

**WITNESS STATEMENT**  
**OF**  
**DIARMUID K. HORGAN, P.ENG.**

**ONTARIO MUNICIPAL BOARD HEARING**

**1281216 ONTARIO INC. (INTRACORP)**

**OMB FILE NOS. PL081113, PL081174 AND PL081175**

**MARCH 27<sup>TH</sup> 2009**

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- APPENDIX D** Candevcon Letter dated November 7<sup>th</sup> 2005 including copy of Draft Plan (PL-1, Project No. 205095 dated November 7<sup>th</sup> 2005); City of Brampton Letter dated January 2<sup>nd</sup> 2006
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**1. QUALIFICATIONS**

I am a Professional Engineer, licensed to practice in the Province of Ontario, with over forty (40) years of Consulting experience in Civil Engineering and Land Development. I have a Bachelor of Engineering Degree from University College Cork, Ireland (1968). I have provided expert testimony on previous occasions before the Ontario Municipal Board. My Curriculum Vitae is attached to this document as Appendix A.

**2. RETAINER**

I was retained (as a Principal of Candevcon Limited) by 1281216 Ontario Inc. (Intracorp) in 2005 to provide Land Use Planning and Consulting Engineering Services pursuant to the development of their land described as part of Lot 15, Concession 7 ND, City of Brampton.

More particularly I was retained to prepare a Draft Plan of Subdivision, draft Zoning By-Law and Official Plan Amendments, a Noise Control Feasibility Study, a Traffic Impact Study and a Functional Servicing Study, and, to coordinate the preparation and submission of other Technical Studies by other Parties including an Environmental Impact Study, a Design Brief (Community Design and Architectural Control), a Tree Inventory and Assessment Study, and an Archaeological Study, as well as to represent the Owner at meetings with the City of Brampton and other approving Agencies.

More recently I was retained to give evidence at the Ontario Municipal Board Hearing relating to the proposed development. For reference purposes, the subject development application is referred to as Phase 5/6.

Prior to this Retainer I was retained by 1281216 Ontario Inc. (Intracorp), as a Principal of Candevcon Limited, to provide Land Use Planning and Consulting Engineering Services relating to the development of further land owned by 1281216 Ontario Inc. in this area, generally referred to as Phases 1, 2 and 3 as illustrated on the attached Figure 1. For clarification, it is noted that "Phase 4" is not located in this immediate area [i.e. is not contiguous with Phases 1, 2, 3, 5 and 6].

### **3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS**

#### **3.1 Prior to Submission of Planning Applications to the City of Brampton**

- (i) I coordinated and attended a Site Walk on June 15<sup>th</sup> 2005 with staff from the City of Brampton and Toronto and Region Conservation (TRCA), at which time the Limit of Development between the Valleyland and Tableland was established for those lands owned by 1281216 Ontario Inc. which were not part of the Castlemore Golf & Country Club golf course. The Valleyland Block is denoted as Block 7 on the Draft Plan (PL-1 Rev. 5). A Site Walk for the adjacent property to the south, owned by Ridgecore Developers Inc., and subsequently developed under File No. 21T-05-019B, was completed on the same date involving the same City of Brampton and TRCA staff.

During the Site Walk it was confirmed by City of Brampton and TRCA staff that a 2.5m wide Valley Buffer would be acceptable for the Intracorp and Ridgecore properties similar to the Buffer that had been provided in other subdivisions to the south of the subject properties. This was subsequently confirmed by TRCA by letter dated June 21<sup>st</sup> 2005 (copy included in Appendix B). I note that I had previously coordinated and attended the “Site Walks” for the other subdivisions to the south to establish the Top of Bank/Development Limits. I also note that the Ridgecore subdivision was subsequently Draft Approved with a 2.5m wide Valley Buffer.

The Development Limit (i.e. abutting the golf course) for the balance of the property was previously established during a Site Walk with City and TRCA staff on June 15<sup>th</sup> 2005 which I attended.

- (ii) I coordinated a Pre-Consultation Meeting with City of Brampton staff (Adrian Smith and Neal Grady) and attended the Pre-Consultation Meeting on September 19<sup>th</sup> 2005 (along with representatives of Intracorp and The MBTW Group) to discuss the proposed Draft Plan for the subject property. A copy of our letter dated September 20<sup>th</sup> 2005 confirming the meeting is included in Appendix C as well as a copy of the Development Plan presented at the meeting [PL-1 dated September 20<sup>th</sup> 2005].

**3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS  
(CONT'D)**

**3.1 Prior to Submission of Planning Applications to the City of Brampton (Cont'd)**

(ii) (Cont'd)

City staff provided preliminary comments on the Development Plan at the meeting and it was agreed (as noted in our letter of September 20<sup>th</sup> 2005) that the Development Plan would be tabled at a future GMDRT Meeting for comment prior to a formal application being submitted.

(iii) The Development Plan was tabled at the October 13<sup>th</sup> 2005 GMDRT Meeting and a preliminary report on the meeting was provided by e-mail dated October 14<sup>th</sup> 2005 from Michelle Innocente (City Planner) to Frank Filippo (Intracorp); a copy of the e-mail is included in Appendix C.

(iv) I attended a meeting on November 2<sup>nd</sup> 2005 to discuss the City's review comments based on the October 13<sup>th</sup> 2005 GMDRT Meeting. The meeting was also attended by D. Kraszewski, M. Innocente and B. Smith of the City of Brampton; G. Murphy and F. Filippo of Intracorp and K. Holmes of The MBTW Group.

The City staff requested that the following changes be made to the Development Plan prior to a formal submission:

- (a) Provide a Park Block at the south edge of the property abutting the adjacent Ridgcore subdivision (Park to be split between the two subdivisions);
- (b) Locate the proposed Park Block as was shown on the Development Concept Plan submitted to the City on September 20<sup>th</sup> 2005 (see Appendix C) from being adjacent to the Stormwater Management Block to the north side of the east-west road [Street H in Plan; now shown as Street I in current Draft Plan PL-1 Rev. 5].

**3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)**

**3.2 Submission of Planning Applications to the City of Brampton and Public Meeting on December 5<sup>th</sup> 2005**

- (i) A formal application was submitted to the City of Brampton on November 7<sup>th</sup> 2005 (incorporating the City's comments from the meeting on November 2<sup>nd</sup> 2005) for a Draft Plan of Subdivision and a Zoning By-Law Amendment. A copy of the Transmittal letter dated November 7<sup>th</sup> 2005 is included in Appendix D.

I note that the Draft Plan as submitted showed 21.34m (70 ft) wide lots abutting the existing Tortoise Court Estate Residential Lots with a landscaped berm at the rear of the proposed lots to screen the future dwelling units from the existing Estate Residential dwellings. The Draft Plan also facilitated the future development of the properties located between the Intracorp lands and Countryside Drive, as had been discussed with City of Brampton staff during the pre-consultation process.

- (ii) A formal Public Meeting was held on December 5<sup>th</sup> 2005. The Recommendation of the Planning, Design and Development Committee of December 5<sup>th</sup> 2005 as approved by City Council on December 12<sup>th</sup> 2005 is outlined in the City of Brampton letter of January 2<sup>nd</sup> 2006 (copy included in Appendix D).

**3.3 City of Brampton Informal Meeting with the Residents of Adjoining Properties on January 11<sup>th</sup> 2006**

- (i) An informal meeting was organized by the City of Brampton on January 11<sup>th</sup> 2006 with the local Residents. Representatives of Intracorp or Candevcon were not invited.
- (ii) A summary of the observations made by City staff at the Open House was subsequently provided in the e-mail dated January 16<sup>th</sup> 2006 from D. Kraszewski to K. Ash and M. Innocente. A copy of the e-mail is included in Appendix E.

**3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS  
(CONT'D)**

**3.3 City of Brampton Informal Meeting with the Residents of Adjoining Properties on  
January 11<sup>th</sup> 2006 (Cont'd)**

- (iii) I coordinated and attended a subsequent meeting on April 26<sup>th</sup> with City staff to discuss the subject applications. The meeting was also attended by D. Kraszewski, K. Ahmad, S. Todd, E. Lucic and D. Kenth of the City of Brampton, and G. Murphy of Intracorp. The following requirements were identified by City staff:
- (a) 25.9m (85 ft) minimum width lots to be provided abutting the existing Estate Residential lots on Tortoise Court (similar to the Lockspur subdivision in Bram East; File No. 21T-99007B). I note that I was (and currently am) the Group Consultant for Bram East Area "G" which includes the Lockspur subdivision, and was therefore familiar with the interface between the Estate Residential lots and the Executive Residential lots in that area.
  - (b) No provision to be made in the proposed street configuration to facilitate the future redevelopment of the properties located between the subject subdivision and Countryside Drive; 25.9m (85 ft) wide lots to be provided between the Intracorp subdivision and the properties fronting onto Countryside Drive (similar to the interface with the Estate Residential lots on Tortoise Court);
  - (c) A shared driveway to be provided for the proposed lots (94 and 95) fronting onto Goreway Drive;
  - (d) A Design Brief (similar to Intracorp Phase 4) to be submitted to address Community Design and Architectural Control Guidelines;
  - (e) A wider boulevard to be provided on Street "A" adjacent to the Park to accommodate additional street trees;
  - (f) Technical Reports (Planning Justification, Acoustic, FSR etc.) to be submitted with revised submission.

**3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS  
(CONT'D)**

**3.4 Information Meeting on September 5<sup>th</sup> 2006**

- (i) The Draft Plan was subsequently revised to incorporate the City comments as outlined at the meeting on April 26<sup>th</sup> 2006.
- (ii) In order to provide an informal forum to meet with the local Residents and to present the revised Draft Plan, an Information Meeting was held by Intracorp on September 5<sup>th</sup> 2006 at Castlemore Golf & Country Club. Written invitations were issued to the Local Residents. I attended the meeting along with representatives of Intracorp and The MBTW Group. The City of Brampton Councillors for the area also attended.
- (iii) The Information Meeting was not productive vis-a-vis achieving a discussion with the Local Residents on specific issues relating to the Draft Plan layout.

**3.5 Submission of Revised Draft Plan to City of Brampton on October 16<sup>th</sup> 2006 and OP Amendment Application on December 16<sup>th</sup> 2006**

- (i) The revised Draft Plan (PL-1 Rev. 1; copy included in Appendix F), as presented at the Information Meeting on September 5<sup>th</sup> 2006, was submitted to the City on October 16<sup>th</sup> 2006 as well as related Technical Reports comprising: a Functional Servicing Study (FSR); a Noise Control Feasibility Study; a Planning Justification Report and a Design Brief.
- (ii) As requested by the City of Brampton, an Official Plan Amendment application was submitted to the City of Brampton on December 16<sup>th</sup> 2006 to lift the “Upscale Executive Housing Special Policy Area” designation and to re-designate the subject lands with specific Executive Housing Policies (refer to e-mail from Neal Grady dated November 23<sup>rd</sup> 2005). A copy of Candevcon letter dated December 6<sup>th</sup> 2006 together with the Official Plan Amendment application is included in Appendix F.

### **3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)**

#### **3.6 Public Meeting Held on May 7<sup>th</sup> 2007**

- (i) A Public Meeting was held by the City of Brampton on May 7<sup>th</sup> 2007, wherein I presented an overview of the Development application and the Technical Studies submitted. A copy of the Public Meeting Information Report is included in Appendix G. The Recommendations of the Planning, Design and Development Committee Meeting of May 7<sup>th</sup> 2007, as approved by City Council on May 16<sup>th</sup> 2007, is outlined in the City of Brampton letter of May 22<sup>nd</sup> 2007 (copy included in Appendix G).

#### **3.7 Submission of Revised Draft Plan and Technical Reports on October 3<sup>rd</sup> 2007**

- (i) As requested by TRCA, an Environmental Impact Study (Aquafor Beech dated September 2007) was prepared to assess the impacts of the proposed subdivision on the existing natural features within the limits of the subdivision. This Study, as well as an updated Functional Servicing Study (September 2007) and a revised Draft Plan (PL-1 Rev. 3) was submitted to the City on October 3<sup>rd</sup> 2007. A copy of Candevcon letter dated October 3<sup>rd</sup> 2007 and the revised Draft Plan PL-1 Rev. 3 are included in Appendix H. The following additional Studies were also submitted:

- Tree Inventory and Assessment Study dated September 2007 by The MBTW Group;
- Traffic Impact Study dated September 20<sup>th</sup> 2007 by Candevcon Limited.

A Supplemental Planning Report, dated October 17<sup>th</sup> 2007 by The Butler Group Consultants Inc. was subsequently submitted on October 19<sup>th</sup> 2007.

**3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS  
(CONT'D)**

**3.8 Discussions with TRCA and City of Brampton (November/December 2007) and Revisions to Draft Plan**

- (i) To address TRCA's concerns with respect to the retention of the existing drainage features through the subdivision, I met with TRCA staff on October 24<sup>th</sup> and November 21<sup>st</sup> 2007 (along with G. Murphy of Intracorp) to discuss revisions to the Draft Plan.
- (ii) Review comments on the Draft Plan and Design Brief were provided by the City of Brampton by letter dated November 25<sup>th</sup> 2007 (copy included in Appendix I).
- (iii) Based on the comments and input received from the City of Brampton and TRCA, the Draft Plan was revised in December 2007 (PL-1 Rev. 4) and January 2008 (PL-1 Rev. 5) to:
  - Retain the existing drainage features through the subdivision by the provision of naturalized drainage channels/linear wetlands;
  - Provide additional Vistas to the West Humber River Valley (golf course) and the naturalized drainage channels;
  - Reconfiguring the layout of the subdivision to incorporate additional Upscale Executive Housing design elements.

### **3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)**

#### **3.8 Discussions with TRCA and City of Brampton (November/December 2007) and Revisions to Draft Plan (Cont'd)**

- (iv) I coordinated a meeting with City and TRCA staff on February 8<sup>th</sup> 2008, at which time I presented the revised Draft Plan (PL-1 Rev. 5), updated Community Design images, as well a summary of the Low Impact Development (LID) features that were being incorporated into the Plan. A copy of the documents as presented are including in Appendix J.

The meeting was attended by J. Corbett, S. Chevalier, D. Monaghan, B. Smith, D. Kraszewski, S. DeMaria, M. Debnath and D. Kenth of the City of Brampton; Q. Hanchard of TRCA; G. Murphy and F. Filippo of Intracorp; V. Rudenko and D. Horgan of Candevcon.

The presentation was well received by City of Brampton and TRCA staff (refer to subsequent e-mail from J. Corbett dated February 12<sup>th</sup> 2008 and letter from TRCA dated March 7<sup>th</sup> 2008 included in Appendix K).

#### **3.9 Submissions to City of Brampton and TRCA - March 2008**

- (i) Inconsideration of the feedback received from City of Brampton and TRCA staff at the meeting held on February 8<sup>th</sup> 2008, the following documents were revised/updated and were submitted to the City of Brampton and TRCA in March 2008:
- Draft Plan (PL-1 Rev. 5)
  - Environmental Impact Study (Revised March 2008)
  - Revised Functional Servicing Study (dated March 14<sup>th</sup> 2008)
  - Noise Control Feasibility Study (Revised February 29<sup>th</sup> 2008)
  - Tree Inventory and Assessment Report (Revised March 2008)
  - Design Brief dated March 7<sup>th</sup> 2008

Copies of Candevcon letters dated March 19<sup>th</sup> and 20<sup>th</sup> 2008 to the City of Brampton and March 20<sup>th</sup> 2008 to TRCA are included in Appendix L.

### **3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)**

#### **3.9 Submissions to City of Brampton and TRCA - March 2008 (Cont'd)**

- (ii) I coordinated and attended a meeting with TRCA on July 8<sup>th</sup> 2008 (also attended by F. Filippo of Intracorp) to discuss TRCA's review comments on the revised Environmental Impact and Functional Servicing Studies as submitted in March 2008.

A copy of the letter from TRCA to the City of Brampton dated September 15<sup>th</sup> 2008 (copy included in Appendix M) summarizes the TRCA's comments on the subject Studies.

#### **3.10 Peer Review of Environmental Impact Study/Review Meeting on September 23<sup>rd</sup> 2008**

- (i) As requested by the City of Brampton, Intracorp provided funding to the City of Brampton to facilitate the City engaging an Environmental Consultant to conduct a Peer Review of the Environmental Impact Study (revised March 2008) as prepared by Aquafor Beech Limited. Dillon Consulting was subsequently engaged by the City of Brampton to conduct the Peer Review.
- (ii) A copy of the Peer Review Report (Dillon Consulting letter dated August 15<sup>th</sup> 2008) was provided to Intracorp by the City of Brampton on August 15<sup>th</sup> 2008 (copy included in Appendix N).
- (iii) At the request of the City of Brampton a meeting was held on September 23<sup>rd</sup> 2008 which was attended by City of Brampton staff (J. Corbett, A. Smith, M. Won, D. Kraszewski, C. Ash, P. Aldunate and S. Jorgensen); Q. Hanchard of TRCA; I. Roul of Dillon Consulting; F. Filippo of Intracorp; B. Hindley of Aquafor Beech; K. Holmes of The MBTW Group; V. Rudenko and D. Horgan of Candevcon.

A "questionnaire" as tabled by City staff at the meeting was used as an agenda for the discussions (copy included in Appendix "O"). I subsequently provided a response to this questionnaire on November 28<sup>th</sup> 2008 (Appendix I dated November 27<sup>th</sup> 2008, a copy is included in Appendix "Q").

### 3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)

#### 3.10 Peer Review of Environmental Impact Study/Review Meeting on September 23<sup>rd</sup> 2008

(iii) Cont'd

At the meeting, I. Roul confirmed the findings of his Peer Review Report (letter dated August 15<sup>th</sup> 2008) and, in response to an enquiry from City of Brampton staff vis-a-vis additional environmental enhancements that could be considered, he outlined three (3) potential measures:

- Increase the quality of environmental restoration (e.g. higher density planting in the naturalized drainage channels) as well as potential environmental enhancements in the golf course.
- Incorporate Low Impact Development measures within the subdivision including rain barrels, infiltration galleries, Neptune systems.
- Provide “Energy Star” Housing and on-site waste management.

City staff requested that an “Environmental Net Gain” Report be prepared to summarize the Environmental Enhancement and Low Impact Development features being incorporated in the Development Plan. Candevcon subsequently prepared this Report, entitled “*Summary Report - Environmental Enhancement and Low Impact Development Features*” which I submitted to the City of Brampton on November 27<sup>th</sup> 2008 (copy of Candevcon letter dated November 27<sup>th</sup> 2008 included in Appendix P).

City staff also requested that an Addendum be issued to the (Aquafor Beech) Environmental Impact Study to address TRCA comments (letter of September 15<sup>th</sup> 2008) and Dillon Consulting Peer Review letter dated August 15<sup>th</sup> 2008, as well as to identify environmental enhancements that could be implemented on the golf course (Castlemore Golf & Country Club). An Addendum to the Environmental Impact Study (Aquafor Beech) dated November 2008 was submitted to the City of Brampton on November 28<sup>th</sup> 2008 (copy of Candevcon Transmittal dated November 2008 is included in Appendix P)

### **3. BACKGROUND INFORMATION RELATING TO DEVELOPMENT APPLICATIONS (CONT'D)**

#### **3.11 Updating of Functional Servicing Study**

In response to the TRCA comments outlined in their letter of September 15<sup>th</sup> 2008 as well as City of Brampton comments of August 1<sup>st</sup> 2008, Candevcon revised the Functional Servicing Study, and the updated Report (dated November 21<sup>st</sup> 2008) was submitted to the City of Brampton on November 27<sup>th</sup> 2008 (copies of Candevcon letters dated November 26<sup>th</sup> 2008 to TRCA and November 27<sup>th</sup> 2008 to the City of Brampton are included in Appendix Q).

**4. DOCUMENTS PREPARED BY CANDEVCON LIMITED BEING REFERRED TO IN EVIDENCE**

I will be referring to the following documents prepared by Candevcon Limited in my evidence:

- (i) ***Composite Development Plan*** - Bram East Phase 1 Development Area, Vales of Castlemore Secondary Plan Area, Highlands of Castlemore Executive Residential Community, and Bram East Areas G and H, dated March 27<sup>th</sup> 2009, File No. 206237

I will provide factual evidence on the development of 25.9m (85 ft) wide Executive Residential lots in Bram East Area “G” adjacent to existing Estate Residential lots, similar to the Estate lots on Tortoise Court.

- (ii) ***Functional Servicing Study***, 1281216 Ontario Inc. (Intracorp) Proposed Residential Subdivision, Revised November 21<sup>st</sup> 2008, Project No. 207165
- (iii) ***Noise Control Feasibility Study***, 1281216 Ontario Inc. (Intracorp) Proposed Subdivision - Phases 5 and 6, Revised February 19<sup>th</sup> 2008, Project No. 205095
- (iv) ***Summary Report - Environmental Enhancement and Low Impact Development Features***, 1281216 Ontario Inc., Proposed Residential Subdivision and Castlemore Golf & Country Club Proposed Golf Course Modifications, dated November 27<sup>th</sup> 2008, Project No. 208165

## 5. ISSUES TO BE ADDRESSED

The following issues, as identified in the Issues List (copy included in Appendix R) relate to Technical Documents prepared by Candevcon Limited.

### 5.1 **Environmental Issue 2: “Is all of the development that is currently proposed located outside of the Regulatory Flood Plain, consistent with Section 3 of the Provincial Policy Statement?”**

Yes. Regulatory Mapping exists for the West Humber River - West Branch and the Regional Storm Flood Line is shown on the Draft Plan. The Regional Storm Flood Line was modelled for Tributaries 1 and 2 of Salt Creek and is contained within the Drainage Channel Blocks 4, 17, 18, 19 and 20.

### 5.2 **Environmental Issue 8: “Does the Proposed Development Implement Stormwater Management Best Practices”**

Yes. In the context of current policies that are applicable to subdivision developments in the Province of Ontario, and, in consideration of the inherent site attributes and geotechnical conditions, the proposed development implements stormwater management Best Management Practices and Low Impact Development Features. These are graphically illustrated on the attached Figure 2 and comprise:

- Retention of the existing drainage features in the form of realigned Linear Riparian Wetlands/Natural Channels in dedicated Open Space Corridors, vegetated with native species;
- Elimination of on-line golf course irrigation ponds and provision of wet ponds designed in accordance with Best Management Practices;
- Provisions for achieving post-development water balance comprising the use of rain barrels, rear lot infiltration galleries and biofilter buffers, and (partial) permeable paving in driveways;
- Conveyance of stormwater runoff from roofs and rear lots to the stormwater management ponds, the Linear Riparian Wetland/Drainage Channel features and other Open Space Land use area;
- Increased depth topsoil in rear yards to facilitate increased stormwater infiltration;
- Retention of existing native species vegetation where feasible.

## 5. ISSUES TO BE ADDRESSED (CONT'D)

### 5.2 Environmental Issue 8: (Cont'd)

As noted by Toronto and Region Conservation in their letter of March 7<sup>th</sup> 2008 (refer to Appendix K) “ *This Plan is one of the first in Brampton, and one of the most progressive in its integration of low impact development measures and Best Management Practices*”.

### 5.3 Environmental Issue 9: “*Can the water balance measures that are proposed achieve the objectives of the TRCA and the City of Brampton? To the extent that the measures are proposed to be located on lands outside of the subject lands, can these measures be effectively managed on private property*”.

- Yes. The water balance measures that are proposed achieve the objectives of the TRCA. As part of the final engineering design for the subdivision servicing, the proposed water balance measures will be further refined when detailed geotechnical information is available. The City of Brampton currently does not have stated objectives for water balance.
- The water balance measures are proposed within the subject lands. The Infiltration Galleries and Biofiltration swales will be constructed as part of the subdivision servicing. The Infiltration Galleries are located underground and do not require maintenance.

The success of rainwater harvesting (rain barrels) is dependent on the participation of the individual homeowners. For this reason, Intracorp will incorporate an Environmental Education Program as part of the sales information being provided to home purchasers. It is anticipated that, with increasing costs of municipal water and the public’s increasing awareness of environmental issues, rainwater harvesting will ultimately have a similar utilization to the use of Green Bins, Blue bins as now exists in solid waste management.

5. ISSUES TO BE ADDRESSED (CONT'D)

5.4 **Environmental Issue 11: “Will the proposed development give rise to negative impacts to the Salt Creek and West Humber River Tributaries as a result of the proposed foundation drain collectors that are designed to redirect water to the West Humber River”.**

No. The function of foundation drain collectors is to drain any water that collects around the foundation walls. Based on the available geotechnical information for the subject subdivision the existing subsoil has low permeability properties. Accordingly, the foundation drains will primarily drain water that infiltrates around the perimeter of the houses. This is insignificant and will not impact on the Salt Creek Tributary.

The proposed construction of a Wetland Feature at the outlet from the foundation drain collector will positively impact on the West Humber River. In addition, the incorporation of the Low Impact Development Measures and Stormwater Best Management Practices (such as Infiltration Galleries and Bio Swales) will contribute to groundwater recharge of the Salt Creek Tributaries.

5.5 **Urban Design Issue 21: “Do the proposed noise mitigation measures result in development consistent with the proposed Upscale Executive Policy framework that applies to the area”**

The initial Noise Control Feasibility Study (Report dated October 6<sup>th</sup> 2006) as based on the “conventional” use of noise barriers (i.e. acoustic wall on a berm). This method of noise mitigation is typically used in all subdivisions in the City of Brampton and was used in the Highlands of Castlemore Executive Residential Community located to the north of Countryside Drive (Noise Studies completed by Candevcon).

In response to comments expressed by the City of Brampton pursuant to their letter of November 25<sup>th</sup> 2007, an Urban Design solution, was developed to provide a unique mitigation measure whereby the proposed massing of the houses is used as a noise barrier to the Arterial Roads. This design solution affords the opportunity to increase the level and extent of natural landscaping and to showcase the architecture of the “gateway” and “frontage road” houses.

Respectfully Submitted

  
Diarmuid K. Horgan, P.Eng.

*MARCH 30<sup>th</sup> 2009*  
Date