



Meeting Minutes

**Langstaff Rd Development, Yonge St to Bayview Avenue
Thursday June 21, 2012, 1:00, 100 Commerce Valley Dr W**

Attendees: Enbridge Gas Distribution

Jim Arnott
Byron Madrid
Mohammed Koussarnia
Mario Furgiuele
Lisa Dumond
Michael Montgomery
Jeff King

Angus Glen Developments
MMM Group

Discussion Points:

Proposed Langstaff Rd Area Development

- Phase 1 of the development includes 2 distinct areas. These are on the very east and very western ends of the development plan area.
- Site preparation is proposed to start in 2014 with Phase 1 construction to proceed over the next 12 – 24 months. Total development build out of all lands may be as long as 25 years.
- The proposed South Blvd (adjacent to the cemetery) will be constructed in coordination with the development phasing. Part of South Blvd may be constructed with Phase 1. The South Blvd is currently owned by 5 land owners, including the owners of the east and west Phase 1 areas.
- Where South Blvd would extend, in the central area between Phase 1 East and West, there are three additional property owners.
- Construction during Phase 1 will be managed so that business runs as usual in the central area.
- Construction of Phase 1 and the proposed pipe may occur at the same time. Coordination is required during construction planning.
- Pomona Creek will receive improvements/revitalization.
- Pomona Creek alignment at the proposed pipeline crossing is not proposed to be modified due to other constraints (but improvements will still be made in this area).
- Pipeline construction should occur prior to Pomona Creek revitalization.
- A twin box culvert is currently being proposed to accommodate the South Blvd across Pomona Creek.
- The development also includes a gravity drain sewer crossing Bayview towards German Mills Creek into the utility corridor. The sewer may be as large as 1200 mm with required tunneling being up to 1800 mm in diameter. Current design concepts place the sewer within the Langstaff Rd Right-of-Way with the proposed Bayview Ave crossing north of the cemetery boundary.
- The cemetery is planning development of office and/or commercial buildings west of Bayview/north of Langstaff.



Enbridge Proposed Pipeline

- The proposed Nominal Pipe Size 36" pipeline will meet design standards for maximum density development and no increased setbacks for development planning is required.
- The section of the Preferred Route being presented in the Environmental Assessment relevant to this development routes between Yonge St and Bayview Ave, in a straight line north of the northerly edge of the cemetery.
- Construction in this area is planned for 2014 and 2015, and could take approximately 1.5 months as a rough estimate.
- Details around the proposed alignment to cross Bayview is still in development and could range from south of the interchange to across the woodlot. However, the objective is to re-enter the designated utility corridor north of the Hydro towers east of Bayview.

Action Items

- **Lisa** to send the proposed Preferred Route alignment shape file between Yonge Street and German Mills Creek (about 400 m east of Bayview) to Jeff and Michael.
- **Jeff** will provide a drawing to Jim illustrating the areas for Phase 1.
- **Enbridge** can raise this point with Hydro during consultation re: gravity drain sewer routing east of Bayview
- **Mohammed or Mario** will initiate contact with the other landowners in the area, including the cemetery.

Please contact lisa.dumond@enbridge.com for changes to minutes (July 13, 2012).



Meeting Minutes

Update Meeting

Langstaff Rd Development, Yonge St to Bayview Avenue

August 8, 2012, 9:00 am, Teleconference

Attendees: Enbridge Gas Distribution	Jim Arnott Mohammed Koussarnia Mario Furgiuele Lisa Dumond
Angus Glen Developments	Michael Montgomery

Discussion Points:

Preferred Route

- Enbridge environmental assessment and field reconnaissance has confirmed the Preferred Route between Yonge St and Bayview Avenue
 - Proposed pipeline routes along the south side of the future South Blvd maintaining conceptual recreational trail route and tree plantings

Pipeline Installation across Bayview Ave

- Horizontal Directional Drilling construction technique would be used to install the pipeline across Bayview Avenue
 - There are two locations where Enbridge could position a drilling rig in order to complete the Bayview crossing
 - 1) Preferred - positioned in the existing clearing in the eastern forested area
 - 2) Alternate – positioned in the lot opposite the clearing on the east side of Langstaff Rd (bldg. 205 – see attached photo). This would require the lot be cleared prior to drilling in the latter half of 2014 to provide sufficient construction area. Required work space to be confirmed.
 - As part of the future Site Plan application, Angus Glen will be submitting a Woodlot Management Plan which could propose the clearing be naturalized for use as an active space (i.e., park) rather than reforestation.
 - Enbridge expressed interest in working with Angus Glen, and York Region, in the proposal.

Other

- No changes/updates on:
 - gravity drain sewer routing and profile
 - schedule for Phase 1 development
- Proposed works at Pomona Creek are being managed by others



Action Items

- **Lisa** to send the Preferred Route alignment pdf and shape file between Yonge Street and German Mills Creek (about 400 m east of Bayview) to Jeff and Michael.
- **Jim** to send an aerial illustrating the proposed drill rig location and construction space required in the preferred and alternate locations for Michael to review and provide comment
- **Jim** to contact Jeff King at MMM to obtain update on plans for Pomona Creek
- **Enbridge** to discuss potential for future active space in woodlot and circle back to Michael.
- **Mohammed or Mario** will initiate contact with the other landowners in the area, including the cemetery.

Please contact lisa.dumond@enbridge.com for changes to minutes (August 8, 2012).



Meeting Minutes

Update Meeting

Angus Glen Langstaff Rd Development

Railway to Bayview Avenue

August 22, 2013, 1:30 pm

100 Commerce Valley Dr W, Thornhill (MMM office)

Attendees:

Angus Glen Developments
MMM
Enbridge Gas Distribution

Michael Montgomery, Project Manager
Jeff King, VP, Urban Development
Byron Madrid, Engineering and Construction
Mohammed Koussarnia, Property Agent
Cindy Mills, Stakeholder Relations
Lisa Dumond, Environmental Specialist

Minutes:

Angus Glen Update

- Al Brown (City of Markham Director of Engineering) had met with Angus Glen Development and MMM and provided them with a copy of the Draft EGD Guiding principles for the Langstaff Development.
- Michael is optimistic about working cooperatively with EGD as long as additional costs due to the proposed pipeline can be avoided
- MMM provided EGD with proposed South Blvd.road cross-sections

Drawing Review

- Setback from Proposed Pipeline:
 - EGD confirmed that the 2 ft lateral separation distance is the standard setback between the pipe and future infrastructure. The temporary 6m easement in this section would protect the pipeline during development construction, and would be released after assumption of the proposed South Blvd.by the City of Markham.
- Bridge over CN railway:
 - Piles may be required for abutment footings.
 - Vibration from pile installation from can be mitigated via modifications to the installation method (i.e., slow down pile driving, drilling vs driving, etc.)
 - Angus could advance schedule for preliminary design to identify potential issues.
 - As first step, MMM will look for drawings from previously installed comparable design so EGD can review and provide comments.
- Pipeline installation techniques:
 - A combination of trenchless (i.e., HDD or boring) as well as open cut is acceptable, depending on the expected depth of future infrastructure.



- Open cut would be most feasible east of the railway track (east of the midpoint between “B” and “C” cross sections locations) as additional depth not necessarily required.
- Trenchless design preferred east of rail to gain additional depth to avoid future infrastructure.

Guiding Principles Discussion

- Vital Main Damage Prevention Protocol:
 - EGD is required to be notified during the standard One Call utility locates process. Within EGD, certain departments are made aware of work in the vicinity of the vital main, and would work with the developer to mitigate issues as per usual process working with utilities.
- Development Setbacks:
 - The pipeline is designed to the highest standard, Class 4, meaning it is designed for operation in highly urbanized areas. There are no building setbacks.
- City Zoning:
 - Regardless of EGD design, Angus Glen/MMM is concerned the City of Markham could issue zoning constraints around the pipeline. This has happened in the past for developments near hydro-electric corridors. EGD would be interested in working with the City and Angus Glen should this occur to address concerns.
- District Energy:
 - The District Energy station would need to be serviced by a separate large diameter pipeline, which would also be designed to a Class 4.

Langstaff Woodlot

- A Woodlot Management Plan will be completed as part of Site Plan application.
- City of Markham should be consulted with respect to any potential development plans (i.e., recreational use) in the cleared area.

Schedule

- Angus Glen: Phase 1 construction is expected 2015 or later.
- EGD: Segment A construction to commence late 2014 and be concluded late 2015.
- EGD would seek easements from Angus Glen in late 2013, pending OEB approval.

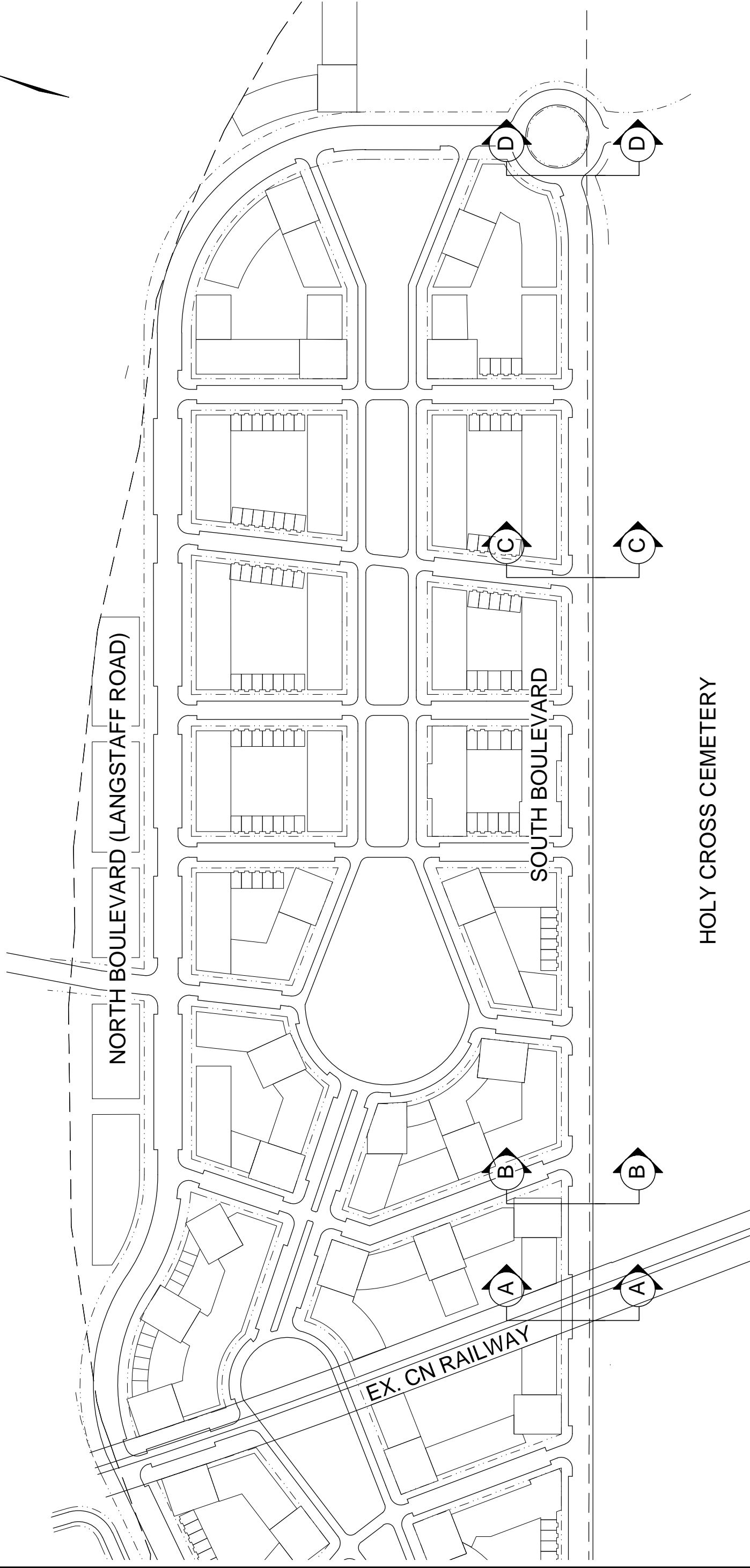
Action Items

- Jeff to provide drawings from a previously installed comparable design of bridge pilings.
- Byron to inquire about design of nearby bridge structures from 407ETR
- Lisa to schedule follow up meeting in 2 months

ATTACHMENTS

- Draft South Boulevard Cross Sections, (provided by MMM August 21, 2013)
- EGD Project Guiding Principles (August 19, 2013)

Please contact lisa.dumond@enbridge.com for changes to minutes.



HOLY CROSS CEMETERY

CLIENT

KYLEMORE COMMUNITIES

TITLE

LANGSTAFF GATEWAY

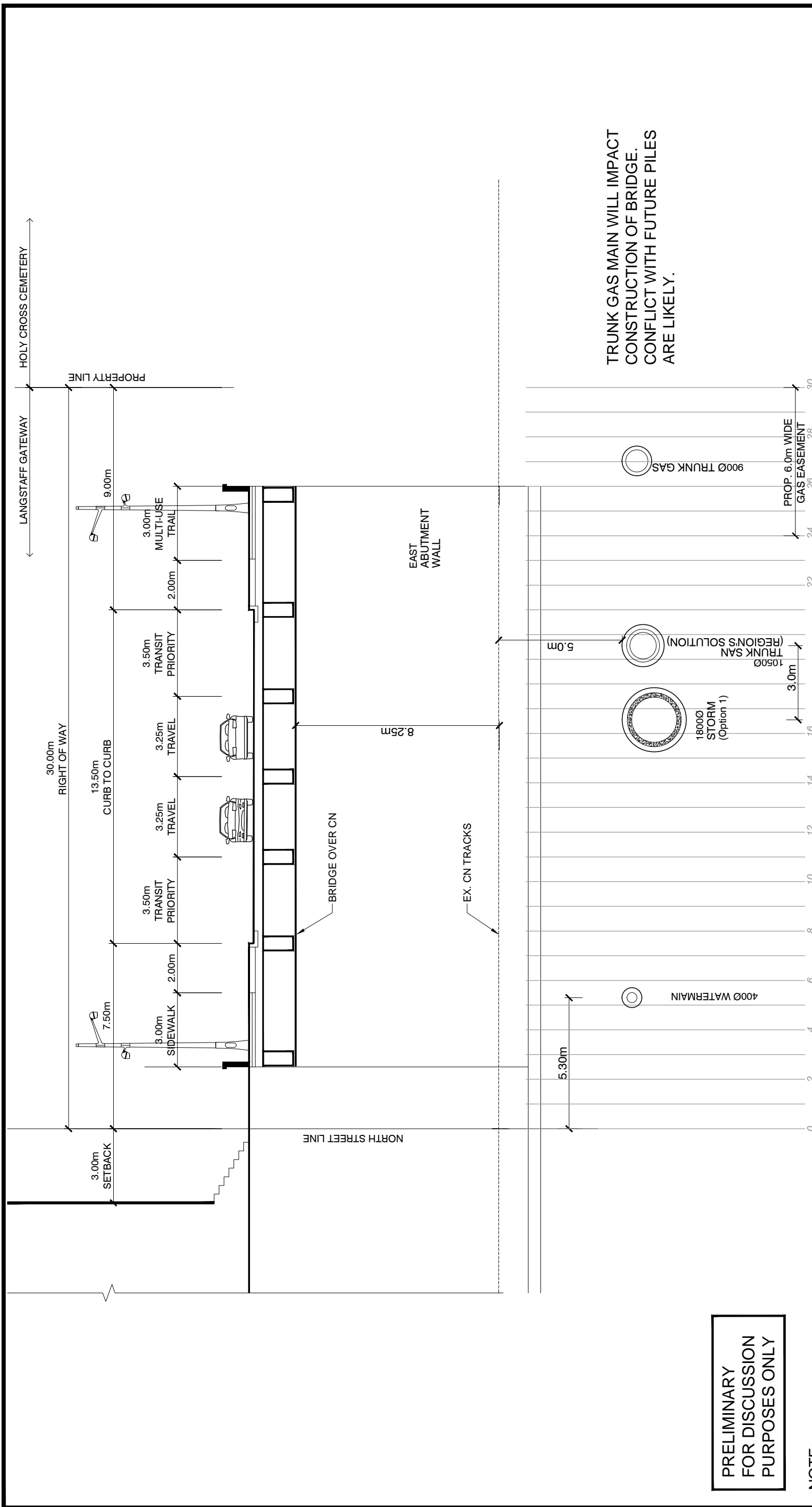
LOCATION PLAN

PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY



100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
t: 905.882.1100 f: 905.882.0055 www.mmm.ca

Checked	W.C.	Drawn	10/12 Cad
Date	MAY 2013	Proj. No.	10-08053
Scale	1: 750	Figure No.	1



TRUNK GAS MAIN WILL IMPACT CONSTRUCTION OF BRIDGE. CONFLICT WITH FUTURE PILES ARE LIKELY.

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

- NOTE:**
- HANG LOCAL UTILITIES & VACUUM WASTE ON BRIDGE
 - DISTRICT ENERGY, OPTION 1 - HANG ON BRIDGE (INSULATE PIPES) OR OPTION 2 - TWO SEPARATE PLANTS, ONE ON EACH SIDE OF THE TRACKS.
 - LOCATION OF UNDERGROUND SERVICES TO BE REVISED AS DETAILS OF BRIDGE FOOTINGS / PILES ARE DEVELOPED.
 - WATER, STORM AND SANITARY TO BE INSTALLED BY TUNNELLING IN A STEEL LINER

CLIENT
KYLEMORE COMMUNITIES

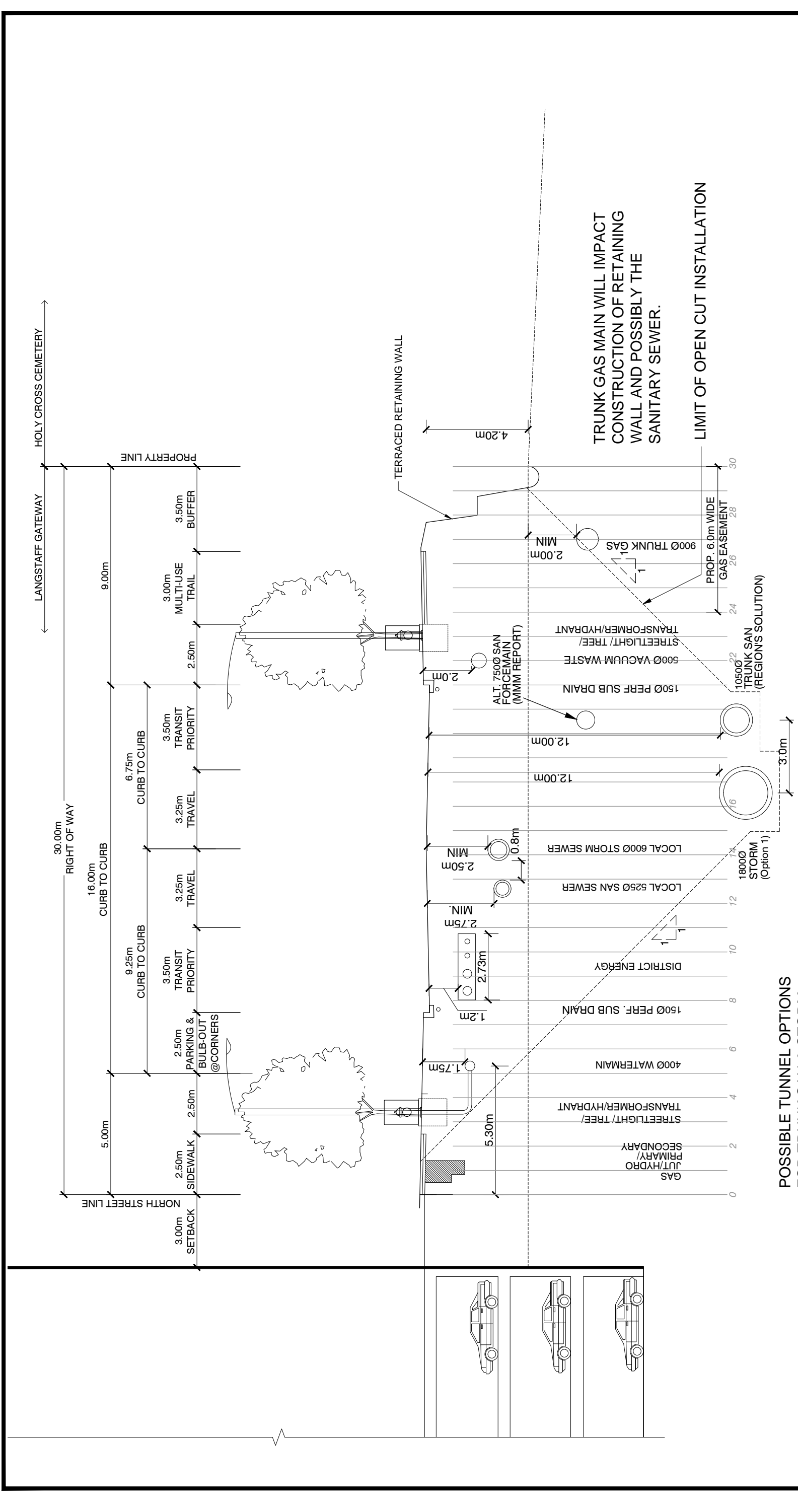
TITLE
LANGSTAFF GATEWAY

SECTION A-A

SOUTH BOULEVARD

MMM GROUP
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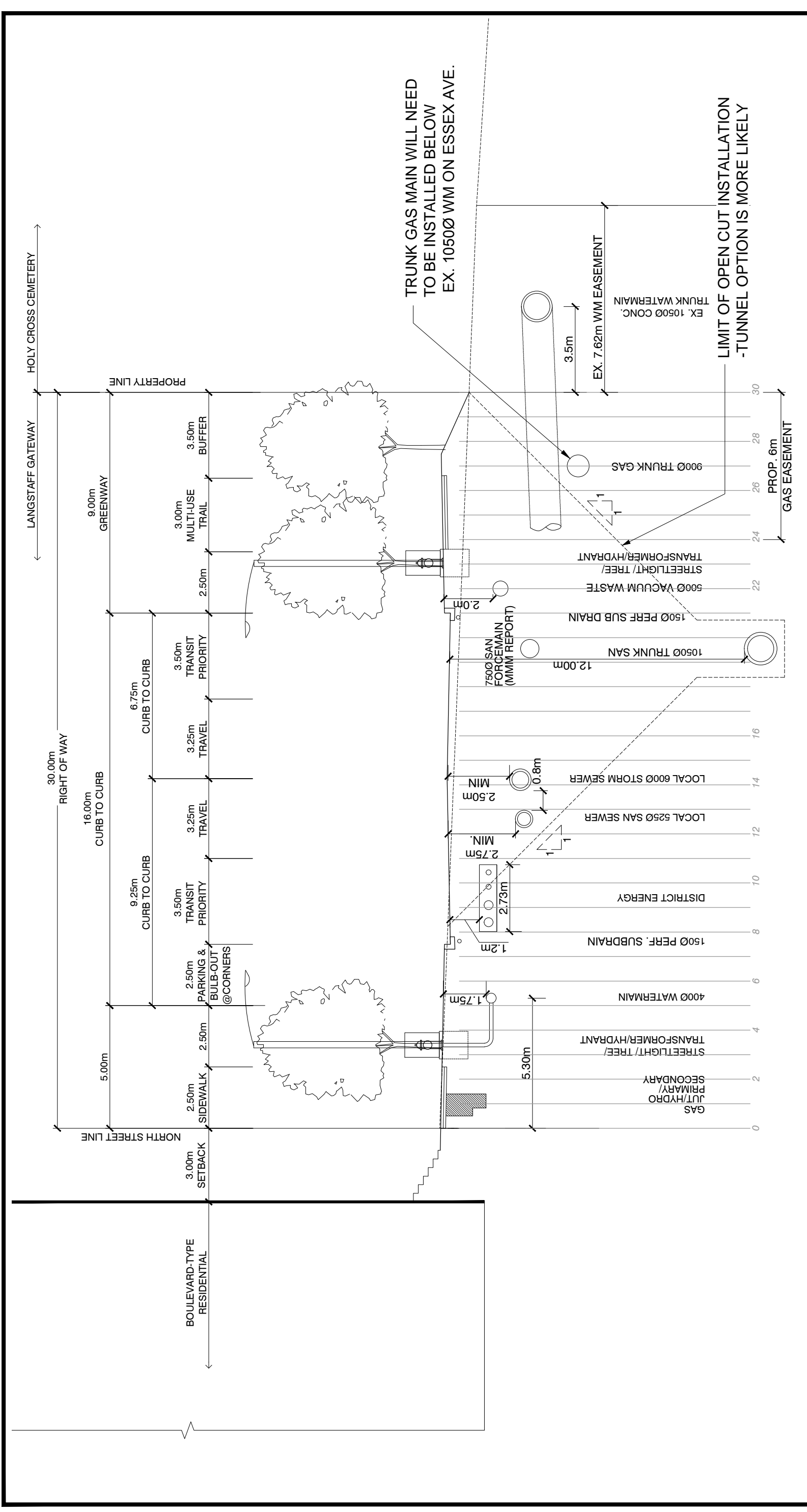
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POSSIBLE TUNNEL OPTIONS FOR TRUNK SAN & STORM

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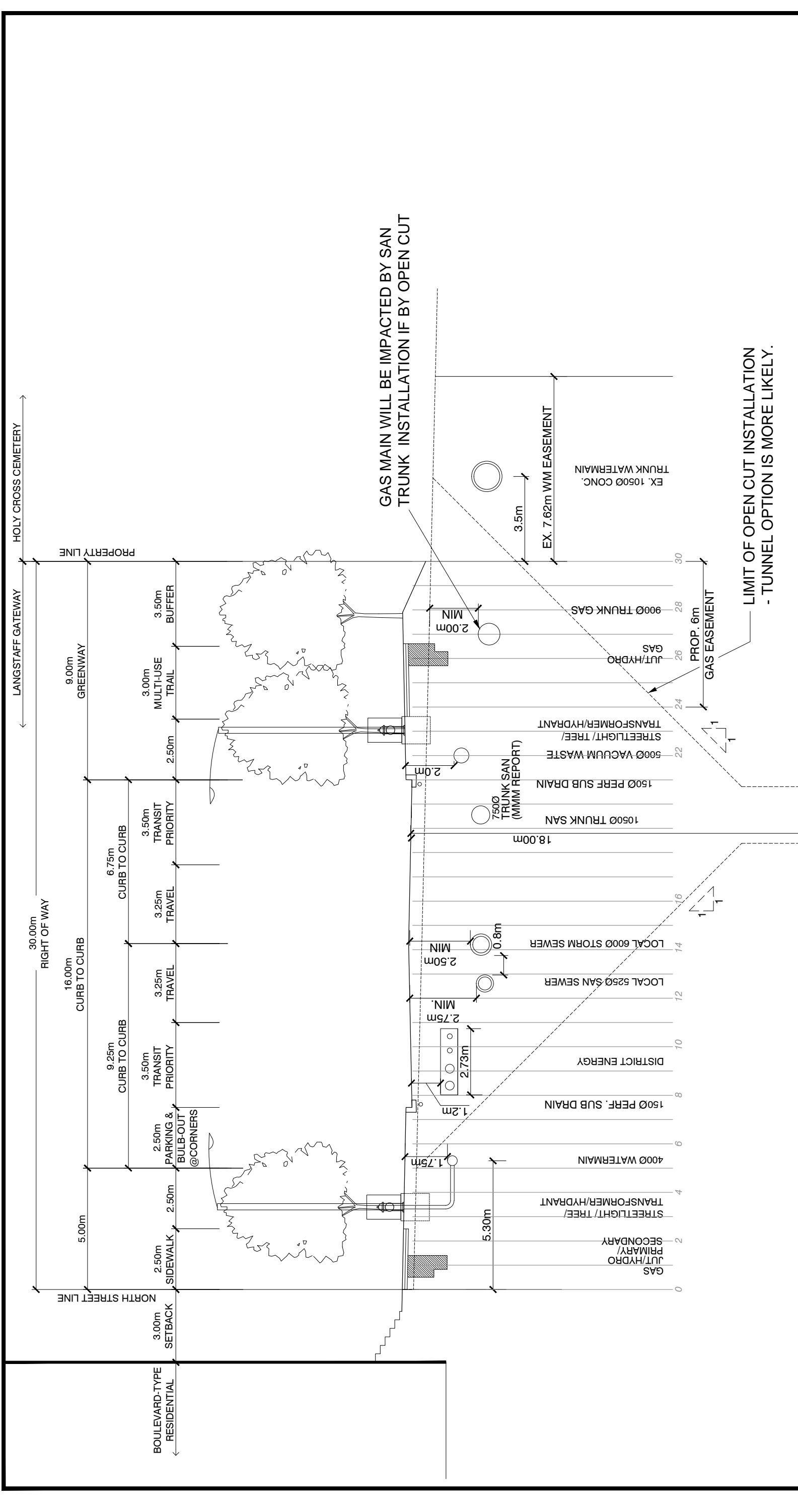
<p>CLIENT</p> <p>KYLEMORE COMMUNITIES</p>	<p>MMM GROUP</p> <p>100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1 t: 905.882.1100 f: 905.882.0055 www.mmm.ca</p>		
	<p>Checked</p> <p>W.C.</p>	<p>Drawn</p> <p>10/12 Cad</p>	<p>Proj. No.</p> <p>10-08053</p>
<p>TITLE</p> <p>LANGSTAFF GATEWAY</p> <p>SECTION B-B</p> <p>SOUTH BOULEVARD</p>	<p>Date</p> <p>MAY 2013</p>	<p>Scale</p> <p>1: 150</p>	<p>Figure No.</p> <p>3</p>



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CLIENT	KYLEMORE COMMUNITIES
TITLE	LANGSTAFF GATEWAY SECTION C-C SOUTH BOULEVARD
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Drawn	10/12 Cad
Date	MAY 2013
Proj. No.	10-08053
Scale	1:150
Figure No.	4

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TITLE
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SECTION D-D
 SOUTH BOULEVARD

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