



January 9, 2014

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Legislative and Planning Services
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Dear Ms. Smith:

RE: Regional Comments - Bridgeview Servicing Capacity

Regional staff has been requested by City of Burlington Planning staff to provide a summary of Bridgeview Area Servicing in relation to considerations in amending the existing policy framework to permit additional development and the consideration for additional density. Please be advised that the Region's comments with respect to that portion of the Bridgeview area which is *not eligible for urban servicing remain unchanged* from our letter dated February 13, 2013.

Area Eligible for Urban Servicing

A portion of the Bridgeview area is currently serviced with Regional watermains and wastewater mains (sanitary sewers). The existing water servicing to the lands in Bridgeview is by way of water supply from the City of Hamilton through a water supply agreement between the City and the Region of Halton; the water distribution system consists primarily of a 300 mm diameter watermain on Plains Road West from Northcliffe Avenue in Hamilton to Spring Gardens Road in Burlington. The Agreement covers supplying municipal water from Hamilton to three areas within the City of Burlington: the Bridgeview Survey, the northerly part of Snake Road, and Waterdown Road between Hamilton and Highway 403. It should be noted that any development in these areas will require a review of the terms and conditions of the above-noted agreement and assessing system capacity. The Agreement with the City of Hamilton is reviewed every 10 years and was recently updated within the last 2 years.

The sewer system for the Bridgeview area is through Region of Halton wastewater mains (sanitary sewers). There is a 200 mm diameter wastewater main on Plains Road West from approximately 200 metres north of Edge Moor Avenue to Spring Gardens Road. There are two wastewater pumping stations, associated wastewater forcemains and downstream wastewater mains that also service the area. The Region's Sustainable Halton Water and Wastewater Master Plan forecasts a number of wastewater pump station upgrades and wastewater main upgrade projects that will be required for the area in the future. Any proposed development applications will be reviewed with the Master Plan to determine whether they align with the proposed timing and scope of the Region's projects.

The Region's Water Planning and Wastewater Planning sections monitor development applications for impact to the Region's water distribution and sanitary sewer collection systems.

The Regional Municipality of Halton

Staff from those sections have provided the following comments with respect to current capacity considerations for the area:

Bridgeview water system;

The system is fed from the Hamilton water system near the intersection of Plains Road and Highway 6. As noted above, this water supply is regulated by a Halton/Hamilton agreement which addresses the following points;

- Service area includes Bridgeview, Spring Gardens Road between Bridgeview and the railway tracks, a portion of Snake Road near Mountain Brow and Waterdown Road
- The maximum daily volume must not exceed 1,000,000 litres
- Halton shall not draw water that exceeds 5,500 litres/minute (1,210 igpm)
- The term of the agreement is 10 years, commencing approximately two years ago, with an option to renew at the end of the agreement term.

The current utilization of the 1,000,000 litres/day is approximately 38% (based on 2012 records). While this is, in theory, sufficient capacity for approximately 300 additional single detached units, there are no policies to determine how this capacity should be split between the areas of Bridgeview, Snake Road and Waterdown Road, which are deemed eligible for urban servicing by the Region's Official Plan. It should be noted that a minimum flow of 5,500 litres/minute is, in general, required as fire protection for low density residential use and/or small ground floor area ICI (non-residential) uses with low content fire demands. Any ICI proposals or higher density residential proposals would require a site-specific review to establish minimum fire flow requirements and to ensure that they can be met. It should also be noted that due to capacity constraints in the Hamilton water system there is little opportunity to increase Halton's water taking in this area, meaning the information noted above defines the limits of the water system for the area. Proposals to provide additional water services from the Halton water system would require extensive review, preferably via the Master Plan process; however, staff note that a Halton supply for the Bridgeview area would likely prove to be cost prohibitive.

Bridgeview Wastewater System;

The current wastewater system is an entirely Halton-supplied system. Currently there are capacity constraints within the Bridgeview Area specifically at:

- Bridgeview Pump Station - Currently during major rain events, Vac Trucks are required in order to by-pass pump in efforts to avoid overflows at the station. The Region's Operations staff are of the opinion that additional flows to the station will not be able to be accommodated by the current bypass pumping practice. As a result, there is limited to no capacity at this station. This station drains to Grandview Pumping Station.
- Grandview Pump Station - Currently this station is at capacity. A project has been identified in the Master Plan for a station upgrade, however it is not planned for the near future. It is noted that this station receives flows from Bridgeview and Spring Gardens Pumping Stations.

- Plains Road Sewer - The sewer in this area has exceeded its capacity. This will likely result in additional construction constraints, and has been identified as a project in the Master Plan for upsizing.

As it stands right now, the Region will be performing a scoping exercise in order to consider including the Bridgeview Pumping Station into the identified works along with Grandview and Plains Road.

The Region is of the opinion that it would be beneficial if an overall servicing plan was developed by the City or proponents of development which includes flows, etc. for the area. Staff in the Region's water and wastewater sections are able to provide guidance and assistance in this process as it would allow for better modelling of the flow requirements to take into consideration additional upsizing of existing infrastructure, if necessary, via the next Master Plan.

I trust these comments are of assistance to you, should you require anything further or have additional questions or concerns, please do not hesitate to contact me directly.

Sincerely,



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