

ONLINE PUBLIC ENGAGEMENT

Municipal Class Environmental Assessment Schedule “B”

Elia Avenue Sanitary Sewer

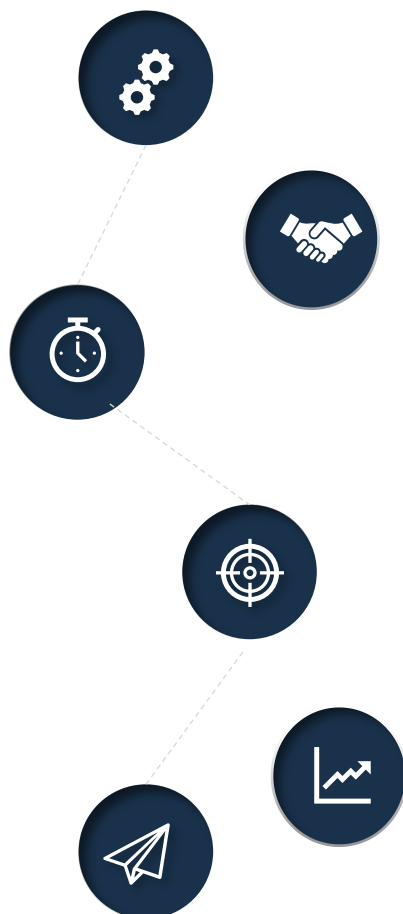
Date: June 2025

Project No: 23-2126

Purpose of Public Engagement



Agenda

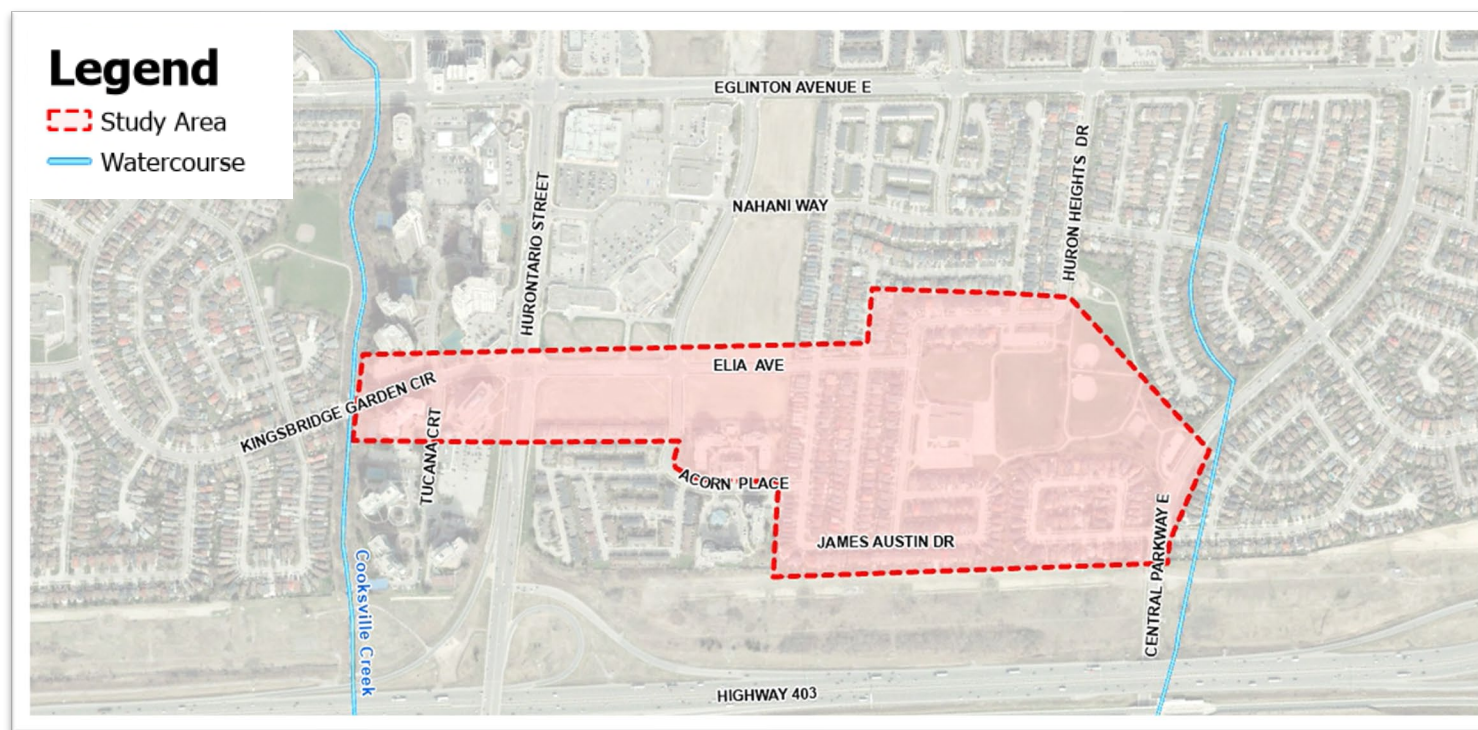


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Project Background

The Region of Peel has identified the need to enhance wastewater servicing capacity to facilitate proposed and future developments in the vicinity of the Hurontario Street and Elia Avenue intersection.

The planned improvements entail redirecting flows from the current local sewer and accommodating the flows from the anticipated developments along Elia Avenue and Kingsbridge Garden Circle.



What is a Class EA?

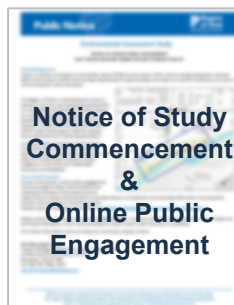
A **Municipal Class Environmental Assessment (Class EA)** is a planning and approval process for municipal infrastructure projects, following Ontario's Environmental Assessment Act.

The Class EA study for this project is being conducted in accordance with **Schedule 'B'** of the Municipal Class EA document (February 2024).

Municipal Class EA Process

Phase 1: Problem or Opportunity

- Identify the problems or opportunities



**Online
Public Engagement**

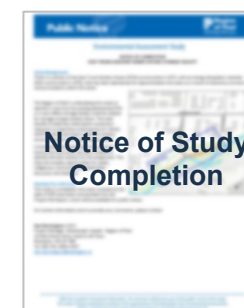
Phase 2: Alternative Solutions (We Are Here)

- Identify alternative solutions
- Inventory natural, cultural and social-economic environments
- Identify potential impacts of the alternative solutions after mitigation
- Evaluate the alternative solutions considering environmental and technical impacts
- Identify a recommended solution
- Confirm the preferred solution based on input from the OPE and review agencies



Project File Report:

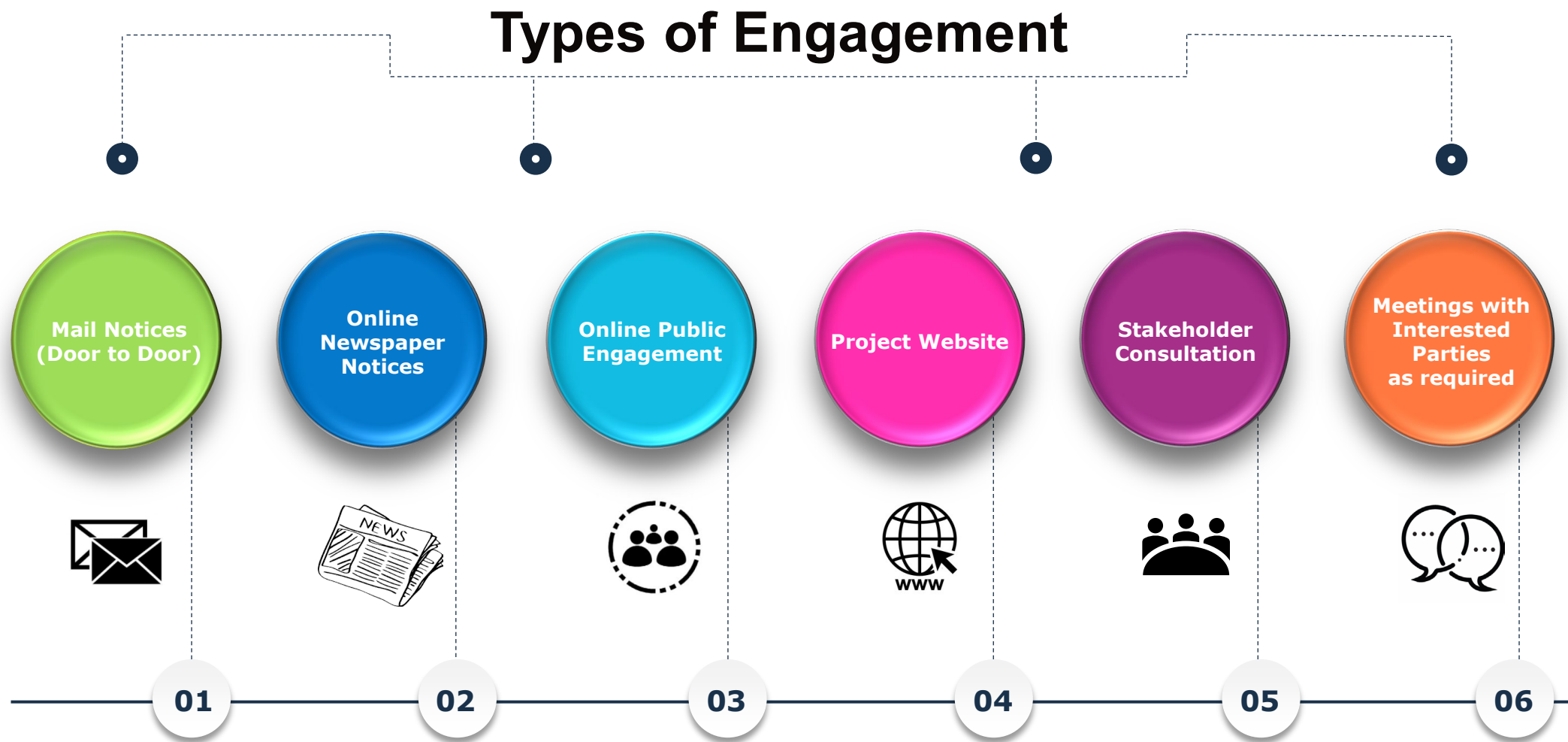
- Prepare project file report to describe the activities undertaken through Phases 1 and 2
- Notify public, stakeholders, and review agencies of completion of the study and of the Section 16 Order provision in the EA Act
- Place project file report on public record for review for 30 calendar days



Implementation:

- Detailed design and construction

Municipal Class EA Process (continued)



Problem/Opportunity Statement

Phase 1 of the Municipal Class EA process defines the starting point for any Class EA as the “Problem/Opportunity Statement.”

The Problem/Opportunity Statement for the Elia Avenue Sanitary Sewer Diversion Municipal Class EA is defined as follows:

“To enhance wastewater servicing capacity to facilitate proposed intensification growth within the Hurontario and Eglinton sanitary sewer drainage area. There is an opportunity to accomplish this by installing a new sanitary sewer along Kingsbridge Garden Circle and Elia Avenue to redirect flows from the current local sewer and accommodating the flows from the anticipated developments.”

In accordance with the requirements of the Municipal Class EA planning process, the Region of Peel initiated this Municipal Class EA to identify and evaluate alternative solutions to address this Problem/Opportunity Statement.

Archaeological & Cultural Heritage

Archaeological Assessment

- A Stage 1 Archaeological Assessment completed by ASI found **no archaeological potential** in the study area from Kingsbridge Garden Circle/Elia Avenue to Central Parkway East.
- Four registered archaeological sites were identified within one kilometer, but none within 50 meters.
- Unless work extends beyond the current area, no further assessment is needed due to deep land disturbances.

Cultural Heritage

- A Cultural Heritage Report was completed by ASI for the study area along Kingsbridge Garden Circle/Elia Avenue to Central Parkway East.
- **No built heritage resources (BHRs) or cultural heritage landscapes (CHLs)** were identified.
- If the study area expands, a heritage consultant should assess potential impacts on any BHRs or CHLs.

Natural Heritage

A Natural Sciences investigation completed by LGL Limited characterized the existing conditions for the areas where impacts on the environment could be experienced and where mitigation will be required. The results confirmed that:

Designated Natural Areas

- **Provincially Significant Wetlands (PSWs):** There are no PSWs within 120 m of the study area.
- **Areas of Natural and Scientific Interest (ANSI):** There are no ANSI within 120 m of the study area.
- **Environmentally Significant Areas (ESAs):** No ESAs are located within 120 m of the study area.
- **Significant Valleylands:** No Significant Valleylands are found within the study area.

Natural Heritage (continued)

Aquatic Habitats and Communities

- Cooksville Creek is not known to support any aquatic species at risk. Given that construction activities will occur outside the watercourse, no permanent impacts to fish or fish habitat are expected. Accordingly, no adverse effects on aquatic habitat within the study area are anticipated.

Vegetation and Vegetation Communities

- **No** plant species that are considered regionally or locally rare were identified within the study area, and vegetation removal will only affect manicured lands, **not** naturalized areas.

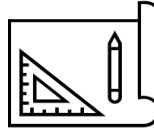
Wildlife and Wildlife Communities

- The study area encompasses a highly urban influenced section of Cooksville Creek. As such, wildlife communities within the study area are tolerant of urban influence due to the extent of park use and surrounding land uses.
- Tree and vegetation clearing will comply with the *Migratory Bird Convention Act* and avoid the bird nesting and bat roosting periods.
- With mitigation measures, the sewer construction along Elia Avenue is not expected to harm the natural environment.

COMPARATIVELY EVALUATE THE THREE ALTERNATIVES

- Identify evaluation criteria
- Evaluation takes into consideration:
 - Natural
 - Social-cultural
 - Technical
 - Economic (costs)
- Overall, the evaluation considerations are colour coded to easily identify preferences in the rating

Rating:	Preferred		Less Preferred		Least Preferred	
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Alternative Solutions

Alternative Solution #1

Proposes constructing a 1200 mm sanitary sewer from Kingsbridge Garden Circle, eastward along Elia Avenue and Huron Heights Park, and connecting with a 600 mm sanitary sewer at Central Parkway East.

- Majority of the sewer will be built using **trenchless (tunneling)** technology.
 - Four (4) launching and receiving shafts at strategic intervals.
- A segment of pipe crossing Huron Heights Park, connecting to the existing 600 mm concrete sewer on Central Parkway East to be installed via open cut due to:
 - Significant ground elevation fluctuations.
 - Existing twin culverts on Central Parkway East.
 - Constraints due to existing sanitary sewer inverts.
- 100 meters of open-cut construction will be used for local lateral sewer connections.

Although this option is located in proximity to the CVC-regulated Cooksville Creek, all proposed works will be carried out entirely outside of the watercourse and its active channel.



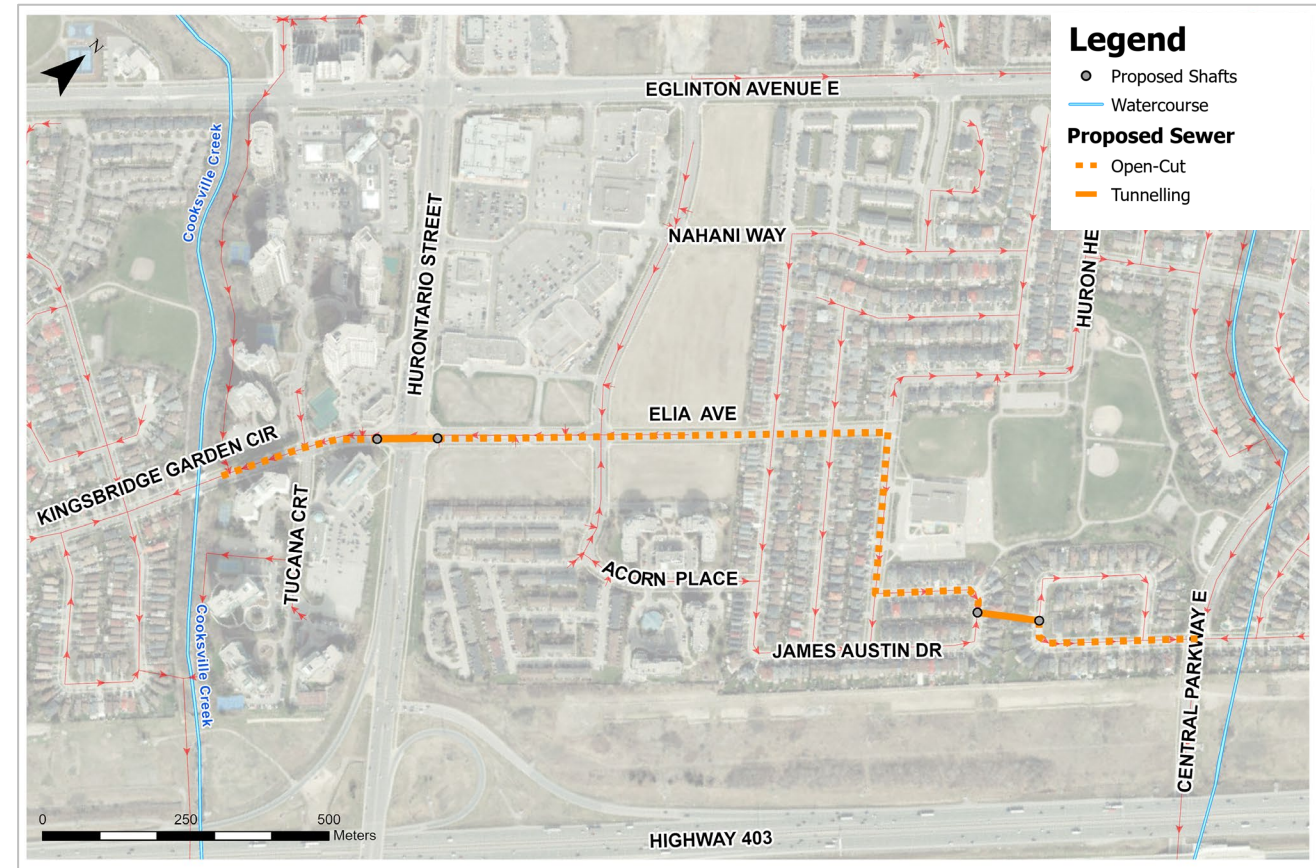
Alternative Solutions (continued)

Alternative Solution #2

Proposes constructing a 600 mm/900 mm sanitary sewer from Kingsbridge Garden Circle, eastward along Elia Avenue and crossing the subdivision via James Austin Drive.

- The alignment includes a mix of **open-cut** construction and sections of **tunneling** under Hurontario Street and the James Austin Drive easement.
 - Open-cut construction presents **challenges** due to depth.
 - Greater construction risks associated with the narrow easement between private properties.
 - Tunneling will require four launching and receiving shafts at strategic intervals.

Although this option is located in proximity to the CVC-regulated Cooksville Creek, all proposed works will be carried out entirely outside of the watercourse and its active channel.



Alternative Solutions (3)

Alternative Solution #3

The **"Do Nothing"** Alternative, suggests maintaining the current sanitary system without any proposed infrastructure upgrades.

- This option contrasts with the other alternatives, as it does not involve any construction or diversion of flows.
- This alternative will increase the risk of sewer system surcharging and overland flooding due to capacity issues currently present within the existing network.

Summary Table of the Evaluation of Alternative Solutions

Criteria		Alternative 1	Alternative 2	Alternative 3 "Do Nothing Option"
Natural Environment	Surface Water Impacts	Decreases the possibility of surcharging and surface flooding due to future population growth.	Decreases the possibility of surcharging and surface flooding due to future population growth.	Increases the possibility of surcharging and surface flooding due to future population growth.
	Natural Heritage Area Impacts	No known built heritage resources (BHRs) or cultural heritage landscapes (CHLs) were identified within the study area.	No known built heritage resources (BHRs) or cultural heritage landscapes (CHLs) were identified within the study area.	N/A
	Groundwater / Subsurface Impacts	Water taking anticipated during construction.	Water taking anticipated during construction.	None
	Vegetation / Greenspace Impacts	The removal of vegetation for the sanitary sewer placement will only affect manicured lands, with no naturalized vegetation being removed.	The removal of vegetation for the sanitary sewer placement will only affect manicured lands, with no naturalized vegetation being removed.	None
Social and Cultural Environment	Disruption/Impacts to Private Property / Existing Land Uses (e.g., Traffic impact)	<ul style="list-style-type: none"> Access to residents and businesses will be minimally impacted due to increased road traffic along Elia Ave, Kingsbridge Garden Cir, and Central Parkway E, due to construction methodology. Possible temporary road/lane closures are required. Sidewalk closures are required. Temporary pedestrian pathways/detours will be constructed/developed around shafts as required, to accommodate pedestrian flow in long duration. Detour and Traffic Management plans will be developed to accommodate traffic flow. Pipe crosses beneath school property using trenchless, eliminating surface excavation on school lands. No direct interference with school pick-up / drop-off zone; normal pedestrian and bus access maintained. 	<ul style="list-style-type: none"> Access to residents and businesses will be impacted due to increased road traffic along Kingsbridge Garden Cir, Elia Ave, James Austin Dr, and Central Parkway E, due to open cut construction methodology. Disruption to resident access of James Austin Dr. Temporary pedestrian pathways will be constructed around shafts to accommodate pedestrian flow in long duration. Possible temporary road/lane closures are required. Sidewalk and trailway closures are required. Detour and Traffic Management plans will be developed to accommodate traffic flow. Open-cut excavation along the street frontage directly adjacent to the school entrance, within the pick-up / drop-off zone. 	None
	Nuisance Impacts	Noise, dust, and other nuisance impacts during construction.	Noise, dust, and other nuisance impacts during construction.	None
	Cultural Heritage / Archaeological Impacts	No cultural heritage areas or known archaeological resources will be impacted.	No cultural heritage areas or known archaeological resources will be impacted.	No cultural heritage areas or known archaeological resources will be impacted.

Summary Table of the Evaluation of Alternative Solutions (2)

Criteria		Alternative 1	Alternative 2	Alternative 3 "Do Nothing Option"
Technical Considerations	Ease of Construction (e.g., Construction Constraints)	<ul style="list-style-type: none"> Potential risk to Existing Utilities due to Open Cut and Tunneling. 	<ul style="list-style-type: none"> Potential risk to Existing Utilities due to Open Cut and Tunneling. Greater construction risks associated with the narrow easement between private properties. 	<ul style="list-style-type: none"> No construction required.
	Operational Flexibility	<ul style="list-style-type: none"> Ensures the Region has sufficient servicing capacity to accommodate future population growth. 	<ul style="list-style-type: none"> Ensures the Region has sufficient servicing capacity to accommodate future population growth. 	<ul style="list-style-type: none"> Alternative will not increase operational flexibility.
	Impacts on Region's Hydraulic Level of Service	<ul style="list-style-type: none"> Increases wastewater (sanitary sewer) servicing capacity to accommodate future growth and new developments. Prevents future surcharges and flooding. 	<ul style="list-style-type: none"> Increases wastewater (sanitary sewer) servicing capacity to accommodate future growth and new developments. Prevents future surcharges and flooding. 	<ul style="list-style-type: none"> No improvement on the system's ability to meet the Region's hydraulic level of service. Possible surcharging and basement flooding.
	Locations / Impacts on Other Existing Utilities	<ul style="list-style-type: none"> Nearby gas, hydro, and telecommunication utilities along Kingsbridge Garden Circ and Elia Ave will have to be considered and mitigated during construction. 	<ul style="list-style-type: none"> Nearby gas, hydro, and telecommunication utilities along Kingsbridge Garden Circ, Elia Ave, Huron Heights Dr, James Austin Dr, and Laurentian Ave will have to be considered and mitigated during construction. 	<ul style="list-style-type: none"> None
Economic Considerations	Capital Costs	<ul style="list-style-type: none"> Typical Tunneling and Open Cut Construction Costs. Higher Construction Costs due to Tunneling construction methodologies. 	<ul style="list-style-type: none"> Typical Tunneling and Open Cut Construction Costs Lower Construction Cost, but potential constructability Issues due to the required depth and the complexity of working through the narrow easement between private properties. 	<ul style="list-style-type: none"> None
	Operating and Maintenance Costs	<ul style="list-style-type: none"> Typical operating and maintenance requirements. 	<ul style="list-style-type: none"> Typical operating and maintenance requirements. 	<ul style="list-style-type: none"> Potential costs related to basement and surface flooding.
	Land Acquisition / Easement Requirements	<ul style="list-style-type: none"> Easement(s)/ Permit to Enter(s) will be potentially required from City of Mississauga to access Huron Heights Park. 	<ul style="list-style-type: none"> Easement(s)/ Permit to Enter(s) will be potentially required to access James Austin Dr easement. 	<ul style="list-style-type: none"> None

Summary Table of the Evaluation of Alternative Solutions (3)

Criteria	Alternative 1	Alternative 2	Alternative 3 "Do Nothing Option"
	SUMMARY		
Natural Environment	<ul style="list-style-type: none"> The proposed works will not have any permanent impacts on fish or fish habitat. Construction activities will not cross any watercourse, will utilize trenchless technology, and shaft locations are outside the watercourse. No plant species considered regionally or locally rare were identified within the study area. 	<ul style="list-style-type: none"> The proposed works will not have permanent impacts on fish or fish habitat. No plant species considered regionally or locally rare were identified within the study area. 	<ul style="list-style-type: none"> Increased possibility of surcharging and flooding due to future population growth.
Social and Cultural Environment	<ul style="list-style-type: none"> Access to residents and businesses will be minimally impacted due to increased road traffic along Elia Ave, Kingsbridge Garden Cir, Hurontario St, Huron Heights Dr and Central Parkway E. Temporary pedestrian pathways/detours will be constructed/developed around shafts as required, to accommodate pedestrian flow in long duration. Possible sidewalk closures. 	<ul style="list-style-type: none"> Access to residents and businesses will be impacted due to increased road traffic along Kingsbridge Garden Cir, Elia Ave, James Austin Dr, and Central Parkway E, due to open cut construction methodology. Disruption to resident access of James Austin Dr. Temporary pedestrian pathways/detours will be constructed/developed around shafts as required, to accommodate pedestrian flow in long duration. Possible sidewalk closures, trailway closure required. 	<ul style="list-style-type: none"> None
Technical Considerations	<ul style="list-style-type: none"> Provides additional volume which will reduce peak flow and prevent future surcharges and flooding. Enhances wastewater (sanitary sewer) servicing capacity to accommodate future growth in the area. 	<ul style="list-style-type: none"> Provides additional volume which will reduce peak flow and prevent future surcharges and flooding. Enhances wastewater (sanitary sewer) servicing capacity to accommodate future growth in the area. Greater construction risks associated with depth and narrow easement between private properties 	<ul style="list-style-type: none"> No improvement on the system's ability to meet the Region's hydraulic level of service for future growth.
Economic Considerations	<ul style="list-style-type: none"> Higher Construction costs. Easement(s)/ Permit to Enter(s) will be potentially required from City of Mississauga to access Huron Heights Park. 	<ul style="list-style-type: none"> Lower Construction Cost, but potential constructability Issues. Easement(s)/ Permit to Enter(s) will be potentially required to access James Austin Dr easement. 	<ul style="list-style-type: none"> Does not provide any additional serving capacity for future growth of the area.
OVERALL RANKING	RECOMMENDED <ul style="list-style-type: none"> Increases wastewater (sanitary sewer) servicing capacity to accommodate future growth and new developments. Prevents future surcharges and possible flooding. 	LESS RECOMMENDED <ul style="list-style-type: none"> Greater construction risks associated with the narrow easement between private properties Increases wastewater (sanitary sewer) servicing capacity to accommodate future growth and new developments. Prevents future surcharges and possible flooding. 	NOT RECOMMENDED <ul style="list-style-type: none"> Does not meet the problem statement. Increased possibility of surcharging and flooding due to future population growth. Does not increase operational flexibility. Does not increase wastewater (sanitary sewer) servicing capacity to accommodate future growth and new developments. Does not meet the sanitary service demands from a growing population.

Recommended Preferred Solution

Alternative 1



Proposed Mitigation Measures

Work confined to the working area to minimize impacts to adjacent private properties.

All excess and unsuitable materials generated (e.g., from excavation work) managed appropriately.

Off-site maintenance & refueling: All equipment servicing, washing, and fueling will take place off-site, and outside the source-water protection zone.

Spill Management Plan in place: A site-specific plan including spill kits, trained crews, and an immediate response protocol for any fuel or sediment release will be active 24/7 during tunnelling.

A Traffic/Pedestrian Management Plan to be developed during detailed design to mitigate traffic/pedestrian impacts.

Trenchless crossing beneath school: Shafts are located off school grounds and fully hoarded with acoustic barriers. Loud activities are limited to outside of class hours, with fenced zones and crossing guards ensuring student safety.

Proposed Mitigation Measures (continued)

Noise disturbance controlled by limiting construction to during normal working hours and complying with the City of Mississauga noise by-law.

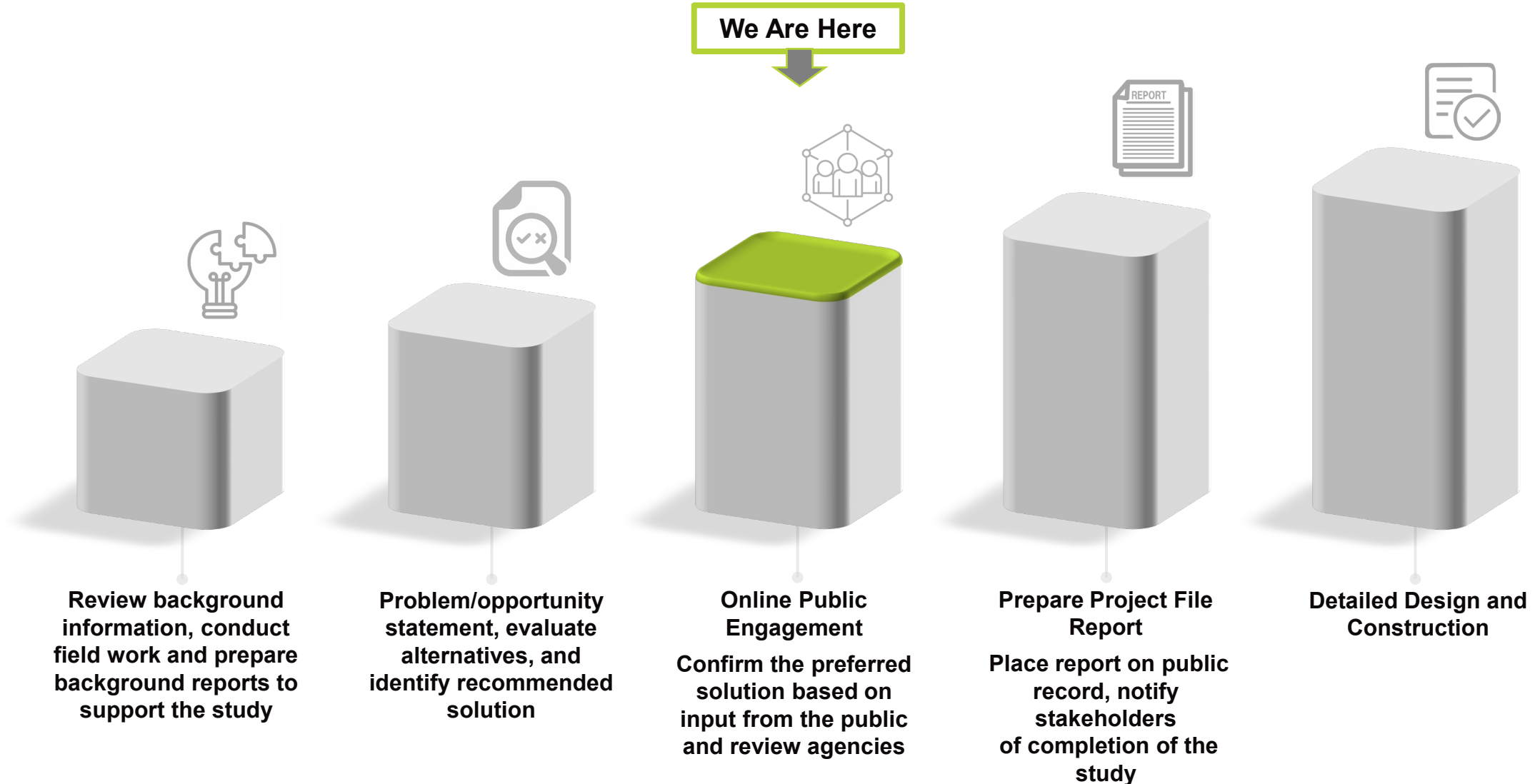
Tree/root protection plan developed to mitigate impact on existing trees. Tree removal and compensation to conform to the City of Mississauga by-law and relevant policies regarding tree compensation.

Construction materials, excess material, construction debris, and empty containers will be stored and contained within secured solid board hoarding to prevent their entry into the watercourse/creek.

Enforce timing windows (April 1 – August 31 for vegetation removals, and May 1 – November 15 for tree removal/pruning) to avoid sensitive bird and bat breeding including birthing, rearing, and roosting periods.

Developing and implementing Erosion and Sediment Control Plan to eliminate sedimentation to Cooksville Creek.

Schedule And Next Steps



Thank you

Remain involved in the study

Your comments are important as they will be reviewed and considered as part of the study. To indicate your interest to remain involved in the study or if you have any questions, please contact one of the following team members by **June 24, 2025**.



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