



Report to: Development Services Committee

Report Date: November 29, 2011

| | |
|---------------------|---|
| SUBJECT: | RECOMMENDATION REPORT ENBRIDGE GAS DISTRIBUTION INC. Site Plan Application to permit Natural Gas Regulator at 7951 9th Line File SC 11 115485 |
| PREPARED BY: | Rick Cefaratti, Planner II, East District Team, ext. 3675 |
| REVIEWED BY: | Dave Miller, Manager, East District, ext. 4960 |

RECOMMENDATION:

- 1) That the staff report entitled "RECOMMENDATION REPORT, Enbridge Gas Distribution Inc., Site Plan Application to permit a natural gas regulator facility at 7951 9th Line", be received;
- 2) That the Site Plan Application (File No. SC 11-115485) submitted by Enbridge Gas Distribution Inc., for the lands at 7951 9th Line, be endorsed in principle, subject to the conditions attached as Appendix 'C';
- 3) That final Site Plan approval is delegated to the Director of Planning and Urban Design or his designate. Site Plan Approval is issued only when the Director or designate has signed the plan;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to recommend endorsement in principle of a Site Plan application to permit a natural gas regulator facility on the subject property which is currently owned by the Region of York,

BACKGROUND:

Property and Area Context

The applicant proposes to use a triangular shaped area approximately 465 m² (5,000 sq ft) within a property at the northwest corner of Rouge Bank Drive and the Box Grove By-Pass, just east of 9th Line. The entire site has an approximate area of 0.77 ha (1.9 ac). Three single storey home sales office buildings currently exist on the property. The remainder of the property is vacant. Residential dwellings are located to the west across 9th Line. Residential dwellings and a future Park site is located to the south across Rouge Bank Drive. Employment lands are located to the east of the site, across the Box Grove By-Pass. Highway 407 ETR is located a short distance to the north of the site.

Enbridge Gas currently has entered into a long-term lease arrangement with the Regional Municipality of York to occupy the lands described above. Staff is currently processing a Site Plan application by the Region of York to develop a corrosion control facility for the York-Durham-Sanitary-Sewage system at the south end of the subject property. There are no current redevelopment plans for the remaining middle portion of the site where the above-noted sales office buildings are located.

Proposal is for natural gas regulator facility

Enbridge Gas will be installing a natural gas regulator facility. The facility includes underground pipelines as well as an above-ground heater and regulator. This Natural Gas Regulator facility will convert high pressure gas to low pressure gas for distribution to homes and businesses in the area. It is also our understanding that this particular facility will bolster current gas supplies to the Box Grove community within the Town of Markham and the Scarborough area of City of Toronto.



Report to: Development Services Committee

Report Date: November 29, 2011

Page 2

The Station will also accommodate future growth requirements in these areas. It will be an unmanned facility with weekly maintenance visits conducted by Enbridge employees.

Presentation Made to Development Services Committee

Weston Consulting Group Inc., on behalf of Enbridge Gas, provided a presentation of the proposal to the Development Services Committee on June 14, 2011. The Committee directed the applicant to coordinate a Community Information Meeting with the Ward Councillor and the area residents.

Community Information Meeting Held

A community information meeting was held on August 17, 2011, with approximately 20 area residents from Box Grove at the Box Gove Community Centre to discuss the details of the proposed facility. Most of the concerns raised by the Box Grove area residents related to the safety of the proposed facility and the various municipal approvals required by Enbridge.

Official Plan and Zoning

The property is designated Urban Residential in the Official Plan and Urban Residential – Low Density Housing II in the Secondary Plan for the Box Grove Planning District (OPA 92). Section 3.1.1 of the Official Plan permits utility uses within all land use designations subject to municipal approval being in place.

The property is currently zoned R2*223(H) – Residential in By-law 177-96, as amended. The R2*223(H) zone permits a place of worship. At this time, the Regional Municipality of York is planning on keeping the remaining area of the property for their own use. Staff has determined that the proposed Natural Gas Regulator facility was not a permitted use under the current zoning and that Enbridge Gas did not qualify under the definition of a PUBLIC USE in By-law 177-96, as amended, on the basis that it is not a publicly owned entity. A Committee of Adjustment Hearing was held on October 5, 2011 and the applicant obtained approval of a minor variance to permit the use.

Site Plan is acceptable

Staff is satisfied with the proposal. The proposal will include two above-ground structures, a regulator and a heater (See Figure 4 – Proposed Site Plan). The exhaust stacks for the heater will range in height between 3.0 m (10 ft) and 4.5 m (15 ft). The facility will be well screened with a combination of fence treatment and an attractively landscaped perimeter. The facility will be enclosed on all sides by a 2.43 m (8 ft) high board on board acoustical fence. This fence addresses concerns expressed by area residents in attendance at the Community Information Meeting regarding potential visual and noise impacts of the facility. Although fence treatments of this height and nature are not generally encouraged in a residential neighbourhood setting it is important to the applicant that this site is safe and secure; and, it is important that the facility does not result in adverse impacts on the amenity enjoyed by those living and traveling through the area. The applicant has submitted a landscape plan that adequately screens the enclosure and softens the appearance of the high acoustical fence (See Figure 5 – Proposed Landscape Plan). Planting would be layered to provide height and year round colour through a combination of Spruce, Columnar Red Maple and Ornamental Pear trees coupled with shrubs to cover the low to medium height range, such as Hypericum, Spiraea and American Elder. The fence treatment combined with the planting for the facility would provide the appropriate security required for the site while mitigating the visual impacts of the gas regulator equipment.

The applicant has further indicated that, in the interests of security and public safety, a second barb wire fence is proposed to be installed inside the board on board acoustical fence mentioned above. Staff considers that the barb wire fence to be acceptable as it will help secure the property. Staff recommends that the pedestrian gate on the south side of the enclosure and vehicular gate on the east side consist of black vinyl coated chain link fence to allow a degree of visual permeability into the compound, which enables natural surveillance of the site adding to security. In addition, the proposed alignment of driveway access on the Box Grove By-Pass will ensure that existing street trees on Ninth Line can be preserved.

Box Grove By-Pass Vehicular Access Location Acceptable

The Region of York Transportation Services Department has, in principle, approved the proposed driveway on to the Box Grove By-Pass.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

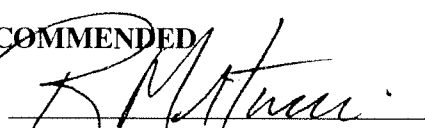
Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal aligns with the Town's strategic priorities of Growth Management and the Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been reviewed by various Town departments and external agencies. Requirements of the Town and external agencies will be reflected in the conditions of Site Plan approval.

RECOMMENDED**BY:**
Rino Mostacci, M.C.I.P, R.P.P.

Director, Planning & Urban Design


James Baird, M.C.I.P. R.P.P.

Commissioner, Development Services

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context and Zoning

Figure 3 – Air Photo

Figure 4 – Proposed Site Plan

Figure 5 – Proposed Landscape Plan

Appendix 'A' – Conditions of Site Plan Approval

Appendix 'B' – Weston Consulting Group Inc Correspondence to Development Services Committee

APPLICANT/AGENT:

Ryan Guetter, Vice-President

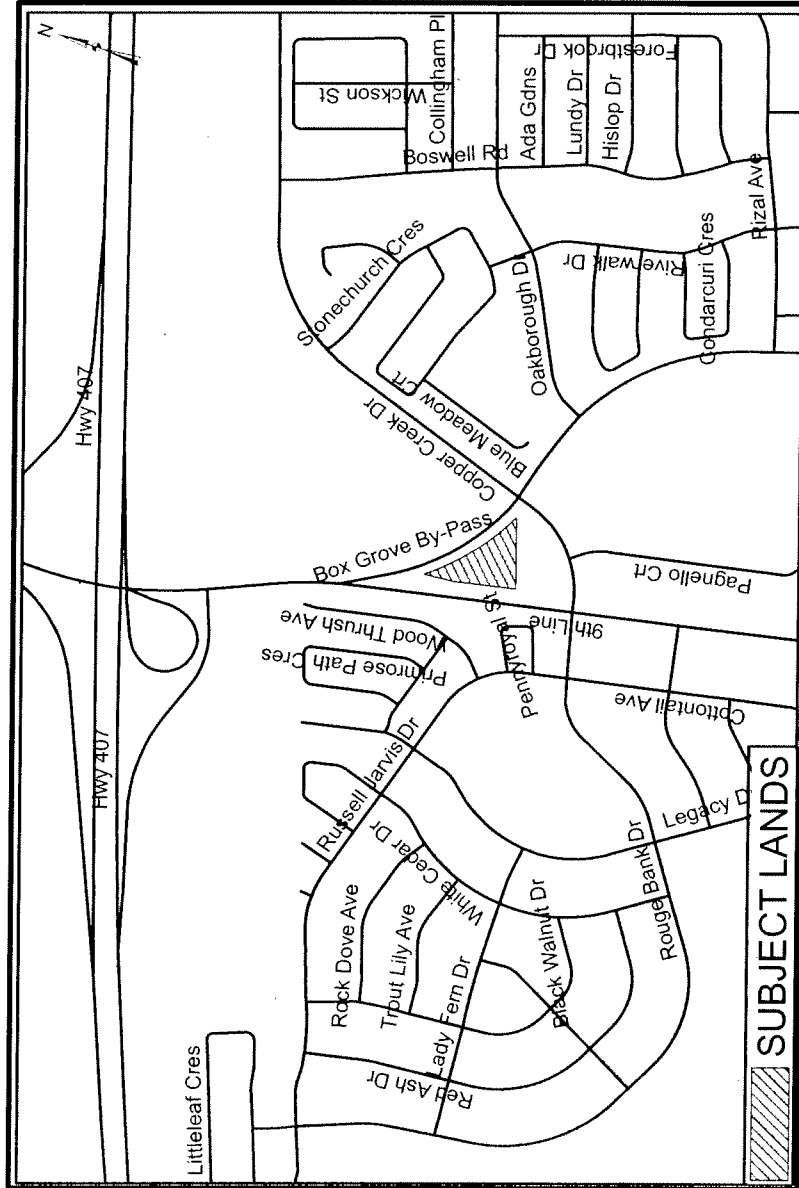
Weston Consulting Group Inc.

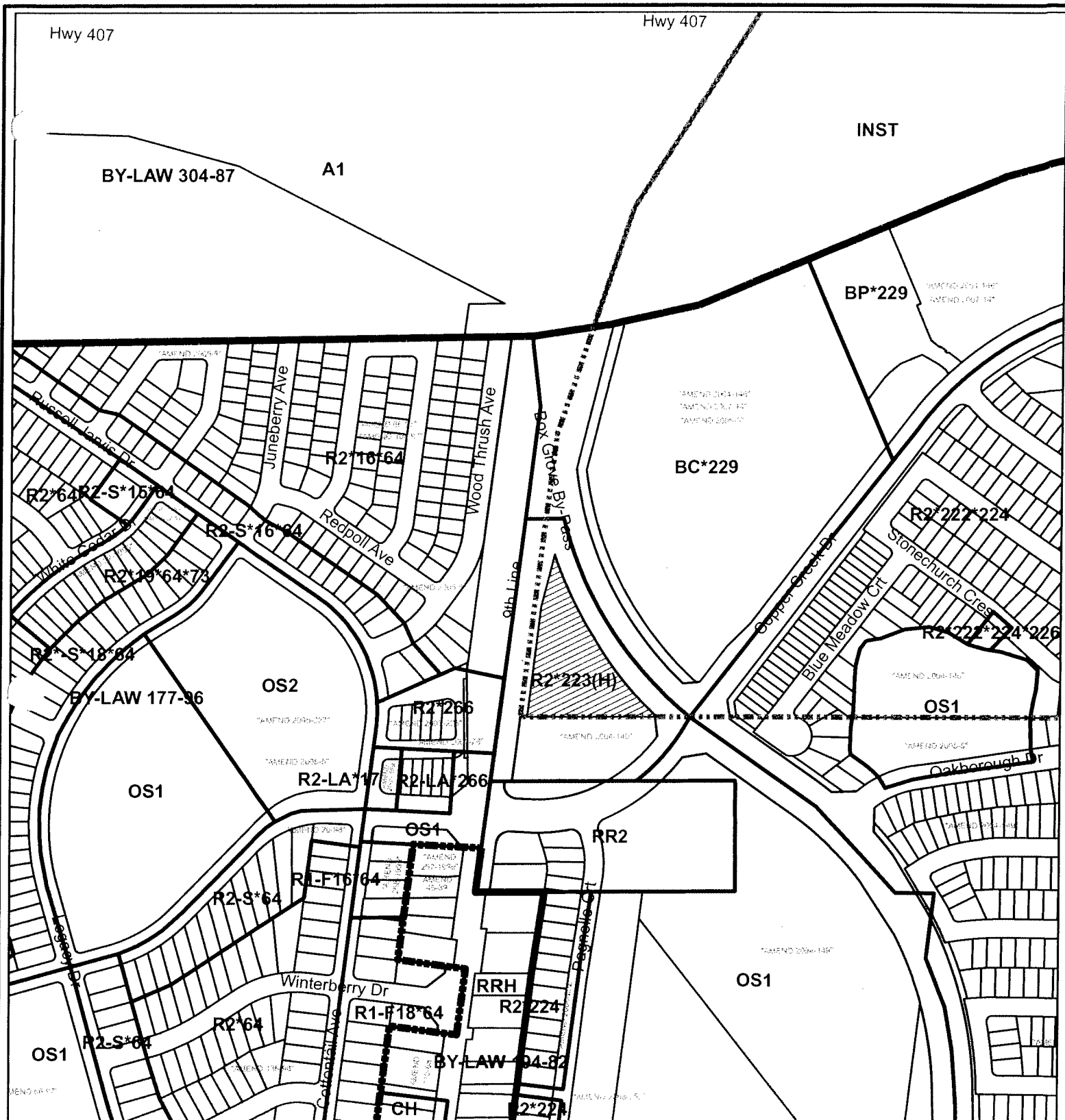
201 Millway Avenue

Vaughan, Ontario L4K 5K8

Telephone: 905-738-8080 Fax: 905-738-6637

E-mail: rguetter@westonconsulting.com





AREA CONTEXT / ZONING

APPLICANT: ENBRIDGE GAS DISTRIBUTION INC.
7951 9TH LINE

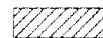
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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: RC



SUBJECT LANDS

DATE: 10/19/2011

FIGURE No. 2



AIR PHOTO (2009)

APPLICANT: ENBRIDGE GAS DISTRIBUTION INC.
7951 9TH LINE

FILE No. SC. 11115485 (RC)

 SUBJECT LANDS

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DATE:10/19/2011

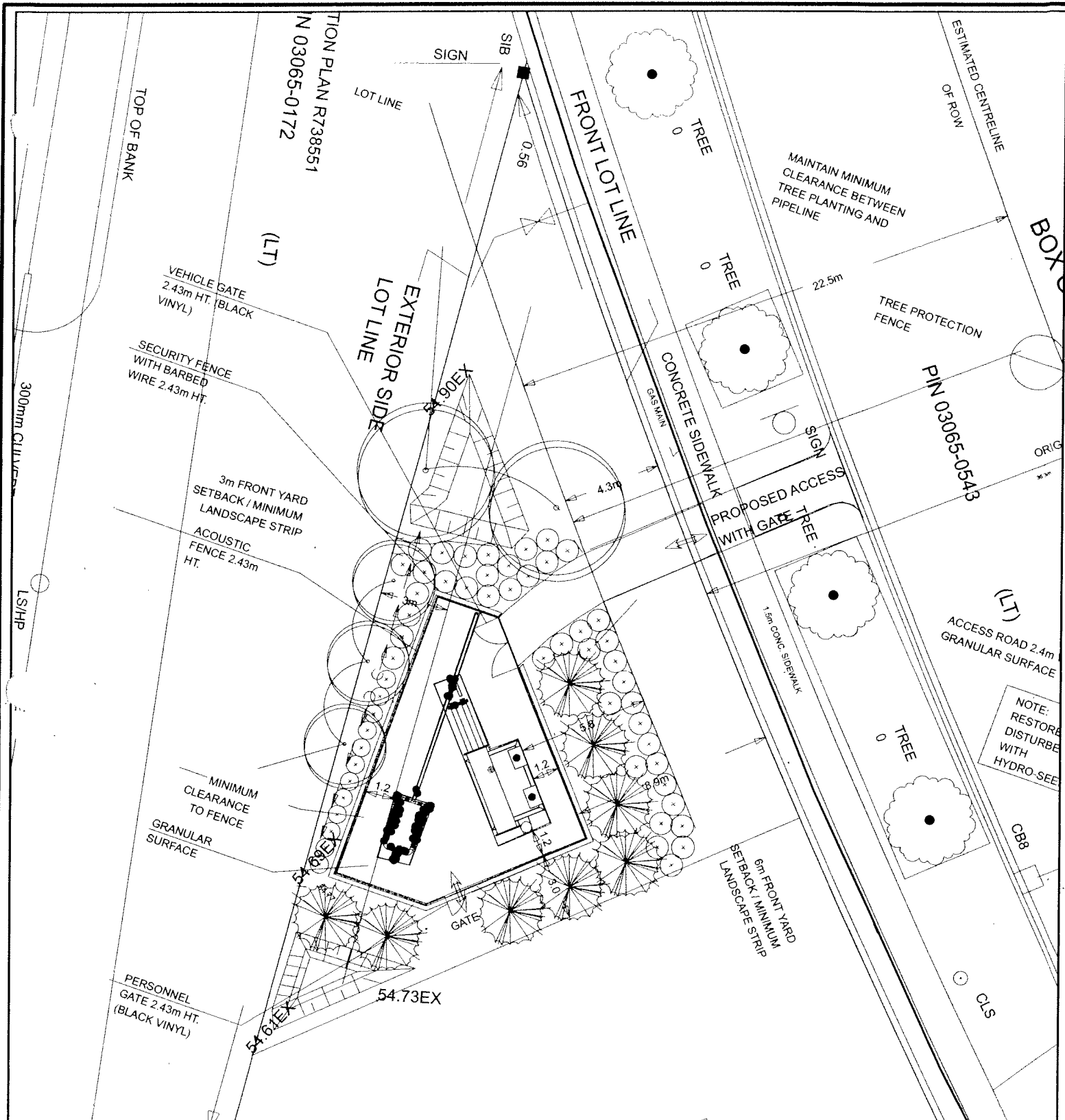


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: RC

FIGURE No. 3





PROPOSED LANDSCAPE PLAN

APPLICANT: ENBRIDGE GAS DISTRIBUTION INC.
7951 9TH LINE

FILE No. SC. 11115485 (RC)

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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: RC

DATE: 10/19/2011

FIGURE No. 5

APPENDIX 'A'

CONDITIONS OF SITE PLAN APPROVAL ENBRIDGE GAS DISTRIBUTION INC. SC 11 115485

1. Endorsement shall relate to a site plan and elevations prepared by Weston Consulting Group Inc., identified as Drawing S1, and with a last revision date of November 3, 2011, to be further revised to reflect the requirements of the conditions of site plan approval.
2. The Owner acknowledges and understands that site plan approval is issued only when the Director of Planning and Urban Design or his designate has signed the plans "approved" following the execution of a site plan agreement;
3. That final site plan and elevation drawings, comply with all red lined requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
4. That the owner shall comply with all requirements of the Region of York, financial or otherwise, as identified in their letter dated October 28, 2011;
5. That the owner shall address comments provided by Urban Design staff as identified in their comments dated March 23, 2010 and May 16, 2011, to the satisfaction of the Director of Planning and Urban Design or his designate;
6. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
 - a. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, and cash in-lieu of parkland dedication, if required;
 - b. Provisions for satisfying all requirements of the Town Departments and external agencies;
 - c. Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the residential properties to the west, across 9th Line;
7. That prior to the Director of Planning and Urban Design or his designate signing the site plan and elevations "endorsed in principle", the Owner shall submit:
 - a. site servicing and grading drawings, municipal service connections details, and a storm water management report. The final recommendations of the drawings or reports may require further revisions of the site plan. Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario, to the satisfaction of the Town;
8. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing November 29, 2011 in the event a site plan agreement is not executed within that period.

**WESTON CONSULTING GROUP INC.**

'Land Use Planning Through Experience and Innovation'

November 4, 2011

File No. 5254

Development Services Committee

Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

ATTENTION : Regional Councillor Jim Jones, Chair

Dear Sir:

Re: Enbridge Gas, Box Grove Regulator Station
Block 183, Plan 65M-3907
Town of Markham
File No.: SC 11 115485

Weston Consulting Group Inc. (WCGI) is the planning consultant for Enbridge Gas Distribution Inc. Enbridge Gas is proposing to develop a portion of the property legally known as Block 183, Plan 65M-3907 for a natural gas regulator station. WCGI appeared before the Development Services Committee on June 13, 2011 to present the proposal to the Committee.

At the June 13th DSC meeting a motion was approved to have the local Councillor hold a Public Information Meeting for the proposed regulator station. On August 17th a Public Information Meeting was held at the Box Grove Community Centre. Approximately 20 residents attended the meeting. WCGI subsequently submitted Minor Variance and Site Plan Approval applications in support of the proposed regulator station. On October 5, 2011, the Committee of Adjustment approved the requested minor variances, with conditions. There were no appeals filed in relation to the minor variance applications.

At the DSC meeting in June, the Committee requested that additional information relating to the proposal be provided. The request included information relating to the appearance of the facility, including the structures and fencing, the locations of similar facilities within the Greater Toronto Area, and information relating to the anticipated noise levels associated with the facility.

Enclosed with this letter are the following materials, which are provided further to the Committee's request:

- Air and Noise Compliance Assessment Summary, prepared by WESA Inc., dated October 24, 2011;

Since
1981

Vaughan Office: 201 Millway Avenue, Unit 19,
Vaughan, Ontario, L4K 5K8
Tel. 905-738-8080

Oakville Office: 1660 North Service Road East, Suite 114,
Oakville, Ontario, L6H 7G3
Tel. 905-844-8749

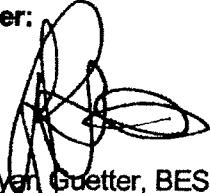
- Photographs and mapping of regulator station facilities located in Etobicoke and Mississauga;
- Renderings of the proposed facility with landscaping and fencing treatments; and,
- Schematic design (isometric view) of the specific components (heater and regulator) proposed for the facility.

We trust that the above information is in order and ask that you contact the undersigned if you have any questions.

Yours truly,

Weston Consulting Group Inc.

Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

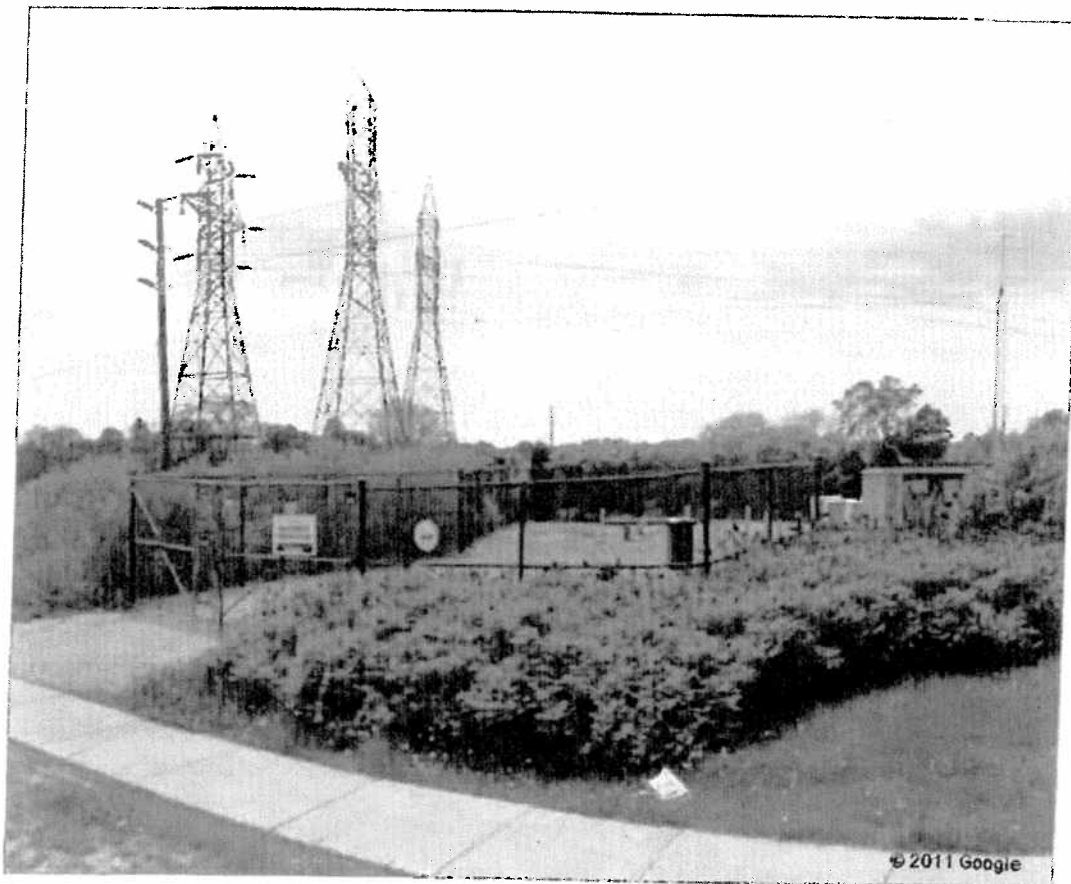
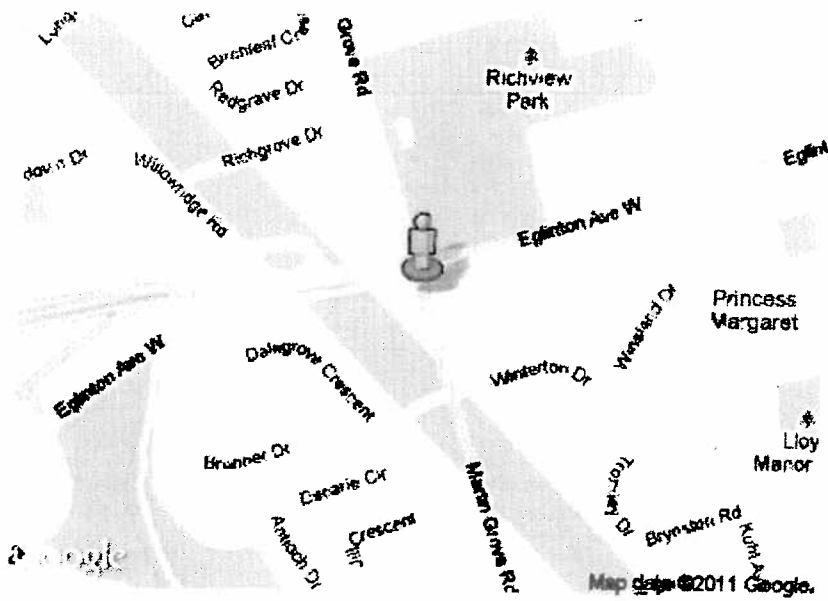
cc. David Miller, Town of Markham
Rick Cefaratti, Town of Markham
Ryan Tao, Enbridge Gas Distribution Inc.
Marlene Norris-Robinson, Enbridge Gas Distribution Inc.

Google maps

Address **Martin Grove Road**

Address is approximate

Martin Grove District Station; extensive landscaping around the station premises.

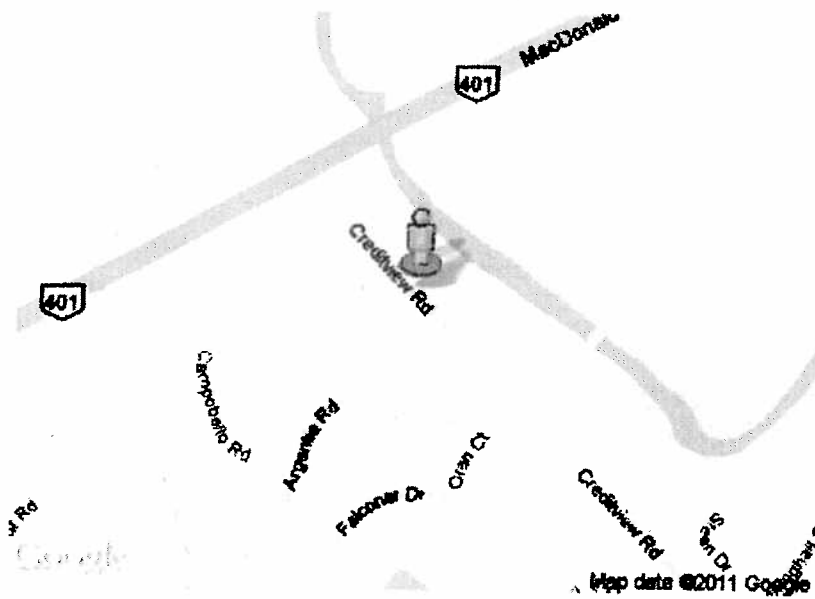


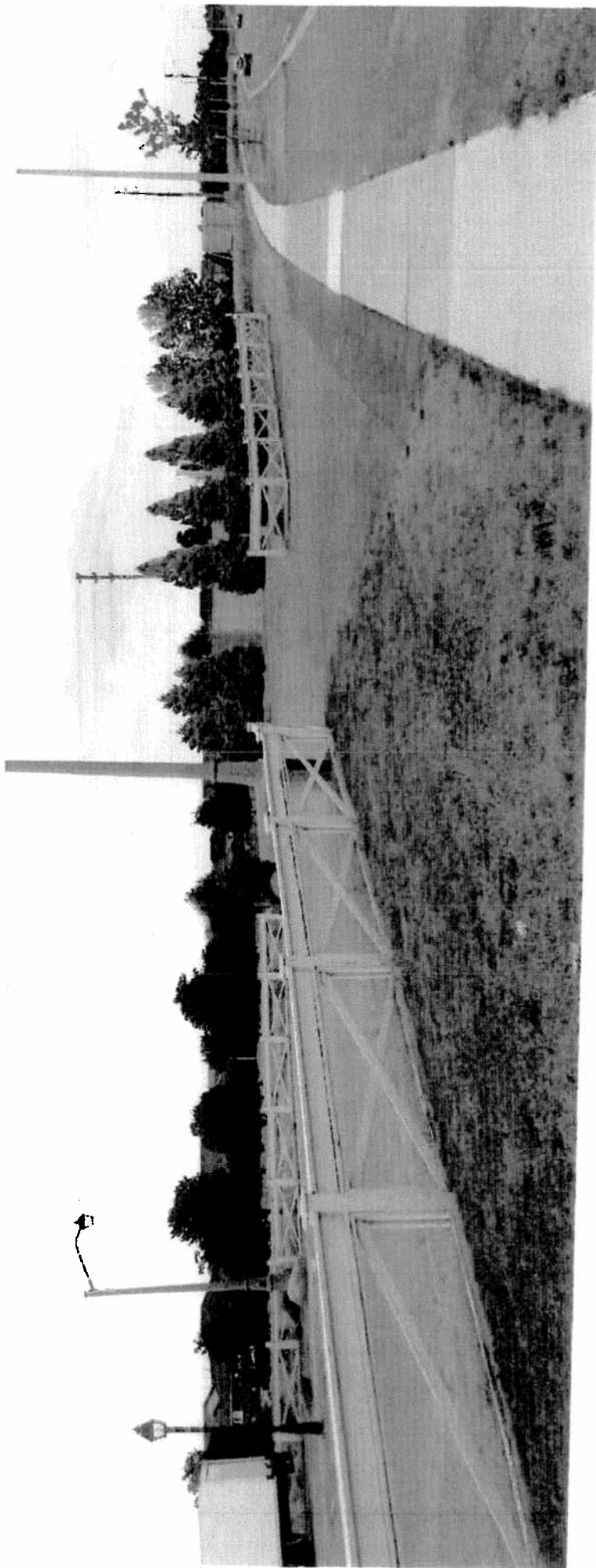
Google maps

Address Creditview Road

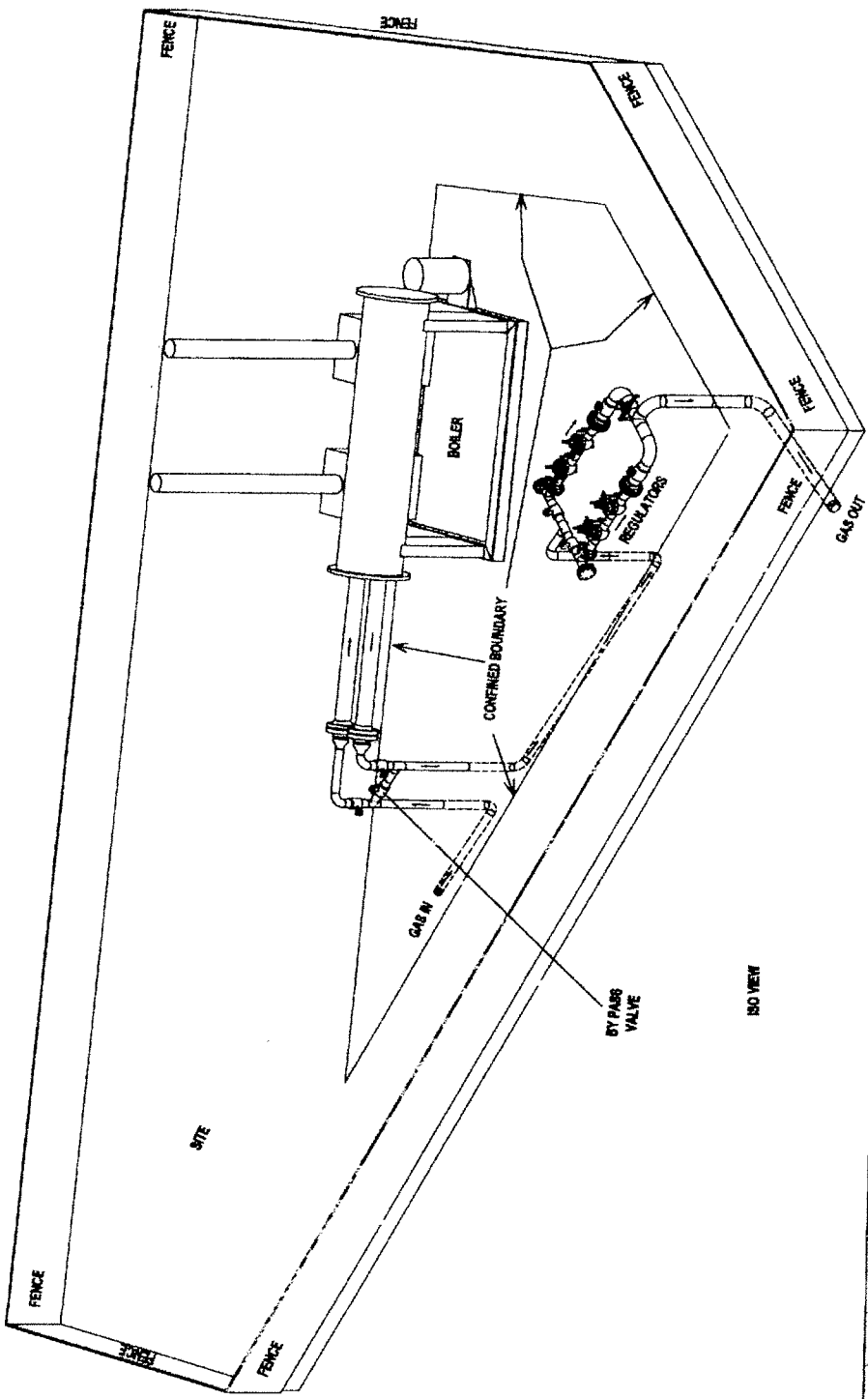
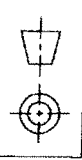
Address is approximate

District Station in Mississauga, equipped with a heater and a regulator set similar to the proposed Box Grove District Station.









| REV. | DATE | DESCRIPTION | CHECKED | DESIGNED | DRAWN BY | DATE | TITLE | SCALE | SHEET |
|------|------|-------------------|---------|----------|----------|-----------|------------------------------------|--------|-------|
| A | | ISSUED FOR REVIEW | B.J. | B.J. | K.KHARA | JUN.21.11 | BOX GROVE BY PASS SITE PLAN LAYOUT | N.T.A. | 3 |
| | | | | | S. JAMES | | PL350-D-01 | | 0 |

October 24, 2011

Mr. Edwin Makkinga
Manager, Environment
Enbridge Gas Distribution Inc.
500 Consumers Road
Toronto Ontario
M2J 1P8

Dear Mr. Makkinga:

**Subject: Enbridge Box Grove District Station – Air and Noise Compliance
Assessment Summary**

As requested, WESA has completed an air and noise compliance assessments for the proposed Enbridge Box Grove District Station to be located on 9th Line in Markham Ontario. These assessments were completed to ensure that the facility and equipment would operate in compliance with the Ontario Environmental Protection Act s.9 Approvals requirements and with the Point of Impingement Standards issued under O. Reg. 419/05.

Based on the current design, the district station is to be equipped with a heating system consisting of two natural gas-fired boilers, each with a maximum heat input rating of 315,000 BTU/hour and a heat exchanger.

The criteria for assessing air compliance are based on the Ministry of the Environment (MOE) publication "Procedure of Preparing an Emission Summary and Dispersion Modelling Report (ESDM)", version 3.0, dated March 2009.

a. Natural Gas-Fired Boilers

Natural gas-fired boilers emit products of combustion. Of all the products of natural gas combustion, only oxides of nitrogen (NO_x) are considered to be considered in the

assessment, whereas other products of combustion are considered negligible, in accordance with the MOE procedure document.

To assess compliance with MOE standards for NO_x , NO_x emissions from the natural gas-fired boilers were calculated using the U.S. EPA AP-42 emission factor for small (<100 million BTU/hour) boilers; these emissions were incorporated into an advanced dispersion model (AERMOD) to identify the maximum off-property NO_x concentration from the facility.

As shown on the table below, the concentration of NO_x emitted from the facility is well below the corresponding 1-hour and 24-hour POI limits.

| Product of Combustion | CAS Number | Emission Rate (g/s) | POI Concentration ($\mu\text{g}/\text{m}^3$) | POI Limit ($\mu\text{g}/\text{m}^3$) | Averaging Period (hour) | Percent of Limit (%) |
|-----------------------------------|------------|---------------------|--|--|-------------------------|----------------------|
| Nitrogen Oxides (NO_x) | 10102-44-0 | 0.20 | 34 | 400 | 1 | 8% |
| Nitrogen Oxides (NO_x) | 10102-44-0 | 0.20 | 23 | 200 | 24 | 11% |

b. Heat Exchanger

The heat transfer fluid used in a heat exchanger is triethylene glycol, propylene glycol or ethylene glycol. These substances have very low vapour pressures, less than 1 kiloPascal (7.5 mmHg).

As per Table B-3 of the Procedure document, "low temperature handling of compounds with a vapour pressure less than 1 kiloPascal" is considered to emit contaminants in negligible amounts. As a consequence, emissions from the heat exchanger are considered negligible and therefore no further assessment or dispersion modelling is required.

c. Noise Emissions

A noise screening process was completed following the MOE Publication form "Noise Screening Process for s.9 Applications, Supplement to Application for Approval". The screening process is based on the fact that noise emissions from any noise sources at a facility will not exceed ministry noise guidelines at the closest Point of Reception

provided there is sufficient separation distance between the facility's noise sources and the Point of Reception.

The Point of Reception was identified as the closest residential property line located west of the facility. The distance between the closest residential property line and the facility was measured using Google Earth.

Based on the completed noise screening process, the separation distance between the facility and the closest Point of Reception is greater than the minimum separation distance required. As a consequence, the facility meets the noise screening criteria and therefore no further noise assessment or detailed noise modelling is required.

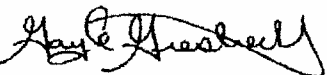
In summary, based on the assessment of the proposed Enbridge Box Grove District Station, the facility will operate in compliance with the air and noise standards of the Ministry of the Environment.

For questions or if you require further details about the assessment, please don't hesitate to contact Cherry Ballesteros at (416) 303-0957 ext. 31 or Gayle Giesbrecht at ext. 28.

Sincerely,


Cherry Ballesteros
Air Quality Engineer In Training

Reviewed by:


Gayle Giesbrecht, P. Eng.
Senior Environmental Engineer