s contractor has been using are located in Brant, Haldimand and Norfolk Counties as well Waterloo Region and the City of Hamilton.</p>	<p>SA – Complete, response provided in these notes</p>

<p>4. RV requested clarification on a point in the presentation which indicated that some outlets of the stormwater system outlet directly to the Grand River without quantity or quality controls. RV indicated this is of concern to SNGR not only for species impacts, but due to the SNGR water treatment plant being downstream of the City. JB confirmed that some outlets in the existing system, in the current conditions outlet directly to the Grand River without quality or quantity controls. This issue has been identified as an item which needs to be addressed in the MSP. RV asked if there were plans to address. JB outlined that due to uncertainties with the stormwater system in particular, the MSP has identified an implementation plan which includes field investigations to fully identify how the current system is behaving and allow for the identification of capital projects to address issues. RV asked for further clarification on whether the City has made the commitment to address the projects in addition to the studies. BW asked a related question on whether the City will be limiting impermeable surfaces in the development areas and the old City. JB indicated these two questions need City policy updates and funding approved by Council. To help with funding the MSP has recommended that a Stormwater rate be established to help ensure more sustainable funding going forward. The MSP identifies new development requirements for both water quality and maintaining pre flow levels off the site. For the downtown area, the MSP sets a minimum downtown capture and treatment requirements for any new developments. MA indicated that one of the MSP study projects identified in this amendment, LiDAR survey of the City, is currently underway. BW asked for confirmation that MSP projects will be addressed as she is worried that if the project is not affordable it will not be done. RL indicated that City Council makes the decision on whether projects will be funded; however, the Council Priorities include a commitment to environmental impact mitigation. MA added that any grant programs that are available for stormwater, the City applies to, to help increase available funding for these projects.</p>	
<p>5. RV referenced developers being responsible for oil/grit separators in the expansion lands, some were required around Mohawk Lake to improve the lake water quality, and asked whether developers can be required to install these. JB indicated that the subwatershed study, identified as required by the MSP, will confirm the requirements for thermal, quality and quantity management in the expansion area. Mohawk Lake, as it is an existing built up area, is more challenging to install measures to improve water quality and quantity, generally they need to be retrofitted and are more expensive and funded from general tax. For the development areas, because they have not yet been constructed, the City can set the criteria that the developers need to meet for thermal, quality and quantity, however it does not explicitly lay out what technologies or infrastructure must be used to achieve the targets. Therefore the developers have flexibility in how they achieve the targets, but the targets they must achieve are fixed. RL indicated that the City currently requires maintenance policies for oil/grit separators. BW asked whether Oil/Grit separators were a barrier to fish passage. JB indicated that they would be if they were installed in ditches, rivers or streams, however Oil/Grit separators are installed in stormwater pipes, where they will not be a barrier to fish. In addition, in the development areas, sites will need to have their own site runoff controls, on the site, prior to leaving the site.</p>	

<p>6. BW asked whether existing development would be upgraded. JB indicated if an area was being redeveloped then yes. MA indicated existing storm ponds have been undergoing improvements, more will be receiving improvements this year.</p>	
<p>7. RV re-iterated that the water quality of stormwater discharge to the Grand River is an important issue for the SNGR as it is where they get their drinking water from.</p>	
<p>8. BW asked whether 80% suspended solid removal was standard. JB indicated that Normal project level is 70% suspended solid removal, however the MSP recommends the Enhanced projection level of 80% suspended solid removal due to the large areas not currently managed. BW asked what that meant for SNGR, is it good enough? JB indicated that the challenge is that more investigation is required, future studies will allow for better refinement and management of the stormwater system. Beyond 80% suspended solid removal, with the information currently available, it would require land expropriation and other control measures which would be prohibitively expensive.</p>	
<p>9. BW recommended that rain gardens and/or constructed wetlands be installed prior to the entry locations and that the recommended options be more system level and less local level focused. JB indicated that system level recommendations were the intent of the MSP, while rain gardens and constructed wetlands are not explicitly recommended in the MSP they would be in line with the intent of the recommendations. Funding for the stormwater system projects remains a challenge.</p>	
<p>10. MA re-iterated that the public review period was expected to occur from June to July of this year.</p>	
<p>11. SA asked if there were any known plans for the Glebe Lands which would require servicing. RV indicated that there are no firm plans for the Glebe Lands at this time.</p>	

Please submit any corrections for these meeting notes to Sharon Anderson (andersonsh@brantford.ca) or Mike Abraham (mabraham@brantford.ca) by Friday June 4, 2021.

2051 Amendment - Post Filing Comments



6/16/2021

Transportation Master Plan and Master Servicing Plan – 2051 Addendum

Dear [REDACTED]:

As discussed on June 16, 2021, enclosed please find the following documentation related to the Transportation Master Plan 2051 Addendum and Master Servicing Plan 2051 Amendment. Please note that the following are extracts from the full documents, should you wish for any additional extracts from the documents, such as specific project detail sheets, please contact me to request them. Please note a USB stick with the full document set can be prepared and sent to you if desired, a computer would be required to access its contents.

Contents:

- 1 copy of Water Recommended Capital Program (Map and Table)
- 1 copy of Wastewater Recommended Capital Program (Map and Table)
- 1 copy of Stormwater Recommended Capital Program (Map and Table)
- 1 copy of Recommended Transportation Plan (Map and Table)
- 1 copy of Recommended Transit Plan (Map and Table)
- 1 copy of Recommended Active Transportation (Cycling and Trails) Plan (Map and Table)

Should you have any questions, please do not hesitate to contact me.

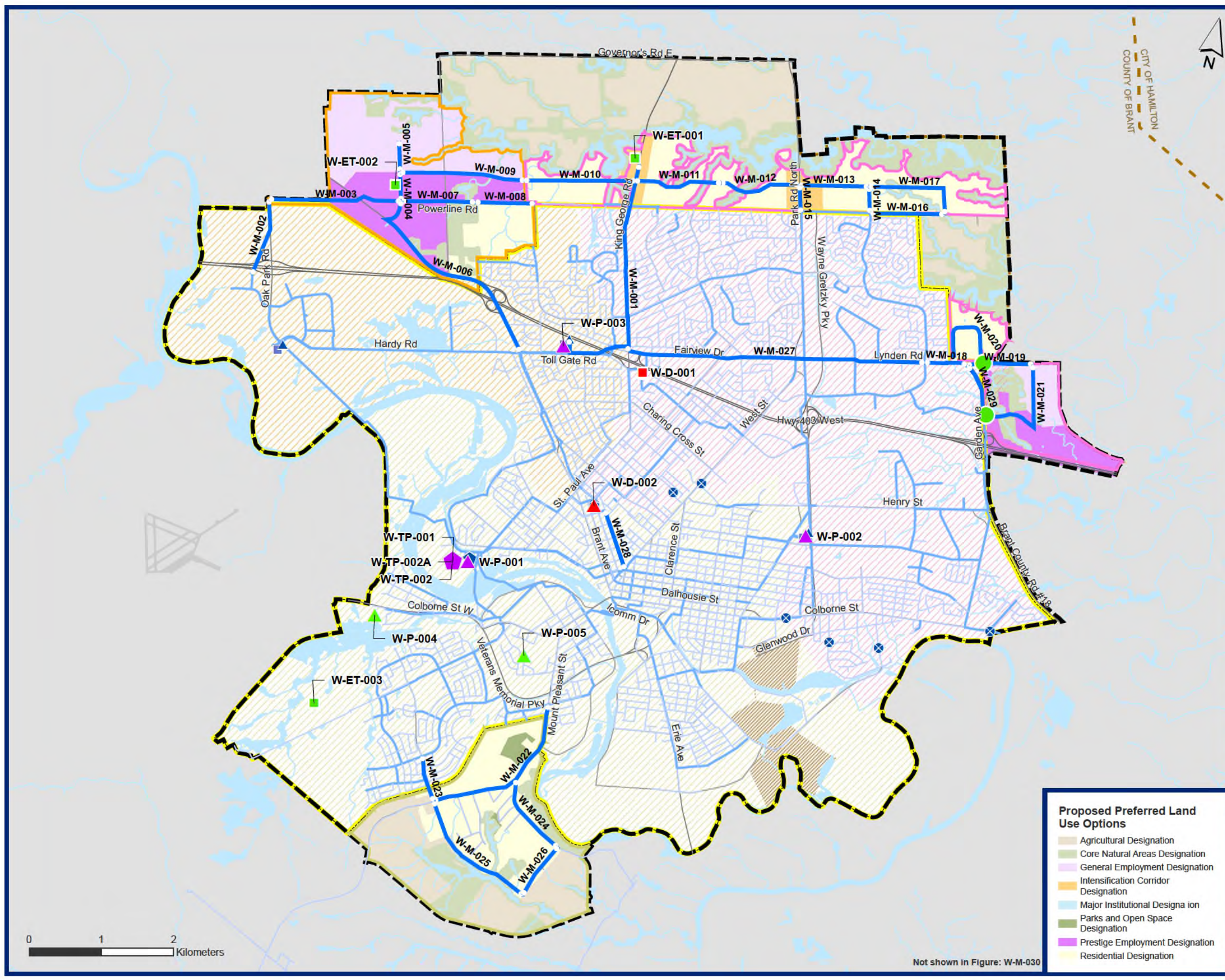
Yours truly,

Sharon Anderson
City of Brantford – Public Works
519.759.4150 ext 5412
andersonsh@brantford.ca

Table 13: Water Capital Program

Capital Program ID	Name	Required Studies	Class EA Schedule	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
W-M-001	King George Road Watermain	-	A+	750 mm	\$ 17,421,000	0-5 Years	C
W-M-002	Oak Park Road Trunk Watermain	Municipal Class EA	B	600 mm	\$ 14,407,000	0-5 Years	A
W-M-003	Powerline Road Trunk Watermain	Municipal Class EA	B	600 mm	\$ 7,682,000	0-5 Years	A
W-M-004	North-South Collector Road Trunk Watermain	-	A	600 mm	\$ 1,088,000	10-20 Years	C
W-M-005	North-South Collector Road Local Watermain	-	A	300 mm	\$ 524,000	10-20 Years	A
W-M-006	Paris Road Trunk Watermain	-	B	600 mm	\$ 11,184,000	5-10 Years	C
W-M-007	Powerline Road Distribution Watermain	-	A+	300 mm	\$ 1,357,000	5-10 Years	A
W-M-008	Powerline Road Distribution Watermain	-	A+	300 mm	\$ 1,457,000	5-10 Years	A
W-M-009	Pressure District 4 East-West Collector Road Trunk Watermain	-	A	400 mm	\$ 3,329,000	10-20 Years	A
W-M-010	Pressure District 2/3 East-West Collector Road Trunk Watermain	-	A	400 mm	\$ 2,712,000	10-20 Years	A
W-M-011	Pressure District 2/3 East-West Collector Road Trunk Watermain	-	A	600 mm	\$ 3,389,000	10-20 Years	A
W-M-012	Pressure District 2/3 East-West Collector Road Trunk Watermain	-	A	600 mm	\$ 3,208,000	10-20 Years	A
W-M-013	East-West Collector Road Trunk Watermain	-	A	400 mm	\$ 1,070,000	0-5 Years	A
W-M-014	Brantwood Park Road Trunk Watermain	-	A	400 mm	\$ 651,000	0-5 Years	A
W-M-015	Park Road North Trunk Watermain	-	A+	600 mm	\$ 1,125,000	0-5 Years	A
W-M-016	Powerline Road Local Watermain	-	A+	300 mm	\$ 1,431,000	0-5 Years	A
W-M-017	East-West Collector Road Local Watermain	-	A	300 mm	\$ 1,679,000	0-5 Years	A
W-M-018	Lynden Road Trunk Watermain Upgrades	-	A+	400 mm	\$ 1,184,000	5-10 Years	C
W-M-019	Lynden Road Distribution Main Extension	-	A+	300 mm	\$ 2,998,000	0-5 Years	A
W-M-020	East Expansion Lands Residential Loop	-	A	300 mm	\$ 1,535,000	0-5 Years	A
W-M-021	East Expansion Lands Employment Loop	-	A	300 mm	\$ 2,502,000	5-10 Years	A
W-M-022	Mount Pleasant Road Watermain Upgrades	-	A+	300 mm	\$ 3,417,000	0-5 Years	D
W-M-023	Conklin Road Watermain Upgrades	-	A+	300 mm	\$ 870,000	0-5 Years	D
W-M-024	Tutela Heights Road Upgrades	-	A+	300 mm	\$ 1,709,000	5-10 Years	B
W-M-025	Tutela Heights Collector Road Distribution Watermain	-	A	300 mm	\$ 2,316,000	10-20 Years	A
W-M-026	Davern Road Distribution Watermain	-	A+	300 mm	\$ 1,108,000	10-20 Years	A
W-M-027	Upsize Fairview Drive/Lynden Road Trunk Watermain	-	A+	600 mm	\$ 11,949,000	5-10 Years	C
W-M-028	Downtown Trunk Watermain	-	A+	400 mm	\$ 1,782,000	5-10 Years	C
W-M-029	Garden Avenue Watermain Upgrade	-	A+	300 mm	\$ 1,574,000	5-10 Years	B
W-M-030	Fire Flow Watermain Upgrades	-	A+	300 mm	\$ 3,818,000	0-5 Years	D

Capital Program ID	Name	Required Studies	Class EA Schedule	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
W-ET-001	Pressure District 2/3 Elevated Tank	Municipal Class EA	B	11.7 ML	\$ 22,002,000	0-5 Years	C
W-ET-002	Pressure District 4 Elevated Tank	Municipal Class EA	B	2.7 ML	\$ 6,252,000	10-20 Years	C
W-ET-003	Pressure District 1 Elevated Tank	Municipal Class EA	B	6.0 ML	\$ 10,828,000	Completed in 2021	C
W-D-001	Decommissioning of King George Elevated Tank	-	A+	-	\$ 929,000	5-10 Years	C
W-D-002	Decommissioning of Albion Booster Pumping Station	-	A+	-	\$ 463,000	5-10 Years	C
W-P-001	Holmedale Water Treatment Plant High Lift Pump Upgrades	-	A+	-	\$ 2,320,000	0-5 Years	C
W-P-002	Wayne Gretzky Pump Upgrades	-	A+	-	\$ 6,497,000	5-10 Years	C
W-P-003	Tollgate Pump Upgrades	-	A+	-	\$ 7,425,000	5-10 Years	C
W-P-004	Colborne Street West Booster Pumping Station	Municipal Class EA	B	11.1 MLD	\$ 5,564,000	0-5 Years	B
W-P-005	Strawberry Hill Booster Pumping Station	Municipal Class EA	B	-	\$ 2,056,000	10-20 Years	B
W-TP-001	Water Treatment Plant Upgrades - 0-5 Years	-	A+	-	\$ 929,000	0-5 Years	B
W-TP-002	Water Treatment Plant Upgrades - 5-10 Years	-	A+	-	\$ 12,993,000	5-10 Years	A
TOTAL					\$ 188,734,000		



- Capital Program Projects**
- Watermains
 - Decommission Elevated Tank
 - Decommission Pumping Station
 - New Pressure Reducing Valve
 - New Elevated Tank
 - New Pumping Station
 - Existing Pumping Station Upgrade
 - Water Treatment Plant Upgrade

- Water Network**
- Water Treatment Plant
 - Pumping Station
 - Elevated Tank / Reservoir
 - Pressure Reducing Valve
 - Watermains (< 400 mm)
 - Water Transmission (>= 400 mm)

- Water Pressure Districts**
- Pressure Zone 1
 - Pressure Zone 2/3
 - Pressure Zone 4

- Proposed Pressure District Expansions**
- To be serviced by PD 1
 - To be serviced by PD 2/3
 - To be serviced by PD 4

- General Features**
- New Municipal Boundary
 - 2016 Municipal Boundary
 - Six Nations of the Grand River Territory
 - Waterbody

- Proposed Preferred Land Use Options**
- Agricultural Designation
 - Core Natural Areas Designation
 - General Employment Designation
 - Intensification Corridor Designation
 - Major Institutional Designation
 - Parks and Open Space Designation
 - Prestige Employment Designation
 - Residential Designation

0 1 2 Kilometers

Not shown in Figure: W-M-030

Figure 7
Water - Capital Program

Table 14: Wastewater Capital Program

Capital Program ID	Name	Required Studies	Class EA Schedule	Project Type	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
WW-SS-001	Oak Park Road Trunk Sewer	Municipal Class EA	B	Sewer 5m	825 mm	\$ 25,985,000	0-5 Years	C
WW-SS-002	North-South Collector's Road Trunk Sewer	-	A	Sewer 5m	825 mm	\$ 1,050,000	0-5 Years	A
WW-SS-003	North-South Collector's Road Trunk Sewer	-	A	Sewer 5m	525 mm	\$ 577,000	10-20 Years	A
WW-SS-004	East-West Collector's Road Trunk Sewer (West of King George Road)	-	A	Sewer 5m	525 mm	\$ 1,382,000	10-20 Years	A
WW-SS-005	East-West Collector's Road Trunk Sewer (West of King George Road)	-	A	Sewer 5m	600 mm	\$ 703,000	5-10 Years	A
WW-SS-006	East-West Collector's Road Trunk Sewer (East of King George Road)	-	A	Sewer 5m	525 mm	\$ 660,000	10-20 Years	A
WW-SS-007	East-West Collector's Road Trunk Sewer (East of King George Road)	-	A	Sewer 5m	675 mm	\$ 1,758,000	10-20 Years	A
WW-SS-008	East-West Collector's Road Trunk Sewer (East of King George Road)	-	A	Sewer 5m	675 mm	\$ 859,000	10-20 Years	A
WW-SS-009	East-West Collector's Road Trunk Sewer (East of North WWPS)	-	A	Sewer 5m	675 mm	\$ 1,841,000	5-10 Years	A
WW-SS-010	East-West Collector's Road Trunk Sewer (East of North WWPS)	-	A+	Sewer 5m	825 mm	\$ 1,611,000	5-10 Years	A
WW-SS-011	East-West Collector's Road Trunk Sewer (East of North WWPS)	-	A	Sewer 5m	975 mm	\$ 6,104,000	0-5 Years	A
WW-SS-012	East Expansion Lands Trunk Sewer	-	A	Sewer 5m	525 mm	\$ 4,231,000	5-10 Years	A
WW-SS-013	Lynden Road Trunk Sewer Upgrades	-	A+	Sewer 5m	525 mm	\$ 588,000	0-5 Years	A
WW-SS-014	Mount Pleasant Road Trunk Sewer Upgrades	-	A+	Sewer 5m	825 mm	\$ 2,302,000	5-10 Years	B
WW-SS-015	Mount Pleasant Road Trunk Sewer	-	A+	Sewer 5m	825 mm	\$ 2,114,000	0-5 Years	A
WW-SS-016	Tutela Heights Road Trunk Sewer	-	A+	Sewer 5m	750 mm	\$ 2,087,000	5-10 Years	A
WW-SS-017	Bodine Road Easement Sewer Upgrades	-	A+	Sewer 5m	1350 mm	\$ 22,997,000	20+ Years	B
WW-SS-018	North Ashgrove Avenue Sewer Upgrades	-	A+	Sewer 5m	600 mm	\$ 3,083,000	0-5 Years	C
WW-SS-019	Summerhayes Crescent Servicing Study	Feasibility Study.	B	Sewer 5m	-	\$ 150,000	0-5 Years	E
WW-SS-020	Henry Street Flow Split Reconfiguration	-	A+	Sewer 10m	825 mm	\$ 493,000	0-5 Years	D
WW-SS-021	Grand River Avenue Sewer Upgrades	-	A+	Sewer 5m	525 mm	\$ 3,653,000	5-10 Years	E
WW-SS-022	Oakhill Sewer Upgrades	-	A+	Sewer 5m	1050 mm	\$ 4,963,000	10-20 Years	B
WW-SS-023	Downtown Sewers	-	A+	Sewer 5m	525 mm	\$ 6,103,000	10-20 Years	C
WW-SS-024	Mohawk Street Sewer Upgrades	-	A+	Sewer 5m	1350 mm	\$ 5,902,000	20+ Years	B
WW-FM-001	Northwest-1 Wastewater Pumping Station Forcemain	Municipal Class EA	B	Forcemain	250 mm	\$ 982,000	10-20 Years	A
WW-FM-002	Northwest-2 Wastewater Pumping Station Forcemain	Municipal Class EA	B	Forcemain	400 mm	\$ 2,948,000	5-10 Years	A
WW-FM-003	North Wastewater Pumping Station Forcemain	Municipal Class EA	B	Forcemain	350 mm	\$ 882,000	10-20 Years	A
WW-FM-004	Northeast Wastewater Pumping Station Forcemain	Municipal Class EA	B	Forcemain	200 mm	\$ 582,000	0-5 Years	A
WW-FM-005	East Wastewater Pumping Station Forcemain	Municipal Class EA	B	Forcemain	350 mm	\$ 3,974,000	5-10 Years	A

Capital Program ID	Name	Required Studies	Class EA Schedule	Project Type	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
WW-FM-006	Tutela Heights Wastewater Pumping Station Forcemain	Municipal Class EA	A+	Forcemain	350 mm	\$ 1,826,000	10-20 Years	A
WW-PS-001	Northwest-1 Wastewater Pumping Station	Municipal Class EA	B	Pumping	2.3 MLD	\$ 2,405,000	10-20 Years	A
WW-PS-002	Northwest-2 Wastewater Pumping Station	Municipal Class EA	B	Pumping	10.7 MLD	\$ 5,444,000	5-10 Years	A
WW-PS-003	North Wastewater Pumping Station	Municipal Class EA	B	Pumping	8.7 MLD	\$ 4,462,000	10-20 Years	A
WW-PS-004	Northeast Wastewater Pumping Station	Municipal Class EA	B	Pumping	3.2 MLD	\$ 3,240,000	0-5 Years	A
WW-PS-005	East Wastewater Pumping Station	Municipal Class EA	B	Pumping	8.0 MLD	\$ 4,078,000	5-10 Years	A
WW-PS-006	Tutela Heights Wastewater Pumping Station	Municipal Class EA	B	Pumping	3.8 MLD	\$ 2,406,000	10-20 Years	A
WW-PS-007	Empey Street Wastewater Pumping Station Storage Upgrades	Municipal Class EA	B	Pumping	-	\$ 15,100,000	0-5 Years	C
WW-PS-008	Empey Street Wastewater Pumping Station Rehabilitation and Improvements	Feasibility Study.	A	Pumping	-	\$ 2,100,000	0-5 Years	E
WW-PS-009	Fifth Avenue Wastewater Pumping Station Upgrades	-	A	Pumping	-	\$ 3,512,000	Completion 2021	D
WW-PW-010	Fifth Avenue Wastewater Pumping Station Storage Upgrades	-	A	Pumping	-	\$ 2,134,000	0-5 Years	E
WW-PS-011	Greenwich Wastewater Pumping Station Rehabilitation and Improvements	-	A	Pumping	-	\$ 900,000	0-5 Years	E
WW-PS-012	St. Andrews Wastewater Pumping Station Storage Upgrades	Municipal Class EA	B	Pumping	1.7 MLD	\$ 243,000	0-5 Years	E
WW-PS-013	Johnson Wastewater Pumping Station Storage Upgrades	Municipal Class EA	B	Pumping	9.9 MLD	\$ 559,000	0-5 Years	E
WW-PS-014	Johnson Wastewater Pumping Station Rehabilitation	Feasibility Study.	A	Pumping	-	\$ 400,000	0-5 Years	E
WW-PS-015	Woodlawn Wastewater Pumping Station Rehabilitation	Feasibility Study.	A	Pumping	-	\$ 400,000	0-5 Years	C
WW-II-001	Flow Monitoring	-	-	Wet Weather Reduction	-	\$ 8,423,000	0-5 Years	C
WW-II-002	City Wide Inflow and Infiltration Program	-	-	Wet Weather Reduction	-	\$ 26,738,000	0-5 Years	D
WW-II-003	Greenwich Wastewater Pumping Station Inflow and Infiltration Reduction	-	-	Wet Weather Reduction	-	\$ 5,568,000	0-5 Years	D
WW-II-004	Johnson Wastewater Pumping Station Inflow and Infiltration Reduction	-	-	Wet Weather Reduction	-	\$ 5,568,000	0-5 Years	D
WW-TP-001	Wastewater Treatment Plant Upgrades - 0-5 Years	-	A+	Treatment	-	\$ 7,575,000	0-5 Years	C
WW-TP-002	Wastewater Treatment Plant Upgrades - 5-10 Years	-	A+	Treatment	-	\$ 5,568,000	5-10 Years	B
WW-TP-003	Wastewater Treatment Plant Upgrades - 10-15 Years	-	A+	Treatment	-	\$ 10,303,000	10-20 Years	B
TOTAL						\$ 229,516,000		

Capital Program Projects

- Sewer Mains
- Forcemains
- New Wastewater Pumping Station
- Existing Wastewater Pumping Station Upgrade
- Wastewater Treatment Plant Upgrades

Wastewater Network

- Wastewater Pumping Station
- Wastewater Treatment Plant
- Sanitary Mains (<= 300 mm)
- Sanitary Trunks (> 300 mm)
- Forcemains

Flow Split

Wastewater Pumping Station (WWPS) Catchment

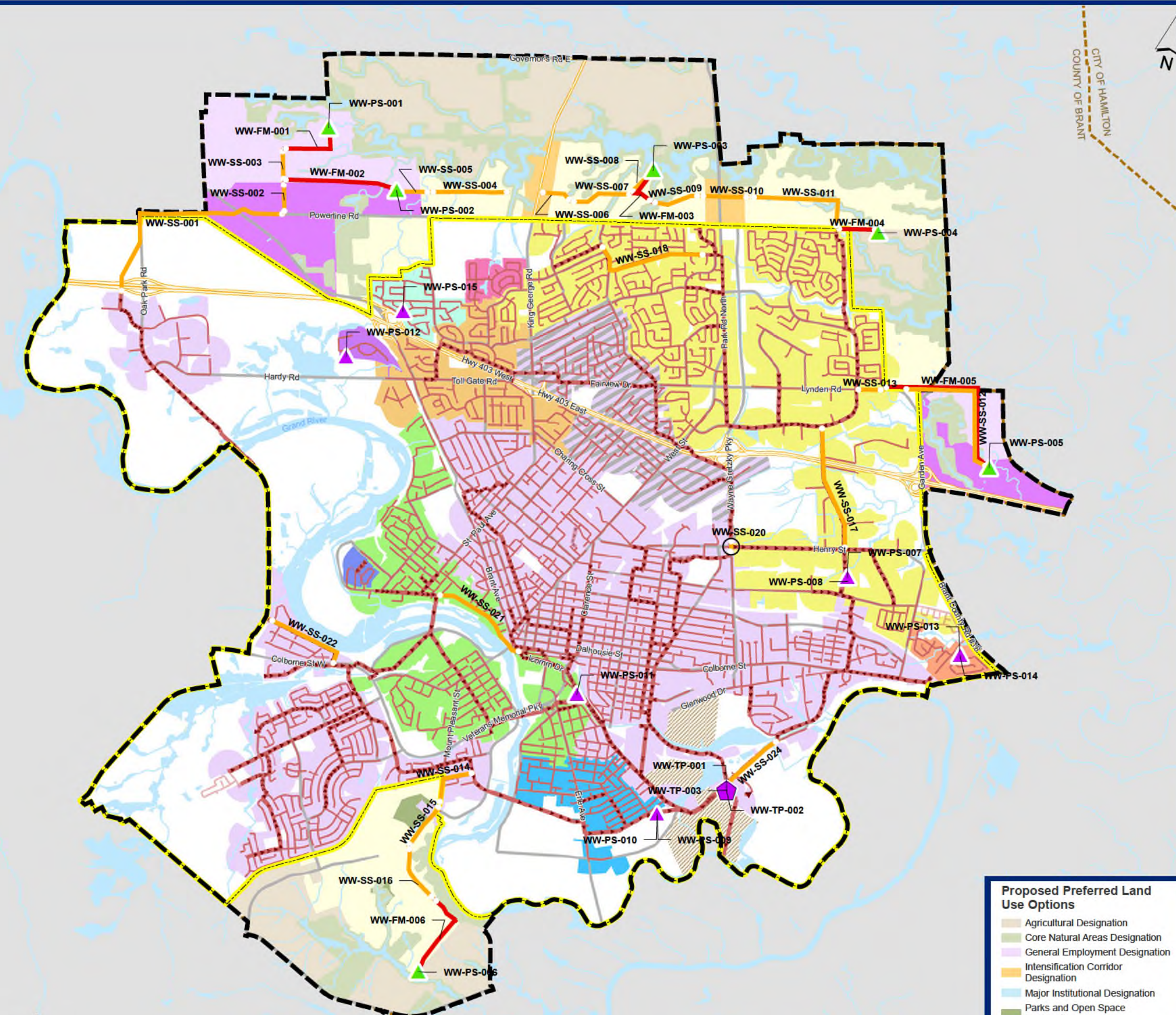
- Empey St WWPS
- Woodlawn Rd WWPS
- Somerset Rd WWPS
- Greenwich St WWPS
- Fifth Ave WWPS
- St. Andrew's Ave WWPS
- Lawren S. Harris Dr WWPS
- Johnson Rd WWPS
- Alexander Dr WWPS
- Upstream of Henry Street Flow Split
- WWTP

General Features

- 2016 Municipal Boundary
- New Municipal Boundary
- Six Nations of the Grand River Territory
- Waterbody

Proposed Preferred Land Use Options

- Agricultural Designation
- Core Natural Areas Designation
- General Employment Designation
- Intensification Corridor Designation
- Major Institutional Designation
- Parks and Open Space Designation
- Prestige Employment Designation
- Residential Designation



0 1 2 Kilometers

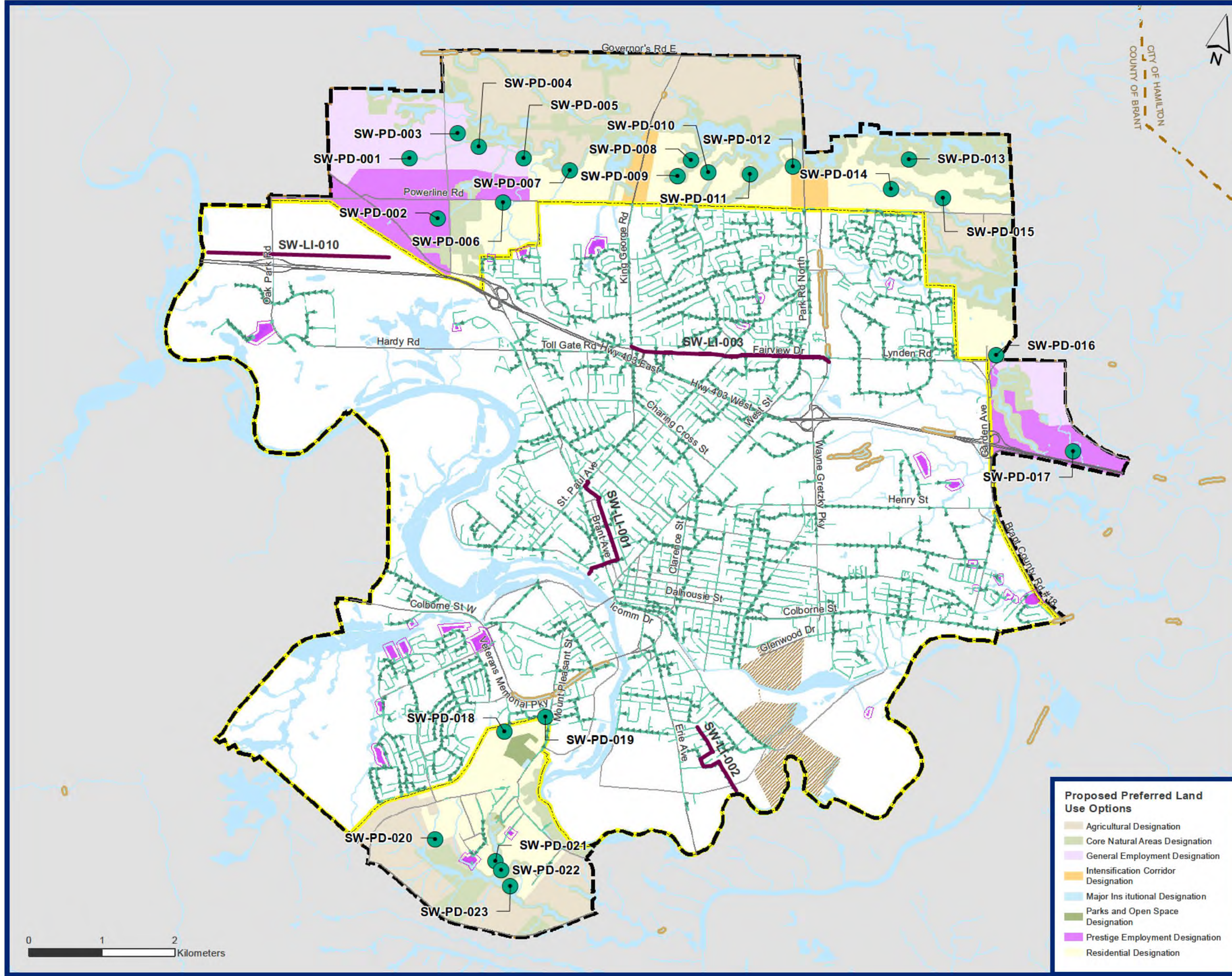
Not shown in figure: WW-II-001, WW-II-002, WW-II-003, and WW-II-004

Figure 9
Wastewater - Capital Program

Table 17: Stormwater Capital Program Summary Table

Capital Program ID	Name	Required Studies	Class EA Schedule	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
SW-LI-001	Homedale Catchment Trunk & Local Upgrades	Feasibility Study	A+	Varies	\$ 9,129,000	0-5 years	E
SW-LI-002	Eagle Place Catchment Trunk & Local Upgrades	Feasibility Study	A+	Varies	\$ 6,336,000	0-5 years	E
SW-LI-003	Fairchild Garden Catchment Trunk & Local Upgrades	Municipal Class EA	B	Varies	\$ 49,156,000	0-10 years	E
SW-LI-004	Grand River Southwest Catchment Local Upgrades	Feasibility Study	A+	450 mm	\$ 2,449,000	10-20 years	E
SW-LI-005	Mohawk Lake Local Catchment Upgrades	Feasibility Study	A +	525 mm	\$ 17,008,000	5-10 years	E
SW-LI-006	Mohawk Lake Catchment Upgrades	Various	-	Varies	\$ 7,180,000	0-5 years	E
SW-LI-007	Mohawk Lake Catchment Upgrades	Various	-	Varies	\$ 12,150,000	0-10 years	E
SW-LI-008	Fairchild Creek South Catchment Local Upgrades	Feasibility Study	A+	450 mm	\$ 557,000	10-20 years	F
SW-LI-009	Fairchild Creek Jones Catchment Local Upgrades	Feasibility Study	A+	525 mm	\$ 3,369,000	10-20 years	E
SW-LI-010	Grand River Northwest Catchment Local Upgrades	Municipal Class EA	B	Varies	\$ 11,011,000	0-5 years	A
SW-LI-011	Fairchild Creek North Catchment Local Upgrades	-	-	Varies	\$ 30,300,000	0-5 years	F
SW-PD-001	Northwest Employment Area (Pond #1)	Municipal Class EA	B	94 ML	\$ 1,960,000	0-5 years	A
SW-PD-002	Southwest Employment Area (Pond #2)	Municipal Class EA	B	62 ML	\$ 1,318,000	0-5 years	A
SW-PD-003	Golf Road North Employment Area (Pond #3)	Municipal Class EA	B	25 ML	\$ 576,000	0-5 years	A
SW-PD-004	Golf-Powerline Employment Area (Pond #4)	Municipal Class EA	B	40 ML	\$ 877,000	0-5 years	A
SW-PD-005	Balmoral-Powerline Northwest Area (Pond #5)	Municipal Class EA	B	25 ML	\$ 576,000	0-5 years	A
SW-PD-006	Balmoral-Powerline Southwest Area (Pond #6)	Municipal Class EA	B	19 ML	\$ 456,000	0-5 years	A
SW-PD-007	Northridge North Area (Pond #7)	Municipal Class EA	B	14 ML	\$ 356,000	0-5 years	A
SW-PD-008	King George Corridor (Pond #8)	Municipal Class EA	B	16 ML	\$ 396,000	0-10 years	A
SW-PD-009	King George Corridor (Pond #9)	Municipal Class EA	B	10 ML	\$ 276,000	0-10 years	A
SW-PD-010	King George Corridor (Pond #10)	Municipal Class EA	B	6 ML	\$ 195,000	10-20 years	A
SW-PD-011	Powerline-Park (Pond #11)	Municipal Class EA	B	7 ML	\$ 216,000	10-20 years	A
SW-PD-012	Powerline-Park (Pond #12)	Municipal Class EA	B	13 ML	\$ 335,000	10-20 years	A
SW-PD-013	Northeast Residential Area (Pond #13)	Municipal Class EA	B	13 ML	\$ 335,000	0-5 years	A
SW-PD-014	Northeast Residential Area (Pond #14)	Municipal Class EA	B	22 ML	\$ 516,000	0-5 years	A
SW-PD-015	Northeast Residential Area (Pond #15)	Municipal Class EA	B	9 ML	\$ 256,000	0-5 years	A
SW-PD-016	Lynden-Garden Residential Area (Pond #16)	Municipal Class EA	B	15 ML	\$ 376,000	0-5 years	A
SW-PD-017	Garden-403 Employment Area (Pond #17)	Municipal Class EA	B	72 ML	\$ 1,519,000	0-10 years	A
SW-PD-018	Tutela Heights North Area (Pond #18)	Municipal Class EA	B	17 ML	\$ 417,000	0-5 years	A
SW-PD-019	Tutela Heights North Area (Pond #19)	Municipal Class EA	B	9 ML	\$ 256,000	0-5 years	A

Capital Program ID	Name	Required Studies	Class EA Schedule	Size/ Capacity	Total Estimated Cost (2020\$)	Timeline	DC Benefit to Existing Class
SW-PD-020	Phelps Creek Area (Pond #20)	Municipal Class EA	B	4 ML	\$ 156,000	10-20 years	A
SW-PD-021	Phelps Creek Area (Pond #21)	Municipal Class EA	B	12 ML	\$ 316,000	10-20 years	A
SW-PD-022	Phelps Creek Area (Pond #22)	Municipal Class EA	B	19 ML	\$ 456,000	10-20 years	A
SW-PD-023	Phelps Creek Area (Pond #23)	Municipal Class EA	B	6 ML	\$ 195,000	10-20 years	A
SW-SD-001	City-Wide Asset Inventory	-	-	-	\$ 322,000	0-5 years	Study
SW-SD-002	Continuous Water Quality & Flow Monitoring and Reporting	-	-	-	\$ 5,910,000	0-5 years	Study
SW-SD-003	Stormwater Model Update	-	-	-	\$ 371,000	0-5 years	Study
SW-SD-004	Dike System Outlet Program	-	-	-	\$ 439,000	0-5 years	Study
SW-SD-005	Update Subwatershed Studies	-	-	-	\$ 1,170,000	0-5 years	Study
SW-SD-006	Climate Change Action Plan and Best Practices Review	-	-	-	\$ 117,000	0-5 years	Study
SW-SD-007	Stormwater Master Servicing Plan Update	-	-	-	\$ 293,000	0-5 years	Study
SW-SD-008	Stormwater Rate Review	-	-	-	\$ 117,000	0-5 years	Study
SW-SD-009	Stormwater Policy Review and Update	-	-	-	\$ 140,000	0-5 years	Study
TOTAL					\$ 169,859,000		



Capital Program Projects

- Alignment Projects
- Stormwater Ponds

Stormwater Network

- Stormwater Pipes (< 450 mm)
- Stormwater Pipes (>= 450 mm)
- Detention Pond
- Ditches

General Features

- 2016 Municipal Boundary
- New Municipal Boundary
- Six Nations of the Grand River Territory
- Waterbody

Proposed Preferred Land Use Options

- Agricultural Designation
- Core Natural Areas Designation
- General Employment Designation
- Intensification Corridor Designation
- Major Institutional Designation
- Parks and Open Space Designation
- Prestige Employment Designation
- Residential Designation

0 1 2 Kilometers

Figure 12
Stormwater - Capital Program

Figure 4-11: Proposed 2051 Road Network

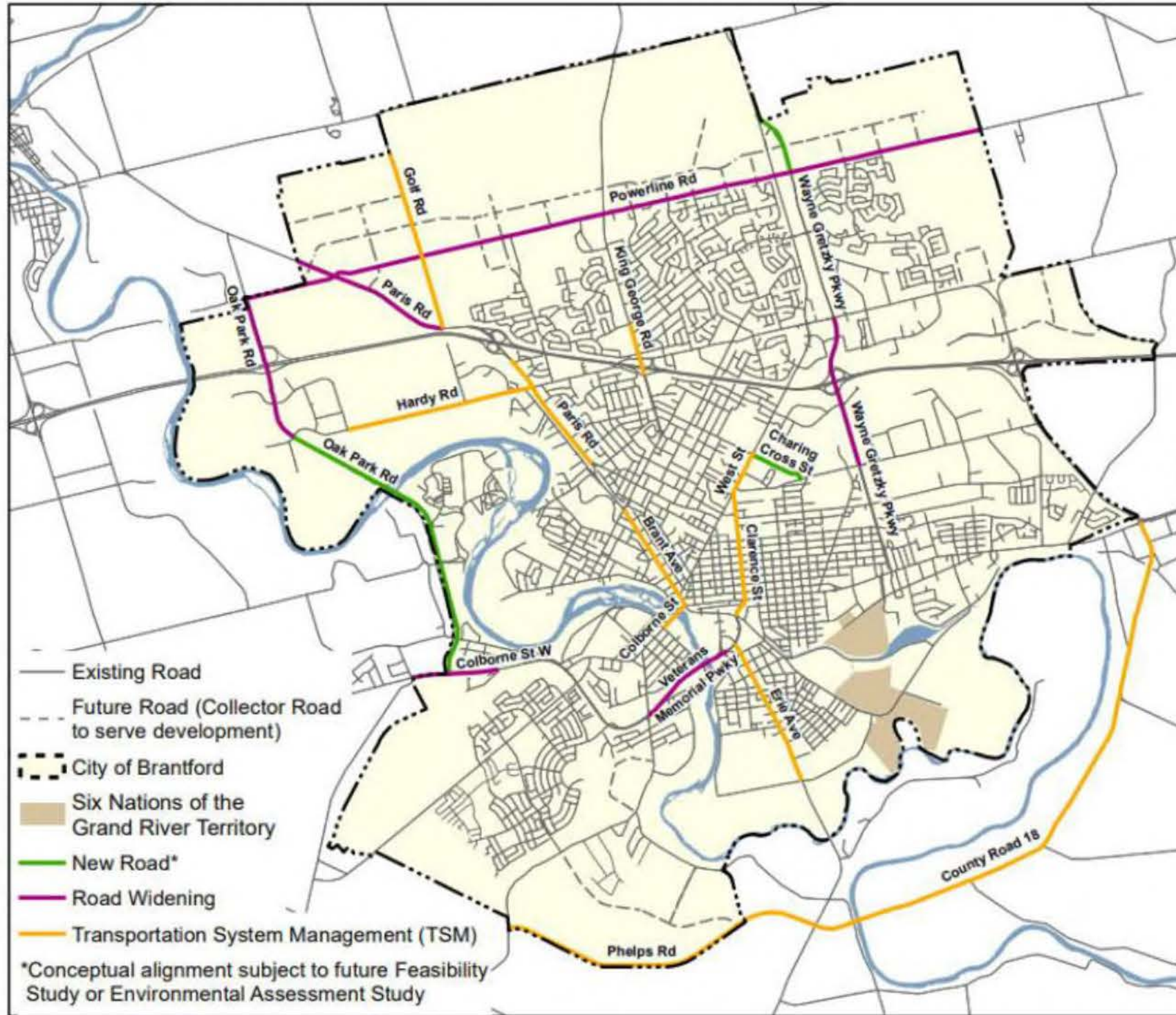


Table 5-6: Road Infrastructure Recommendations by Time Frame

Project	Description	Cost (\$000)**
Short Term [2021 – 2025]		
Veterans Memorial Parkway Widening	4 lanes – Mount Pleasant Street to Erie Avenue*	\$40,500
Oak Park Road Widening	4 lanes – Powerline Road to Hwy 403 & Fen Ridge Court/Savannah Oaks Drive to Hardy Road	\$6,400
Colborne Street West Widening	4 lanes – CR7 to D’Aubigny Road	\$3,500
Wayne Gretzky Parkway Extension	4 lanes - Powerline Road to Park Road North	\$4,100
	Sub-Total	\$54,500
Mid Term [2026 – 2031]		
Oak Park Road Extension	4 Lanes – Hardy Road to Colborne Street **	\$98,900
Paris Road Widening	4 lanes – City Limits to Golf Road	\$10,800
Powerline Road Widening	4 lanes – Oak Park Road to King George Road	\$19,900
Charing Cross Extension	4 Lanes – West Street to Henry Street	\$19,000
Golf Road TSM	Paris Road to Proposed Development Limit	\$5,300
Mohawk Street / Greenwich Street / Murray Street Intersection	Intersection realignment and improvements	\$3,600
	Sub-Total	\$157,500
Long Term [2032 – 2051]		
Wayne Gretzky Parkway Widening	6 Lane – Lynden Road to Henry Street	\$29,100
Powerline Road Widening	4 lanes – King George Road to East City Boundary	\$21,000
Conklin Road Extension	2 lanes - Mt. Pleasant Road to Phelps Road	\$10,200
New East/West Road	2 lanes – Powerline Road east of Oak Park Road to King George Road	\$15,300
New East/West Road	2 lanes – King George Road to East City Boundary	\$16,400
Clarence Street TSM	Icomm Drive to West Street	\$6,300
Highway 403 / Oak Park Road Interchange	Upgrade to ultimate configuration	\$18,000
	Sub-Total	\$116,300
	TOTAL	\$328,300

* Reference Costs Source: Veterans Memorial Parkway Widening and Extension, CIMA+, October 2018 - [Assume: Mt Pleasant to Bridge = 950 m (from feasibility study) and Bridge to existing 4-lane cross section west of Erie = 240 m]
 ** Reference Costs Source: Oak Park Road Extension Feasibility Study, Parsons, July 2019
 *** All costs stated in 2020 dollars & Contingency of 20% for Construction and 30% for Engineering assumed unless stated specifically in reference reports (i.e. feasibility reports).

Figure 4-8: Proposed 2051 Cycling and Trails Network

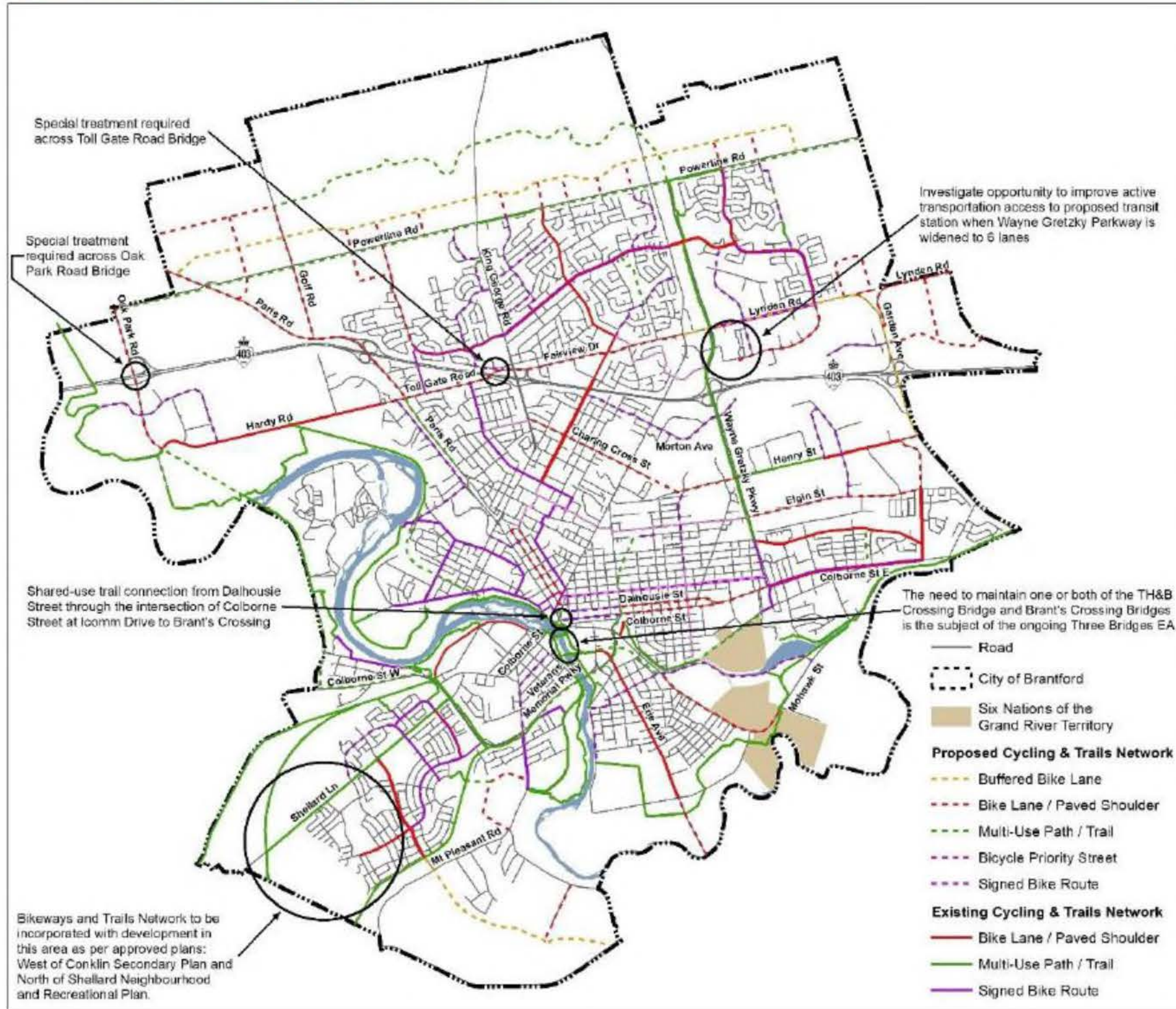


Table 5-2: Cycling and Trails Recommendations by Time Frame

Facility Type	Length (centre line km)	Cost (\$000)*
Short Term [2021 – 2025]		
Signed Bike Route	7.6	\$10
Bike Priority Street	3.0	\$380
Bike Lanes / Paved Shoulders	16.6	\$1,640
Multi-Use Paths	4.7	\$529
Programs (Studies, Initiatives, Events)	-	\$820
Sub Total	31.9	\$3,379
Mid Term [2026 – 2031]		
Signed Bike Route	7.6	\$10
Bike Priority Street	3.1	\$392
Bike Lanes / Paved Shoulders	22.4	\$7,146
Multi-Use Paths	10.1	\$845
Programs (Studies, Initiatives, Events)	-	\$690
Sub Total	43.2	\$9,084
Long Term [2032 – 2051]		
Signed Bike Route	15.2	\$21
Bike Priority Street	3.9	\$493
Bike Lanes / Paved Shoulders	35.4	\$12,891
Multi-Use Paths	15.4	\$4,476
Programs (Studies, Initiatives, Events)	-	\$1,375
Sub Total	69.9	\$19,257
TOTAL	145.0	\$31,720

* All costs stated in 2020 dollars & Contingency of 30% for Engineering assumed (excludes Programs).

Figure 4-9: Proposed 2051 Transit Service Expansion and Enhancement

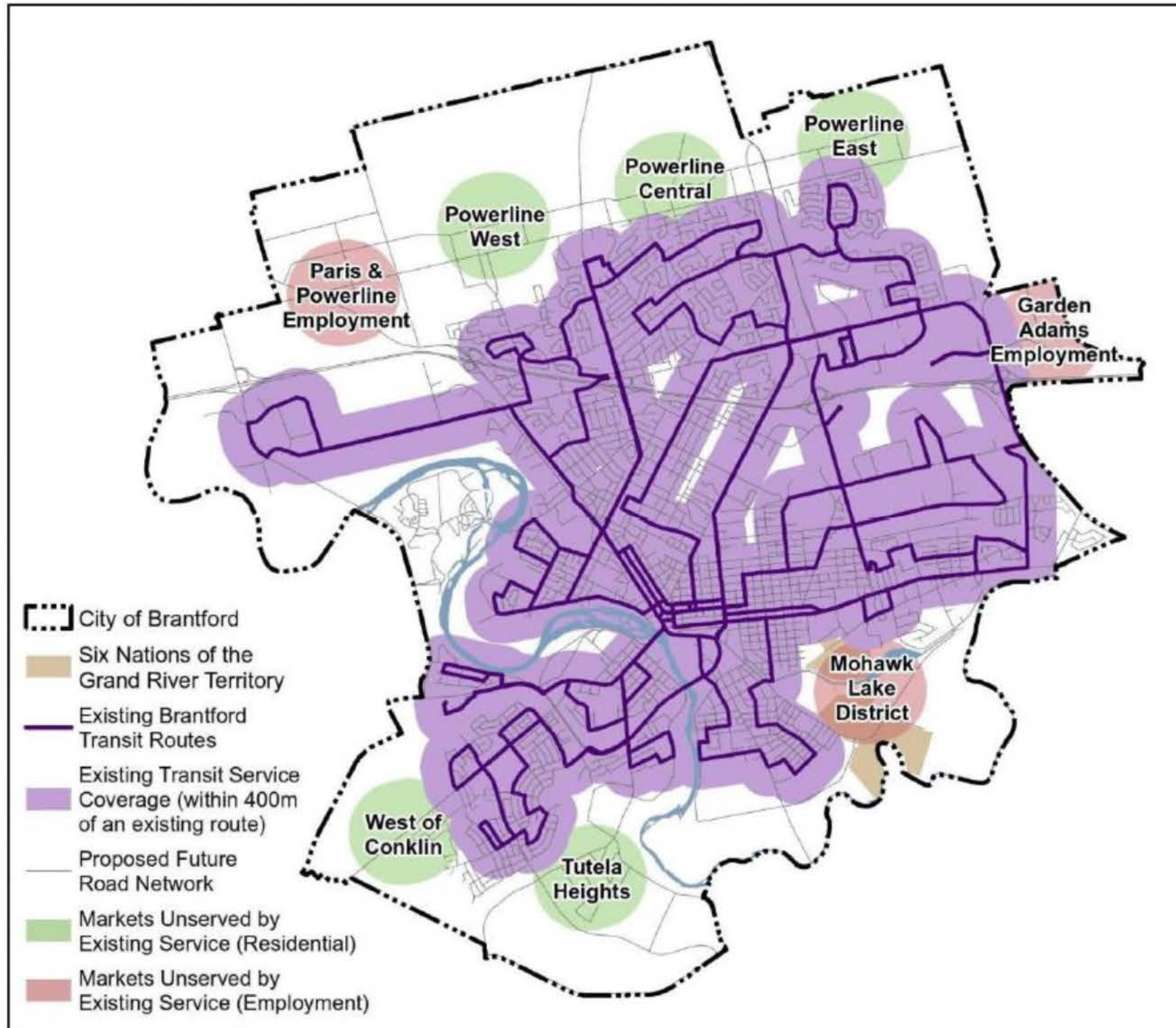


Table 5-3: Transit Service Recommendations by Time Frame

Capital Item	Description	Cost (\$000)*
Short Term [2021 – 2025]		
Fleet	1 new vehicle, 13 replacement vehicles	\$15,400
Building	-	\$ -
Transfer Points	Lynden Mall, Brantford Commons - Upgrades	\$500
Route Infrastructure	Signage and Shelters Upgrade, ITS	\$561
Studies	Transit TMP, Fleet Electrification Feasibility	\$375
Specialized	Vehicle Replacement, Telecom Software	\$1,570
	Sub Total	\$18,406
Mid Term [2026 – 2031]		
Fleet	2 new vehicles, 10 replacement vehicles	\$13,200
Building	Transit Center	\$1,100
Transfer Points	-	\$ -
Route Infrastructure	New Stops/ Shelters Expansion Routes/ITS	\$651
Studies	Transit Master Plan Update	\$100
Specialized	Vehicle Replacement	\$3,750
	Sub Total	\$18,801
Long Term [2032 – 2051]		
Fleet	5 new vehicles, 12 replacement vehicles	\$37,400
Building	New/Upgrade Transit Terminal	\$7,500
Transfer Points	-	\$ -
Route Infrastructure	New Stops/ Shelters Expansion Routes/ITS	\$3,240
Studies	-	\$ 100
Specialized	Vehicle Replacement, Software Upgrade	\$11,600
	Sub Total	\$59,840
	TOTAL	\$97,047

* All costs stated in 2020 dollars.

From: [Sharon E. Anderson](#)
To: [Alyssa Kochanski - GM BluePlan](#); pbumstead@dillon.ca
Cc: [Julien Bell - GM BluePlan](#); [Axisa, Jeff](#)
Subject: FW: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum
Date: Wednesday, June 23, 2021 10:35:28 AM
Attachments: [image001.jpg](#)

From: Sharon E. Anderson
Sent: Wednesday, June 23, 2021 10:35 AM
To: 'Al Ruggero'
Cc: 'Al Ruggero'
Subject: RE: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

Good Morning Mr. Ruggero,

I am not aware of any changes in the MSP or TMP 2051 Addendum which would impact your sites modified policy area. Both plans use the land uses as defined in the Official Plan, so unless the definition of your modified policy area was changed in the Official Plan, it would not change the analysis in the MSP or TMP.

Please note for the MSP that if the eventual proposed re-development generates flows/demands that are substantially higher than was accounted for in the MSP, it may trigger the need for a separate servicing review. However this situation is present for all potential re-development/development sites within the City whether or not they are within modified policy areas.

For the TMP please note that the transportation forecasts are built on population and employment trip making based on distributions from the Official Plan. Commercial activity is not considered as a specific generator, but commercial trips are accounted for at the population end (home-based-other trips) and distributed about the City. The TMP is not proposing any specific strategic changes to West Street adjacent to the subject property. However, a localized capacity constraint in the area of West Street/Market Street is noted in the 2051 volume/capacity assessment. This would require an operational assessment to confirm the nature and magnitude of the problem.

Regards
Sharon

Sharon Anderson, P.Eng.
Supervisor of Asset Management

City of Brantford – Public Works Commission
100 Wellington Square, Brantford ON N3T 2M2
p: 519.759.4150 ext. 5412 | www.brantford.ca

From: Al Ruggero [mailto:plan@rogers.com]
Sent: Monday, June 21, 2021 10:32 AM
To: Sharon E. Anderson
Cc: 'Al Ruggero'
Subject: RE: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

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Good morning Sharon,

We have a property known as 11 Wadsworth in Brantford that received Modified Policy Area status through the recent OPA process.

Please check Schedule 10, which identifies 11 Wadsworth Street as Modified Policy Area 23.

Modified Policy Area 23 is found on page 86 of the October Draft Official Plan, at Section 6.8.ad:

Area 23 – 11 Wadsworth Street

- ad. In addition to the uses permitted in the General Employment Designation applying to lands in Area 23 – 11 Wadsworth Street, identified on **Schedule 10**, which include ancillary commercial uses that specifically support the General Employment uses, commercial uses that support the traveling public to the adjacent Rail Station and the surrounding community may be permitted within the existing building.

It was addressed through modified policy to enable future rezoning to consider a broader range of commercial uses than what is otherwise permitted in an Employment Area.

I don't believe the current Addendum work taking place - **Notice of Addendum Water, Wastewater, and Stormwater Master Servicing Plan Update 2051 Amendment and Transportation Master Plan Update 2051 Addendum** changes or impacts our site in any way but would appreciate confirmation.

Regards, Al

Al Ruggero R.P.P., MC.I.P., P.L.E.

Director of Land Development

4101 Steeles Ave. W #201 Toronto, ON M3N 1V7

Tel: (416) 736-4900 Ext. 270 Fax: (416) 736-4901

Satellite Office #: 289-597-0225

Cell # 416-788-2453

Email: plan@rogers.com or aruggero@rextonrealty.com



From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: June 17, 2021 10:22 AM

To: Sharon E. Anderson <andersonsh@brantford.ca>

Subject: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

Good Morning,

Everyone is welcome to review the full volumes of the Master Servicing Plan Update: 2051 Amendment and the Transportation Master Plan Update: 2051 Addendum during their 45 day review periods starting on Thursday June 17, 2021.

All content and instructions on how to submit questions will be posted on the project webpages on June 17, 2021.

www.brantford.ca/MasterServicingPlan

www.brantford.ca/TransportationMasterPlan

The Notice of Addendum can be viewed by opening the .pdf attachment for your reference and to provide you with additional details.

Please note that no hardcopies have been printed of the Addendums at this time. Should you not have easy access to a computer, or be unfamiliar in navigating the internet, please visit the Brantford Library – Main Branch. Library staff will be able to provide you with a step by step online access guide on how to navigate through the documents online. Please note that services are currently limited at the St. Paul branch and computer access is unavailable at this branch at this time.

Should you have any questions about this process, please reach out to the City's project manager:

**Master Servicing Plan &
Transportation Master Plan
Sharon Anderson, P.Eng.**
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Sharon Anderson, P.Eng.
Supervisor of Asset Management

City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

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From: [Sharon E. Anderson](#)
To: [Julien Bell - GM BluePlan](#)
Cc: [Alyssa Kochanski - GM BluePlan](#)
Subject: FW: Bella Gardens : Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum
Date: Tuesday, July 13, 2021 4:26:36 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

From: John Ariens [mailto:John.Ariens@IBIGroup.com]
Sent: Tuesday, July 13, 2021 3:19 PM
To: Jeff Medeiros; Joe Muto; Sharon E. Anderson
Cc: tphorn75@gmail.com
Subject: Bella Gardens : Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

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Good Afternoon—as you are aware the Bella Gardens Industrial Subdivision is proceeding through the municipal and agency approval process. At the same time the City is finalizing its Master Servicing and Transportation Plans (updates to 2051). Several projects affect Bella and we note that these are scheduled in the 5 to 10 year time frame. With pending draft plan approval the timing of these will need to be moved earlier.

Can you please schedule a call to discuss our concerns regarding these projects and the timing aspects.

Kindly suggest a few dates and times and we can coordinate our availability—thanks--John

Water Projects that apply to these lands

- W-M-019
- W-M-020
- W-M-021

Wastewater Projects that apply to these lands

- WW-SS-012
- WW-FM-005
- WW-PS-005

John Ariens MCIP, RPP

Associate Director | Practice Lead, Planning
mob +1 905 536 8985

A Message from IBI Group's CEO on COVID-19: <https://www.ibigroup.com/covid19-response>

IBI GROUP

Suite 200, East Wing
360 James Street North
Hamilton ON L8L 1H5 Canada
tel +1 905 546 1010 ext 63109



Image removed by sender. Logo



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From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: June 17, 2021 10:26 AM

To: Sharon E. Anderson <andersonsh@brantford.ca>

Subject: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

Good Morning,

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www.brantford.ca/MasterServicingPlan

www.brantford.ca/TransportationMasterPlan

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**Master Servicing Plan &
Transportation Master Plan**
Sharon Anderson, P.Eng.
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Sharon Anderson, P.Eng.
Supervisor of Asset Management

City of Brantford – Public Works Commission
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**Ministry of Heritage, Sport,
Tourism and Culture Industries**

Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Tel: 613.242.3743

**Ministère des Industries du Patrimoine,
du Sport, du Tourisme et de la Culture**

Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Tél: 613.242.3743



August 3, 2021

EMAIL ONLY

Julian Bell, P.Eng.
Consultant Project Manager
GM BluePlan
330 Trillium Drive, Unit D
Kitchener, ON N2E 3J2
Julien.bell@gmblueplan.ca

MHSTCI File : 0012023
Proponent : The City of Brantford
Subject : Notice of Addendum – Municipal Class EA
Project : Master Service Plan Update
Location : Brantford

Dear Julian Bell;

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the above referenced notice and Master Service Plan Update documentation. MHSTCI's interest in this Master Plan project relates to its mandate of conserving Ontario's cultural heritage.

Project Summary

The objective of the Master Servicing Plan Update – 2051 Amendment study is to review and update the 2020 Master Servicing Plan Update to ensure that the recommendations meet the needs to the revised 2051 growth horizon. The MSP Amendment is being completed in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment process for master planning (MEA, June 2000, as amended in 2007, 2011, 2015 and 2020). This study being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans. This study follows Approach 1 of the approved master planning Class EA process.

Project Comments

We have reviewed the above referenced notice and Master Service Plan Update – 2051 Amendment documentation) prepared by GM BluePlan (dated, June 2021). We recommend some revisions for clarity and due diligence documentation. Please see the attached table with our detailed comments.

The following recommendations can be used in support of any future technical cultural heritage studies required for any Schedule B and C MCEA undertakings identified within the master planning area. Technical cultural heritage studies are to be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed. Please advise MHSTCI whether any technical cultural heritage studies will be completed for this master plan and provide them to MHSTCI prior to any ground disturbing activities.

Thank you for consulting MHSTCI on this project. If you have any questions or require clarification, do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
Heritage Planning Unit
joseph.harvey@Ontario.ca

Copied to: Sharon Anderson, MSP Manager, City of Brantford

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Document	Document Section	Original Text	Comment
Volume II – Plan and Policy	8.2 Cultural Heritage and Archaeology Page 37-38	<p>8.2 Cultural Heritage and Archaeology</p> <p>The City of Brantford encourages and supports heritage preservation. The City’s atmosphere has a great sense of continuity between the past and the present as defined by the rich heritage resources, cultural heritage landscapes, archaeological sites and commemorative monuments found in the City and surrounding area. The Grand River in particular is important as it has played a central role in the history of both First Nations and Euro-Canadian people The City of Brantford has a strong belief that heritage conservation is a wise investment for the future as it makes neighborhoods even more attractive which in return increases its value. The City has therefore established additional policies to conserve its cultural heritage. For any matters relating to the heritage resources of the municipality, the Brantford Heritage Committee must be consulted to ensure the best conservation for the resources.</p> <p>8.2.1 Cultural Heritage</p> <p>The Ontario Heritage Act gives municipal council the authority to designate heritage properties that have cultural heritage value or interest based on their historical, contextual, and/or architectural significance in the community. Under the Act, designated heritage properties are protected from demolition and a Heritage Permit is required to make changes to a designated property. There are over 200 designated heritage properties in Brantford. The Brantford Heritage Committee is a citizen volunteer</p>	<p>This section should describe the existing baseline cultural heritage conditions within the study area by identifying all known and potential built heritage resources and cultural heritage landscapes, including a historical summary of the study area.</p> <p>The MHSTCI screening criteria: Criteria for Evaluating Archaeological Potential and Criteria for Evaluating for Potential Built Heritage Resources and Cultural Heritage Landscapes can be used to support this exercise. MHSTCI recommends that, at a minimum, both the Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes, and the Criteria for evaluating Archaeological Potential be completed and be included along with supporting documentation in the Master Plan. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.</p> <p>MHSTCI suggests revising to Section 8.2 to include the following text:</p> <p><u>8.2 Cultural Heritage Resources:</u></p> <p>The City of Brantford encourages and supports heritage preservation. The City’s atmosphere has a great sense of continuity between the past and the present as defined by the rich it’s Cultural heritage resources, which include: Built Heritage Resources, cultural heritage landscapes, and archaeological Resources sites and commemorative monuments found in the City and surrounding area. The Grand River in particular is important as it has played a central role in the history of both First Nations and Euro-Canadian people The City of Brantford has a strong belief that heritage conservation is a wise investment for the future as it makes neighborhoods even more attractive which in return increases its value. The City has therefore</p>

	<p>committee that meets monthly to advise Council on heritage matters in the City. In accordance with the Ontario Heritage Act, Council must consult with the Committee before designating a property. The Committee is also responsible for identifying properties that warrant designation for Council’s consideration, and for reviewing Heritage Permit applications and Heritage Grant applications.</p> <p>8.2.2 The Grand River as a Canadian Heritage River</p> <p>The Grand River watershed has a very important cultural heritage landscape and has been granted Canadian Heritage River status.</p> <p>8.2.3 Archaeology</p> <p>Before approving a land development project regulated by legislation, the City – like all Ontario municipalities – is required to undertake an archaeological assessment of all lands that are part of the project. Assessments are required when the land is known to have an archaeological site on it or has the potential to have archaeological resources. Public development projects such as highway or road construction, or sewer construction require an archaeological assessment under the Environmental Assessment Act directly or through a Class Environmental Assessment. In many cases, an Environmental Assessment determines the need for an archaeological assessment, which is completed as part of the overall environmental assessment process. Upon completion, the archaeological assessment must be sent to the Ministry of Heritage, Sport, Tourism, and Culture Industries for review to ensure the terms and conditions of the archaeological assessment were met and that any archaeological sites found were properly conserved.</p>	<p>established additional policies to conserve its cultural heritage. For any matters relating to the heritage resources of the municipality, the Brantford Heritage Committee must be consulted to ensure the best conservation for the resources.</p> <p><u>8.2.1 Built Heritage Resources and Cultural Heritage Landscapes</u></p> <p>The screening checklist, Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes, developed by the Ministry of Heritage, Sport, Tourism and Culture Industries, was completed as part of the project file (see Appendix X). The study area was determined to have low/ have potential for built heritage resources and cultural heritage landscapes. Therefore, no technical cultural heritage studies have been undertaken.</p> <p>[Please include the completed screening checklist with documentation to support your conclusion for this project]</p> <p>Please note that if the completed Criteria for Evaluating for Potential Built Heritage Resources and Cultural Heritage Landscapes indicates that there are known (previously recognized) or potential built heritage resources and/or cultural heritage landscape, a Cultural Heritage Evaluation Report should be undertaken by a qualified person. If the CHER finds that the project area has cultural heritage value or interest, then a Heritage Impact Assessment should be undertaken by a qualified person</p> <p>8.2.3 Archaeological <u>Resources</u></p> <p>The screening checklist, Criteria for Evaluating Archaeological Potential, developed by the Ministry of Heritage, Sport, Tourism and Culture Industries, was completed as part of the project file (see Appendix X).</p> <p>The checklist has indicated that there is archaeological potential with the study area. Further assessment (i.e. Stage 1,2,3,4 archaeological</p>
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			<p>assessment) will be undertaken during the EA process and prior to any ground disturbing activities.</p> <p>Or</p> <p>The study area was determined to have low archaeological potential. Therefore, no technical cultural heritage studies have been undertaken.</p>
<p>Volume III – Water Master Plan</p>	<p>10 Implementation Plan Page 99 Third Paragraph</p>	<p>The Class EA requirements for each project have been identified in the Capital Program. Schedule A and A+ projects may move forward to design and construction, with A+ projects requiring public notification prior to implementation. Schedule B or equivalent projects that have been identified within the Preferred Water Servicing Strategy will be part of a developer led local servicing plan and approved through the Planning Act Municipal development review process or will be satisfied through separate Class EA studies prior to design and construction. The Preferred Water Strategy did not identify any Schedule C projects.</p>	<p>All Technical cultural Heritage studies should be undertaken as early as possible during planning process for any schedule B projects identified within the Preferred Servicing Strategy. Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.</p> <p>Technical cultural heritage studies are to be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed.</p> <p>All archaeological assessments will be undertaken by a licensed archaeologist. MHSTCI recommends that any required further assessments (e.g. Stage 2,3,4) be completed as early as possible in the detailed design phase and prior to any ground disturbing activities.</p>

Volume IV – Wastewater Master Plan	10 Implementation Plan Page 92 Third Paragraph	- The Class EA requirements for each project have been identified in the Capital Program. Schedule A and A+ projects may move forward to design and construction, with A+ projects requiring public notification prior to implementation. Schedule B or equivalent projects that have been identified within the Preferred Wastewater Servicing Strategy will be part of a developer-led local servicing plan and approved through the Planning Act Municipal development review process or will be satisfied through separate Class EA study prior to design and construction. The Preferred Wastewater Strategy did not identify any Schedule C projects.	See Above
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September 17, 2021

GMBP File: 717036

Joseph Harvey
Heritage Planner, MHSTCI
Toronto, ON M7A 1T7

Re: City of Brantford - Notice of Addendum - Municipal Class EA - Master Servicing Plan Update

Dear Joseph,

Thank you for the Ministry of Heritage, Sport, Tourism and Culture Industries comments as they relate to the City's Master Servicing Plan Update: 2051 Amendment.

Further to your letter dated August 3rd, we would like to provide the following comments:

- The City's Master Servicing Plan Update: 2051 Amendment, follows Approach 1 of the Master Planning Class EA Process; as such, the Master Servicing Plan is not proposing to satisfy any of the potential Schedule B or Schedule C projects recommended in the Master Servicing Plan Update: 2051 Amendment. Additional Natural Heritage, Cultural Heritage, or Archeological investigations necessary for Schedule B or Schedule C projects will not be completed as part of the Master Servicing Plan Update: 2051 Amendment. It is the City's intent to complete individual Class EA studies, as required, to satisfy individual Schedule B or Schedule C projects prior to implementation. The City will undertake the required Natural Heritage, Cultural Heritage, or Archeological investigations necessary as part of these individual Class EA studies.
- The final version of the Master Servicing Plan Update: 2051 Amendment will include the recommended modifications to Section 8.2, but not those identified in Section 8.2.1 or 8.2.3 for the following reasons:
 - The Master Servicing Plan Update: 2051 Amendment study area is the entirety of the City's boundary; as such, the use of the referred checklists would be an overly broad application and would flag multiple areas of concerns unrelated and physically distant from the proposed capital projects.
 - As stated above, the Master Servicing Plan is not proposing to satisfy any of the potential Schedule B or Schedule C projects recommended in the final servicing strategies. Additional Natural Heritage, Cultural Heritage, or Archeological investigations necessary for Schedule B or Schedule C projects will not be completed as part of this Master Servicing Plan Update: 2051 Amendment. At the outset of the City's planned individual Class EA studies, the project team will complete the appropriate screening and complete the additional Natural Heritage, Cultural Heritage, or Archeological investigations as required.
- The text in Section 8.2.1 and 8.2.3 will be clarified to indicate that further assessment will be undertaken during individual Class EA studies as required to satisfy the requirements of individual Schedule B or Schedule C projects.

If you have any other questions or require additional information, please feel free to contact the undersigned.



Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in black ink that reads 'Julien Bell'. The signature is written in a cursive, flowing style.

Julien Bell, P.Eng.

E-mail: julien.bell@gmblueplan.ca

Phone: 416.254.6247

From: [Sharon E. Anderson](#)
To: [Del Villar Cuicas, Joan \(MECP\)](#)
Cc: [Potter, Katy \(MECP\)](#); [Julien Bell - GM BluePlan](#); [Alyssa Kochanski - GM BluePlan](#); [Bumstead, Paul](#)
Subject: RE: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum
Date: Wednesday, September 08, 2021 2:13:23 PM
Attachments: [image001.png](#)

Hello Joan,

Thank you for the Ministry of Environment, Conservation and Parks' comments as they relate to the City's Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan: 2051 Addendum.

Further to your email dated August 3rd, 2021 I would like to provide the following responses:

1. Your first comment is related to the Transportation Master Plan and is not applicable to the Master Servicing Plan. That said, it is acknowledge that the text identified in Section 1.2 Item 3 is somewhat misleading as it relates to Schedule B projects. The Project Summary, Section 1.2 and Section 1.3 text in the TMP Executive Summary and main text will be updated to provide specific detail contained within the MCEA as it relates to the Master Plan Process and what it specifically means for Schedule B and C projects. Text will also be added to identify whose responsibility it will be for completing the technical analysis required for the Project File for the Schedule B projects.
2. The City will coordinate internally to ensure that future notice language appropriately reflects the highlighted changes to the EAA.
3. Minutes of meetings held with the Six Nations of the Grand River have been included in Volume 6 of the Master Servicing Plan Update: 2051 Amendment. Additional logs of phone conversations with various community representatives will be added to Volume 6 prior to finalization.

Regards
Sharon

Sharon Anderson, P.Eng.
Supervisor of Asset Management

City of Brantford – Public Works Commission

Engineering Services

58 Dalhousie St, Brantford, Ontario N3T 2J2

p: 519.759.4150 x5412 | f: 519.754.0724 | w: www.brantford.ca



From: Del Villar Cuicas, Joan (MECP) [mailto:Joan.DelVillarCuicas@ontario.ca]

Sent: Tuesday, August 3, 2021 9:10 PM

To: Sharon E. Anderson

Cc: Potter, Katy (MECP)

Subject: RE: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

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Hello Sharon,

Thank you for circulating the City of Brantford Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update” 2051 Addendum for review and the opportunity to comment.

We would like to offer the following comments for your consideration:

1. There is a discrepancy in the Transportation Master Plan. Section 1.3 (Study Approach) indicates that this EA follows Master Planning Approach #1, however, Section 1.2 (Study Objectives), Item 3, indicates that this Master Plan will satisfy EA requirements for Schedule B undertakings.
2. The Notice of Addendum should reflect the changes made to the Environmental Assessment Act in July 2020, which resulted in a scoping of what grounds a s.16 order/Part II order request can be made on. Section 16(6) of the *Environmental Assessment Act* provides that a request for an order can be made only on the grounds that the order may prevent, mitigate, or remedy adverse impacts on existing Aboriginal and treaty rights of the Aboriginal peoples of Canada as recognized and affirmed in section 35 of the Constitution Act, 1982.
3. The appropriated Indigenous communities have been notified, however there was not indication that these communities were provided sufficient opportunity to be made aware of the amendment and addendum. Any efforts of follow- up (emails/phone calls) by the proponent should be documented in the record of consultation that accompanies the Class EA documentation.

Should you or any members of your project team have any questions regarding the material above, please contact me.

Regards,

Joan Del Villar Cuicas

Regional Environmental Planner

Project Review Unit | Environmental Assessment Branch

Ontario Ministry of the Environment, Conservation and Parks

Joan.delvillarcuicas@ontario.ca | Phone: 365-889-1180

From: Sharon E. Anderson <andersonsh@brantford.ca>

Sent: June 17, 2021 10:05 AM

To: Sharon E. Anderson <andersonsh@brantford.ca>

Subject: Brantford - Notice of Addendum and 45 day review period - Master Servicing Plan Update: 2051 Amendment and Transportation Master Plan Update: 2051 Addendum

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My apologies as the attachment was not included in the previous version, please find it included with this email.

Good Morning,

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All content and instructions on how to submit questions will be posted on the project webpages on June 17, 2021.

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

The Notice of Addendum can be viewed by opening the .pdf attachment for your reference and to provide you with additional details.

Please note that no hardcopies have been printed of the Addendums at this time. Should you not have easy access to a computer, or be unfamiliar in navigating the internet, please visit the Brantford Library – Main Branch. Library staff will be able to provide you with a step by step online access guide on how to navigate through the documents online. Please note that services are currently limited at the St. Paul branch and computer access is unavailable at this branch at this time.

Should you have any questions about this process, please reach out to the City's project manager:

**Master Servicing Plan &
Transportation Master Plan
Sharon Anderson, P.Eng.**
MSP Project Manager
100 Wellington Square
Brantford, ON N3T 2M2
Phone: 519-759-4150 ext. 5412
Email: andersonsh@brantford.ca

Sharon Anderson, P.Eng.

Supervisor of Asset Management

City of Brantford – Public Works Commission

p: 519.759.4150 ext. 5412 | www.brantford.ca

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Horn Design & Consulting Inc.
1827 Will Scarlett Drive, Mississauga, Ontario L5K 1J6

August 3, 2021
File: 20-001

Attention: Ms. Sharon Anderson
MSP Project Manager

City of Brantford
100 Wellington Square
Brantford, Ontario N3T 2M2

Dear Ms. Anderson,

Reference: Formal Response - Notice of Addendum and 45-day Review Period
Re: Master Servicing Plan Update: 2051 Amendment
Bella Gardens Industrial Subdivision - 1959026 Ontario Inc
City File: PZ-08-21 and 29T-21501

Horn Design & Consulting Inc. (HDCi) represents 1959026 Ontario Inc. who own 98.5 ha of land located to the east of Garden Avenue and designated for future employment uses in the new Official Plan. The subject site is generally bound by Lynden Road to the north, Highway 403 to the south, Garden Avenue to the west and Adams Road to the east. The owners have recently submitted a development application for these lands which is currently under planning review by the city for a proposed Rezoning By-Law Amendment (PZ-08-21) and Draft Plan of Subdivision (29T-21501).

As noted in the Master Servicing Plan (MSP) Updates for Water (Vol. III) and Wastewater (Vol. IV), planned growth will be supported by upgrades to the existing municipal systems and by the construction of new municipal infrastructure within the proposed Expansion Areas.

According to Vol. III, Table 45 – Water Capital Program Summary, the 'East Expansion Area' will require the following capital water projects to support new development:

Water:

Capital Program ID	Name	total Est. Cost (2020\$)	Timeline
W-M-018	Lynden Road Trunk Watermain Upgrades	\$ 1,184,000	5-10 Yr
W-M-019	Lynden Road Distribution Main Extension	\$ 2,998,000	0-5 Yr
W-M-021	East Expansion Lands Employment Loop	\$ 2,502,000	5-10 Yr
W-M-029	Garden Avenue Watermain Upgrades	\$ 1,574,000	5-10 Yr

August 3, 2021
Ms. Sharon Anderson
Page 2 of 2

Reference: Formal Response - Notice of Addendum and 45-day Review Period
Re: Master Servicing Plan Update: 2051 Amendment
Bella Gardens Industrial Subdivision - 1959026 Ontario Inc
City File: PZ-08-21 and 29T-21501

Similarly, Vol. IV Table 43 – Wastewater Capital Program Summary, details that the ‘East Expansion Area’ will require the following capital wastewater projects to support new development:

Wastewater:

Capital Program ID	Name	total Est. Cost (2020\$)	Timeline
WW-SS-012	East Expansion Lands Trunk Sewer	\$ 4,231,000	5-10 Yr
WW-SS-013	Lynden Road Trunk Sewer Upgrades	\$ 588,000	0-5 Yr
WW-FM-005	East Wastewater Pumping Station Forcemain	\$ 3,974,000	5-10 Yr
WW-PS-005	East Wastewater Pumping Station	\$ 4,078,000	5-10 Yr

General Comment:

We request that the City confirm that the “timelines” for capital projects detailed in the Master Servicing Plan Update (Vols. III and IV) are provided as a planning tool only and is intended to support the City’s long-term budgeting for development charge funds and that capital projects led by developers are not restricted to these preliminary project timelines.

Respectfully submitted,



Peter Horn, P.Eng., MLA
Principal

(647) 242-6956
tphorn75@gmail.com

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Peter Horn
Horn Design & Consulting Inc
1827 Will Scarlett Drive
Mississauga, Ontario
L5K 1J6

August 25, 2021

Dear Mr. Horn,

Subject Line: City of Brantford Master Servicing Plan Update – 2051 Amendment
Bella Gardens Industrial Subdivision – 1959026 Ontario Inc.

Thank you for your interest in the City's Master Servicing Plan Update – 2051 Amendment (MSP) and your comments as they relate to the employment lands east of Garden Avenue.

Further to your letter dated August 3rd, 2021, we would like to confirm that yes the identified timeframes outlined in Volumes III and IV of the MSP are an initial estimate based on projected growth rates and phased build out of infrastructure. The project timeframes are a general sequencing guide and are used to support long term financial planning of infrastructure needs. The implementation of projects will ultimately be dependent on the realized timing and location of growth. The City is not precluded from advancing or delaying project timeframes depending on need and/or availability of resources.

If you have any other questions or require additional information please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read "Mike Abraham".

Mike Abraham
Manager of Infrastructure Planning

A handwritten signature in black ink, appearing to read "Gary Peever".

Gary Peever
Manager of Development Engineering

CC:

Julien Bell, GM BluePlan
Alyssa Kochanski, GM BluePlan
Alan Waterfield, City of Brantford
Jeff Medeiros, City of Brantford
Gunther Bluesz, Bellacor Design

Steve Dyjach, City of Brantford
Sharon Anderson, City of Brantford
John Ariens, IBI Group
Darko Vranic, Vrancor



Staff: Mike Abraham

Position: Manager of Infrastructure Planning

Project: Master Servicing Plan & Transportation Master Plan

Organization/Stakeholder: Six Nations of the Grand River (CAP Team), Mississaugas of the Credit First Nation

To:	Robin Linn (Vanstone)
Organization:	Six Nations of the Grand River
Date/Time:	August 18 th , 2020 (3:00pm)
Discussion Topic:	Introduction as City Representative for Infrastructure Planning EAs
Summary of Discussion:	<p>Introduced as project lead and contract for City EA projects related to Infrastructure Planning. Projects to include Master Servicing Plans, Transportation Master Plans, new road construction EAs, road widening EAs etc.</p> <p>Robin and I discussed and shared our backgrounds and experiences with EAs. Robin discussed Six Nations expectations with communication on City EAs and development projects.</p> <p>Robin discussed pasted agreements including the Haldimand Tract and the goal of her the Six Nations CAP team and as a Consultation Supervisor.</p>
Action Items:	N/A
Notes:	<ol style="list-style-type: none"> Most of the discussion was around development projects. Robin expressed concern about not being consulted on development projects and not receiving appropriated documents from developers.

To:	Robin Linn (Vanstone)
Organization:	Six Nations of the Grand River
Date/Time:	January 29 th , 2021 (9:30am)
Discussion Topic:	Updates on Master Servicing Plan
Summary of Discussion:	<p>Discussed the purpose of the 2051 MSP amendment and asked if there were any additional questions regarding the 2041 MSP report that was sent to Robin and her team December 3rd, 2020 and/or previous MSP meeting on December 11th.</p> <p>Robin mentioned the poor circulation of development reports related to archaeological phases.</p> <p>Discussion around Oak Park Road and upcoming PIC meetings and concern about archaeological work, Tufa Mounds and any work around the river front of the Grand River. Discussed the possibility to site visit to view the Tufa Mounds.</p>
Action Items:	N/A
Notes:	

To:	Robin Linn (Vanstone)
Organization:	Six Nations of the Grand River
Date/Time:	April 22 nd , 2021
Discussion Topic:	Coordination of Master Servicing Plan Presentation & Next Steps
Summary of Discussion:	Discussed the upcoming meeting for the 2051 MSP amendment that city staff and the city's consultant will be present to answer any questions. Robin spoke to re-issuing the meeting invite due to staff changes within the Six Nations CAP Team.
Action Items:	1. Meeting invite via virtual re-issued
Notes:	N/A

To:	Robin Linn (Vanstone)
Organization:	Six Nations of the Grand River
Date/Time:	June 3 th , 2021
Discussion Topic:	Environmental Assessment Updates
Summary of Discussion:	Primary discussion around City Council direction to pause OPRE EA. Discussed May's MSP/TMP presentations and if the SN CAP team had any additional questions. Next steps discussed ie. Public review period to start end of June with an anticipated final MSP/TMP for mid-Fall 2021.
Action Items:	
Notes:	N/A

To:	Fawn Sault
Organization:	Mississaugas of the Credit First Nation
Date/Time:	June 8th, 2021
Discussion Topic:	Environmental Assessment Updates
Summary of Discussion:	Primary discussion around City Council direction to pause OPRE EA. Minor discussion on 2051 MSP/TMP amendment (final completion date, public review period).
Action Items:	
Notes:	N/A



City of Brantford

APPENDIX E

STUDY COMPLETION



CITY OF BRANTFORD MASTER SERVICING PLAN AND TRANSPORTATION MASTER PLAN ENVISIONING OUR CITY:2041

Notice of Study Completion

Water, Wastewater, and Stormwater Master Servicing Plan Update and Transportation Master Plan Update

The City of Brantford has undertaken three studies to guide the City's future development through to 2041. The City's Official Plan (OP), Master Servicing Plan (MSP), and Transportation Master Plan (TMP) are being updated, and account for the Boundary Expansion Lands that were transferred from Brant County to the City on January 1, 2017. This Notice of Study Completion is focused on the MSP and the TMP.

Master Servicing Plan Update



This MSP study presents a comprehensive plan that incorporates all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041.

Transportation Master Plan Update



The TMP study provides a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, to the year 2041. This TMP presents a comprehensive transportation strategy for the City of Brantford comprising transportation demand management, transportation system management (including roundabout implementation), active transportation provisions, transit service enhancement and expansion, and roads strategies.

The MSP and TMP Updates are being completed as separate Environmental Assessment (EA) studies in accordance with the Master Plan requirements of the Municipal Class Environmental Assessment October 2000, as amended in 2007, 2011 and 2015, and satisfy both Phases 1 and 2 of this process.

We Want to Hear from You!

These studies are now initiating the 45-day public review period. Copies of the MSP and TMP study reports will be available for public review at the locations listed below. Further, an electronic copy is available for public review at the City's website (links below). The Study Reports will be available for review and comments for a 45 day period, beginning on November 19, 2020 and ending January 4, 2021.

Online:

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

In person:

Brantford City Hall
100 Wellington Square
Brantford, ON N3T 2M2

**Brantford Public Library –
Main Library**
173 Colborne Street
Brantford, ON N3T 2G8

**Brantford Public Library –
St. Paul Avenue Branch**
441 St. Paul Avenue
Brantford, ON N3R 4N8

During this period, the public is encouraged to review the final reports and provide comments to the Project Managers listed below. Due to the COVID-19 restrictions, interested parties are strongly encouraged to access the reports online; hardcopy viewing will be subject to any active COVID-19 restrictions on public access to the in-person locations. If you have any questions or comments, or wish to obtain more information, please contact:

Master Servicing Plan

Julien Bell, P.Eng.

Consultant Project Manager

GM BluePlan

330 Trillium Drive, Unit D

Kitchener, ON N2E 3J2

Phone: 519-748-1440 ext. 4264

Email: julien.bell@gmblueplan.ca

Transportation Master Plan

Paul Bumstead, B.E.S.

Consultant Project Manager

Dillon Consulting Limited

235 Yorkland Boulevard, Suite 800

Toronto ON M2J 4Y8

Phone: 905-260-4887

Email: pbumstead@dillon.ca

Sharon Anderson, P.Eng.

MSP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5412

Email: andersonsh@brantford.ca

Evie Przybyla, MCIP, RPP

TMP Project Manager

100 Wellington Square

Brantford, ON N3T 2M2

Phone: 519-759-4150 ext. 5379

Email: yprzybyla@brantford.ca

In the event that any comments or concerns cannot be resolved through discussions with the Project Managers, a person or party may submit an order request to the Ministry of the Environment, Conservation and Parks, requesting a higher level of study or conditions be imposed.

Requests should specify what kind of order is being requested (request for additional conditions or a request for an individual/comprehensive EA), how an order may prevent, mitigate or remedy those potential adverse impacts, and any information in support of the statement in the request. This will ensure that the ministry is able to efficiently begin reviewing the request. The request should be submitted on provincial form *012-2206E Part II Order* by mail, or by email, to both:

Minister
Ministry of the Environment, Conservation and
Parks
777 Bay Street, 5th floor
Toronto, ON M7A 2T5
Minister.mecp@ontario.ca

Director, Environmental Assessment and
Permissions Branch
Ministry of the Environment, Conservation and
Parks
135 St. Clair Ave. West, 1st Floor
Toronto, ON M4V 1P5
EABDirector@ontario.ca

Requests should also be sent to the City representatives by mail or by e-mail.

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

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[@CityofBrantford](https://twitter.com/CityofBrantford)



CITY OF BRANTFORD MASTER SERVICING PLAN AND TRANSPORTATION MASTER PLAN - 2051 GROWTH AMENDMENT ENVISIONING OUR CITY: 2051

Notice of Addendum

Water, Wastewater, and Stormwater Master Servicing Plan Update 2051 Amendment and Transportation Master Plan Update 2051 Addendum

The City's 2020 Master Servicing Plan Update and 2020 Transportation Master Plan Update were completed to accommodate the 2041 growth scenario in line with Amendment 2 of the Province's A Place to Grow: Growth Plan for the Greater Golden Horseshoe. However, in the summer of 2020 the Province provided revised growth projections including a forecast growth horizon to 2051.

The 2020 Master Servicing Plan Update and Transportation Master Plan Update were finalized in January 2021 and addressed growth needs to the 2041 growth horizon. To accommodate the new 2051 growth horizon provided by the Province, the Master Servicing Plan Update – 2051 Amendment (MSP) and Transportation Master Plan Update – 2051 Addendum (TMP) are being completed.

Master Servicing Plan Update – 2051 Amendment



The objective of the City's 2020 Master Servicing Plan Update was to develop a comprehensive plan that incorporated all facets of the management, expansion, and funding of the water, wastewater, and stormwater systems for the entire city, including servicing of the Boundary Expansion Lands, to the year 2041. The objective of the Master Servicing Plan Update – 2051 Amendment study is to review and update the 2020 Master Servicing Plan Update to ensure that the recommendations meet the needs to the revised 2051 growth horizon.

Transportation Master Plan Update – 2051 Addendum



The objective of the City's 2020 Transportation Master Plan Update was to develop a balanced strategy for the servicing and operation of important transportation infrastructure within the entire City, including the Boundary Expansion Lands, to the year 2041. The objective of the Transportation Master Plan Update – 2051 Addendum study is to review and update the 2020 Transportation Master Plan Update to ensure that the recommendations meet the needs to the revised 2051 growth horizon.

The MSP Amendment and TMP Addendum are being completed as separate Environmental Assessment (EA) studies in accordance with the requirements of the Municipal Engineers Association (MEA) Class Environmental Assessment process for master planning (MEA, June 2000, as amended in 2007, 2011, 2015 and 2020). The studies are being undertaken based on Phases 1 and 2 of the Class EA processes for Master Plans.

We Want to Hear from You!

These studies are now initiating the 45-day public review period. Copies of the MSP and TMP Study Reports will be available for public review at the City's website (link below). The Study Reports will be available for review and comments for a 45-day period, beginning on **June 17, 2021** and ending **August 3, 2021**.

www.brantford.ca/MasterServicingPlan
www.brantford.ca/TransportationMasterPlan

During this period, the public is encouraged to review the final reports and provide comments to the study's Project Managers listed below. If you have any questions or comments, or wish to obtain more information, please contact:

Master Servicing Plan

Julien Bell, P.Eng.

Consultant Project Manager

GM BluePlan

330 Trillium Drive, Unit D

Kitchener, ON N2E 3J2

Phone: 519-748-1440 ext. 4264

Email: julien.bell@gmblueplan.ca

Transportation Master Plan

Paul Bumstead, B.E.S.

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100 Wellington Square

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If these comments or concerns cannot be resolved through discussions with the City, a person or party may submit an order request to the Ministry of the Environment, Conservation and Parks, requesting a higher level of study or conditions be imposed.

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