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**LANGSTAFF ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (EA)  
WESTON ROAD TO HIGHWAY 7**

**YORK REGION**

**APPENDIX C: CONSULTATION RECORD**

**PART 6: Correspondence Record**

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**LANGSTAFF ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (EA)  
WESTON ROAD TO HIGHWAY 7**

**YORK REGION**

**UTILITIES CORRESPONDENCE**

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**From:** Jamie Rochford [mailto:Jamie.Rochford@enbridge.com]  
**Sent:** June-05-17 11:27 AM  
**To:** Zaman, Tasfia <ZamanT@wspgroup.com>  
**Cc:** brian.wolf@york.ca; tim.kwan@york.ca; Guan, Jian <GuanJ@mmm.ca>; Jim, Katherine <JimK@mmm.ca>; Ahmed, Neil <AhmedN@mmm.ca>  
**Subject:** RE: Langstaff Road Improvements Class EA Notice of Open House #1

Thank you Tasif for the invitation and information.

I am unlikely to attend however if there is any potential for utility (Enbridge) conflicts I will have particular interest and be available for any inquiries you may have.

Truly,

**Jamie Rochford**

Sr. Planning Specialist  
Central Region East  
Distribution Planning & Records

—  
**ENBRIDGE GAS DISTRIBUTION INC.**  
TEL: 905-927-3150 | CELL: 416-578-9852  
101 Honda Blvd, Markham, ON L6C 0M6  
[enbridgegas.com](http://enbridgegas.com)  
**Integrity. Safety. Respect.**

---

**From:** Zaman, Tasfia [mailto:ZamanT@wspgroup.com]  
**Sent:** Thursday, June 01, 2017 2:57 PM  
**To:** Jamie Rochford  
**Cc:** [brian.wolf@york.ca](mailto:brian.wolf@york.ca); [tim.kwan@york.ca](mailto:tim.kwan@york.ca); Guan, Jian; Jim, Katherine; Ahmed, Neil  
**Subject:** Langstaff Road Improvements Class EA Notice of Open House #1

**Re: The Regional Municipality of York  
Municipal Class Environmental Assessment  
Improvements to Langstaff Road from Weston Road to Highway 7  
Notice of Open House #1**

Dear Mr. Rochford:

The Regional Municipality of York is undertaking a Schedule 'C' Municipal Class Environmental Assessment (EA) for Langstaff Road in the area of Weston Road to Highway 7, including a possible connection across the CN MacMillan Rail Yard and interchange improvements at Highway 400, in the City of Vaughan. The Notice of Study Commencement was provided to you in January 2017.

The purpose of this letter is to inform you that the first Open House has been scheduled, and to invite Enbridge Gas Distribution Inc. to attend the Open House to learn about the study, discuss key issues and comment on the information and potential improvements. Details regarding the first Open House are included in the enclosed Notice of Open House.

The Open House will be held as follows:

**Date:** Wednesday, June 14, 2017  
**Location:** Westmount Event Centre, Room B  
227 Bowes Road, City of Vaughan  
**Time:** 6:30 p.m. to 8:30 p.m.

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Unless you indicate otherwise, you will continue to receive updates throughout the study including Open House and study completion notifications.

Thank you in advance for taking the time to provide input regarding this Environmental Assessment. If you require any further information or wish to set up a meeting to discuss any aspect of this project in greater detail please contact Brian Wolf at 1-877-464-9675 ext. 75543 or by email at [brian.wolf@york.ca](mailto:brian.wolf@york.ca).

Sincerely,

**Tasfia Zaman**  
Designer – E.I.T  
Transportation - Planning



T+1 289-835-2670  
C+1 647-291-4212  
[tzaman@wspgroup.com](mailto:tzaman@wspgroup.com)

610 Chartwell Road, Suite 300  
Oakville, ON Canada L6J 4A5

**From:** Jenny.SEO@HydroOne.com [mailto:Jenny.SEO@HydroOne.com]

**Sent:** Monday, November 26, 2018 11:13 AM

**To:** Roads.EA

**Cc:** SecondaryLandUse@HydroOne.com; enza.cancilla@HydroOne.com; HydroOne-Environment@mail.ohsc.com; WesternFBCPlanning@HydroOne.com

**Subject:** York Region, Langstaff Rd-Weston Road To Hwy 7

Dear Ashely Pacheco,

In our initial review, we have confirmed that Hydro One has high voltage transmission & distribution facilities within your study area. At this point in time we do not have enough information about your project to provide you with meaningful input with respect to the impacts that your project may have on our infrastructure. As such, this response does not constitute any sort of approval for your plans and is being sent to you as a courtesy to inform you that we must be consulted on your project.

Also, we would like to bring to your attention that should the (York Region, Langstaff Rd-Weston Road To Hwy 7) result in a Hydro One transmission line replacement and/or relocation, an environmental assessment will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This Class EA process would require a minimum of 6 months to be completed and associated costs will be allocated and recovered in accordance with the Transmission System Code.

In addition to the existing infrastructure mentioned above, the affected transmission corridor may have provisions for future lines or already contain secondary land uses (i.e. pipelines, water mains, parking, etc). Please take this into consideration in your planning.

Please allow the appropriate lead-time in your project schedule in the event that your proposed development impacts Hydro One infrastructure to the extent that it would require modifications to our infrastructure.

In planning, please note that developments should not reduce line clearances or limit access to our facilities at any time in the study area of your Proposal. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

The integrity of the structure foundations must be maintained at all times, with no disturbance of the earth around the poles, guy wires and tower footings. There must not be any grading, excavating, filling or other civil work close to the structures. -

We reiterate that this message does not constitute any form of approval for your project. Once more details about your plans are known and it is established that your development will affect Hydro One facilities including the rights of way, please submit your plans to:

**Transmission Contact:**

-

Enza Cancilla, Hydro One-Real Estate Management

185 Clegg Road, Markham L6G 1B7

Phone: (416) 345-5892

[Enza.Cancilla@HydroOne.com](mailto:Enza.Cancilla@HydroOne.com)

Distribution Contact: WesternFBCPlanning@HydroOne.com

Transmission Contact:

Enza Cancilla, Hydro One Real Estate Management  
185 Clegg Road, Markham L6G 1B7  
Phone: (416) 345-5892  
Enza.Cancilla@HydroOne.com

Distribution Contact: WesternFBCPlanning@HydroOne.com Please note that the proponent will be held responsible for all costs associated with modification or relocation of Hydro One facilities, as well as any added costs that may be incurred due to increase efforts to maintain our facilities.

Regards,

Jenny

## **Jenny SEO**

Network Management Officer  
Investment Planning & Process  
Strategy & Integrated Planning

Hydro One Networks Inc.  
483 Bay St. North Tower - 13th Floor  
Toronto, ON, M5G 2P5

Tel: 416.345.5676

Fax: 416.345.6077

Email: [Jenny.Seo@Hydroone.com](mailto:Jenny.Seo@Hydroone.com)

[www.HydroOne.com](http://www.HydroOne.com)

On behalf of

***Asset Optimization***

***Strategy & Integrated Planning***

***Hydro One Networks Inc.***

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**LANGSTAFF ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (EA)  
WESTON ROAD TO HIGHWAY 7**

**YORK REGION**

**INDIGENOUS COMMUNITY CORRESPONDENCE**

---

**From:** Wolf, Brian <Brian.Wolf@york.ca>  
**Sent:** January-26-17 2:20 PM  
**To:** Hollie Nolan  
**Cc:** Jim, Katherine; Kwan, Tim; Ahmed, Neil  
**Subject:** RE: Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Commencement – Our File No. T02 99805 (99806, 99540)

Hollie,  
Thank you for your email. I will await Ms. McKenzie’s response.

**Brian Wolf, P. Eng.** | Senior Project Manager  
Capital Planning and Delivery Branch, Transportation Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 1-877-464-9675 ext.75543 | [brian.wolf@york.ca](mailto:brian.wolf@york.ca) | [www.york.ca](http://www.york.ca)  
Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*



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**From:** Hollie Nolan [<mailto:hollie@ramafirstnation.ca>] **On Behalf Of** Chief Rodney Noganosh  
**Sent:** Wednesday, January 25, 2017 4:18 PM  
**To:** Wolf, Brian  
**Cc:** Chief Rodney Noganosh  
**Subject:** re: Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Commencement – Our File No. T02 99805 (99806, 99540)  
**Importance:** High

Dear Brian;

Thank you for your letter re: Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Commencement – Our File No. T02 99805 (99806, 99540)

Please be advised that we reviewed your letter. I have shared it with Council and we’ve forwarded the information to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. Ms. McKenzie will review your letter and take the necessary action if required. In the interim, should you wish to contact Ms. McKenzie directly, please do so at [k.a.sandy-mckenzie@rogers.com](mailto:k.a.sandy-mckenzie@rogers.com)

Thank you,

Chief Rodney Noganosh

---

**Hollie Nolan**  
*Executive Assistant to the Chief, Administration*  
**Chippewas of Rama First Nation**

(ph) 705-325-3611,1216

(cell)

(fax) 705-325-0879

(url) [www.ramafirstnation.ca](http://www.ramafirstnation.ca)

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**From:** Fallon Burch [<mailto:fburch@cottfn.com>]  
**Sent:** Thursday, February 02, 2017 3:45 PM  
**To:** Wolf, Brian  
**Subject:** Improvements to Langstaff Road from Weston Road to Hwy 7

Good afternoon Brian,

I have attached a letter of response on behalf of Chippewas of the Thames First Nation in regards to the aforementioned project. If you have any questions, please contact me directly.

Thank you,



**Fallon Burch**  
**Consultations Coordinator**  
**Chippewas of the Thames First Nation**  
**320 Chippewa Road, Muncey, ON N0L 1Y0**  
**519-289-2662 ext. 213**

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# CHIPPEWAS OF THE THAMES FIRST NATION

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February 2, 2017

Brian D Wolf, P.Eng  
Senior Project Manager  
The Regional Municipality of York  
Transportation Services Department  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

**Subject: Municipal Class Environmental Assessment  
Improvements to Langstaff Road from Weston Road to Highway 7  
Notice of Commencement  
File No. T02 99805 (99806, 99540)**

Dear Brian,

We are in receipt of correspondence of the aforementioned project, dated *January 20<sup>th</sup>, 2017*.

In our screening of your correspondence, we have identified no concerns with your project or the information that you have presented to us. Based on the review, we will no longer need to receive project notifications, and request to be removed from the project mailing list.

I would like to bring to your attention that this project does fall within the Treaty and Traditional Territory of New Credit First Nation, they should be notified.

Thank you for notifying Chippewas of the Thames First Nation. If you have any questions, please contact me directly.

Sincerely,

Fallon Burch  
Chippewa of the Thames  
Consultation Coordinator  
(519) 289-2662 Ext. 213



The Regional Municipality of York  
Municipal Class Environmental Assessment  
Langstaff Road from Weston Road to Highway 7  
Notice of Commencement  
Chippewas of the Thames First Nation Response Form

Contact Name and Title:	Fallon Burch, Consultation Coordinator
Address:	320 Chippewa Rd, Muncey ON N0L1Y0
Phone:	(519) 289-2662 ext. 213
Email:	fburch@cottfn.com

The study is in its initial stages and information can be provided as it progresses.

Please assist us in identifying your interests:

	YES	NO
1. Do you wish to participate in this project?		✓
2. If "no," would you like your organization to be removed from the project contact list?	✓	
3. Are there areas of cultural significance to your community in close proximity to the study area York Region should be aware of? (if yes, please provide details below)		✓
4. Is the project within an area subject to a land claim?		✓
5. Would your community / organization like to meet with York Region to discuss this study?		✓

Is there any additional information your community requires from York Region to better understand the study and/or to identify if/how the project may impact Aboriginal and/or Treaty rights?

NO

Please identify any initial comments your community or organization may have at this time.


## Zaman, Tasfia

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**Subject:** FW: The Regional Municipality of York – Notice of Open House – Municipal Class Environmental Assessment Study

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**From:** Hollie Nolan [<mailto:hollie@ramafirstnation.ca>] **On Behalf Of** Chief Rodney Noganosh  
**Sent:** Friday, June 02, 2017 11:25 AM  
**To:** Roads.EA  
**Cc:** Shawna McKenzie  
**Subject:** re: The Regional Municipality of York – Notice of Open House – Municipal Class Environmental Assessment Study

Dear Wayne;

Thank you for your letter re: The Regional Municipality of York – Notice of Open House – Municipal Class Environmental Assessment Study.

Please be advised that we reviewed your letter. I have shared it with Council and we've forwarded the information to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. Ms. McKenzie will review your letter and take the necessary action if required. In the interim, should you wish to contact Ms. McKenzie directly, please do so at [k.a.sandy-mckenzie@rogers.com](mailto:k.a.sandy-mckenzie@rogers.com)

Thank you,

Chief Rodney Noganosh

---

### Hollie Nolan

*Executive Assistant to the Chief, Administration*

#### **Chippewas of Rama First Nation**

(ph) 705-325-3611, 1216

(cell)

(fax) 705-325-0879

(url) [www.ramafirstnation.ca](http://www.ramafirstnation.ca)

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 Please consider the environment before printing this e-mail.

## Zaman, Tasfia

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**From:** MBQ Central Registry [<mailto:centralregistry@mbq-tmt.org>]

**Sent:** Monday, June 05, 2017 11:46 AM

**To:** Roads.EA

**Subject:** Change of Address for Mohawks of the Bay of Quinte

Please be advised of our change of address to the following:

Chief R. Donald Maracle  
Mohawks of the Bay of Quinte (Community)  
24 Meadow Dr.  
Deseronto, ON K0K 1X0

*Kelly McMurter*

CENTRAL REGISTRY  
Mohawks of the Bay of Quinte  
24 Meadow Drive  
Tyendinaga Territory ON  
K0K 1X0  
613-396-3424 ext. 111  
Fax: 613-396-3627  
[centralregistry@mbq-tmt.org](mailto:centralregistry@mbq-tmt.org)

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## Zaman, Tasfia

---

**Subject:** FW: York Region – Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Open House #1

---

**From:** Hollie Nolan [<mailto:hollie@ramafirstnation.ca>] **On Behalf Of** Chief Rodney Noganosh  
**Sent:** Tuesday, June 06, 2017 11:08 AM  
**To:** Wolf, Brian  
**Cc:** Shawna McKenzie  
**Subject:** re: York Region – Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Open House #1

Dear Brian;

Thank you for your letter re: York Region – Municipal Class Environmental Assessment – Improvements to Langstaff Road from Weston Road to Highway 7 – Notice of Open House #1.

Please be advised that we reviewed your letter. I have shared it with Council and we've forwarded the information to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. Ms. McKenzie will review your letter and take the necessary action if required. In the interim, should you wish to contact Ms. McKenzie directly, please do so at [k.a.sandy-mckenzie@rogers.com](mailto:k.a.sandy-mckenzie@rogers.com)

Thank you,

Chief Rodney Noganosh

---

### Hollie Nolan

*Executive Assistant to the Chief, Administration*

#### Chippewas of Rama First Nation

(ph) 705-325-3611, 1216

(cell)

(fax) 705-325-0879

(url) [www.ramafirstnation.ca](http://www.ramafirstnation.ca)

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## Zaman, Tasfia

---

**Subject:** FW: Improvements to Langstaff Road from Weston Road to Highway 7  
**Attachments:** COTTFN LTR\_York Region\_Langstaff Road\_2017-06-12.pdf

---

**From:** Fallon Burch [<mailto:fburch@cottfn.com>]  
**Sent:** Monday, June 12, 2017 10:34 AM  
**To:** Wolf, Brian  
**Subject:** Improvements to Langstaff Road from Weston Road to Highway 7

Good morning Brian,

I have attached a letter of response in regards to aforementioned project. If you have any questions, please feel free to contact me.

Thanks,



**Fallon Burch**  
**Consultations Coordinator**  
**Chippewas of the Thames First Nation**  
**320 Chippewa Road, Muncey, ON N0L 1Y0**  
**519-289-2662 ext. 213**

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# CHIPPEWAS OF THE THAMES FIRST NATION

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June 12, 2017

Brian D. Wolf, P.Eng  
Senior Project Manager  
The Regional Municipality of York  
Transportation Services Department  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

**Subject: Municipal Class Environmental Assessment  
Improvements to Langstaff Road from Weston Road to Highway 7  
Notice of Open House #1  
Our File No. T02 99805 (99806, 99540)**

Dear Brian,

We are in receipt of correspondence of the aforementioned project, dated May 31, 2017.

In our screening of your correspondence, we have identified no concerns with your project or the information that you have presented to us at this time. Due to the proximity of this project to Chippewas of the Thames First Nation, we feel this project will have minimal impacts.

If you have any questions, please feel free to contact me. Thank you for notifying Chippewas of the Thames First Nation.

Sincerely,

Fallon Burch  
Chippewa of the Thames  
Consultation Coordinator  
(519) 289-2662 Ext. 213



# CHIPPEWAS OF THE THAMES FIRST NATION

---

August 14, 2017

Brian D. Wolf  
Senior Project Manager  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

**Subject: Improvements to Langstaff Road from Weston Road to Highway 7  
City of Vaughn**

Dear Brian,

We are in receipt of correspondence of the aforementioned project, dated July 14, 2017.

In our screening of your correspondence, we have identified no concerns with your project or the information that you have presented to us at this time. We ask that due to proximity of your project from our First Nation, that you kindly remove us from the project mailing list. We will no longer require any notices or updates.

If you have any questions, please feel free to contact me. Thank you for notifying Chippewas of the Thames First Nation.

Sincerely,

Fallon Burch  
Chippewa of the Thames  
Consultation Coordinator  
(519) 289-2662 Ext. 213

c: Neil Ahmed, P.Eng, Senior Project Manager, WSP Group



June 27, 2017

Brain D. Wolf, P. Eng.  
Senior Project Manager  
The Regional Municipality of York  
Transportation Services Department  
Roads.ca@york.ca

Dear Mr. Wolf,

We are the Mississaugas of the New Credit First Nation (MNCFN), the descendants of the Mississaugas of the River Credit. Our traditional territory extends from the Rouge River Valley in the east, across to the headwaters of the Thames River, down to Long Point on Lake Erie, and back along the shores of Lake Erie, the Niagara River, and Lake Ontario to the Rouge River Valley. It encompasses present-day London, Hamilton, and Toronto, as well as our communal lands. Our traditional territory has defined and sustained us as a First Nation for countless generations, and must continue to do so for all our generations to come.

Thank you for your notification on *the Municipal Class Environmental Assessment Study Langstaff Road City of Vaughan on March 22, 2017*. The Mississaugas of the New Credit First Nation (MNCFN) has various treaty rights across its traditional territory, including the area contemplated by your project. For further information, please see our website, <http://www.newcreditfirstnation.com/>. MNCFN continues to exercise treaty rights which include, but are not limited to, rights to harvest, fish, trap and gather species of plants, animals and insects for any purpose including food, social, ceremonial, trade and exchange purposes. The MNCFN also has the right to use the water and resources from the rivers, creeks and lands across the MNCFN traditional territory.

At this time, MNCFN *does not* have a high level of concern regarding the proposed project and therefore, by way of this letter, approves the continuation of this project. However, MNCFN requests that you continue to notify us about the status of the project. **In addition, we respectfully ask you to immediately notify us if there are any changes to the project as they**

**may impact MNCFN's interests and that you please provide us with a copy of all associated environmental and archaeology reports.** This includes, but is not limited to changes related to the scope of work and expected archaeological and environmental impacts.

Additionally, MNCFN employs Field Liaison Representatives ("FLRs") to act as official representatives of the community and who are answerable to MNCFN Chief and Council through the Department of Consultation and Accommodation. The FLRs' mandate is to ensure that MNCFN's perspectives and priorities are considered in the field and to enable MNCFN to provide timely, relevant, and meaningful comment on the Project. Therefore, **it is MNCFN policy that FLRs are on location whenever any fieldwork for environmental and/or archaeological assessments are undertaken.** It is expected that the proponent will cover the costs of this FLR participation in the fieldwork. Please also provide the contact information of the person, or consultant, in charge of organizing this work so they may facilitate the participation of the MNCFN FLRs.

Nothing in this letter shall be construed as to affect the Aboriginal or Treaty rights and hence shall not limit any consultation and accommodation owed to MNCFN by the Crown or any proponent, as recognized by section 35 of the Constitution Act, 1982, of any other First Nation.

MNCFN reserves the right in relation to any development project or decision, to decide whether it supports a project and to: comment to regulators, participate in regulatory processes and hearings, seek intervener funding or status, or to challenge and seek remedies through the courts.

**MNCFN expects all proponents to act according to the following best practices:**

- Engage early in the planning process, before decisions are made
- Provide information in meaningful and understandable formats.
- Convey willingness to transparently describe the project and consider any MNCFN concerns.
- Recognize the significance of cultural activities and traditional practices of the MNCFN
- Demonstrate a respect for MNCFN knowledge and uses of land and resources.
- Understand the importance of youth and elders in First Nation communities.
- Act with honour, openness, transparency and respect.
- Be prepared to listen and allow time for meaningful discussion.

Sincerely,

Fawn D. Sault  
Consultation Manager  
MNCFN Department of Consultation and Accommodation  
cc – Mark LaForme; Director, Department of Consultation and Accommodation



Transportation Services  
Capital Planning and Delivery  
Fax: 905-836-4590

July 26, 2017

Ms. Fawn Sault  
Consultation Manager  
Mississaugas of the New Credit First Nation  
Department of Consultation and Accommodation  
2789 Mississauga Road, R.R. 6  
Hagersville, ON N0A 1H0

**Re: The Regional Municipality of York  
Municipal Class Environmental Assessment  
Improvements to Langstaff Road from Weston Road to Highway 7  
City of Vaughan  
Our File T02 99805**

Dear Ms. Sault:

This is to acknowledge receipt of your letter dated June 27, 2017 on the subject Municipal Class Environmental Assessment (EA) and to address your initial comments on the project outlined therein.

Thank you for providing some high level background information on the Mississaugas of the New Credit First Nation as well as an outline of your various treaty rights within the EA study area. This will be very helpful in our understanding of possible impacts of the project that may be of interest and/or concern to your Indigenous Community. As stated in your letter, your Community does not have a high level of concern regarding the proposed project at this time. Nevertheless, per your request you will continue to be notified as to the status and/or changes to the project in a timely manner. Also per your request, you will be provided with copies of the Stage 1 Archaeological and Natural Environmental reports once they are finalized.

I acknowledge your request for a Field Liaison Representative (FLR) to be on location during specific EA project field investigations and that associated costs for this representation be covered by York Region. Based on recent projects such as the Upper York Sewage Solutions Individual Environmental Assessment, the practice that has been established with all Indigenous Communities in this regard, including the Mississaugas of the New Credit First Nation, provides for this type of FLR participation for Stage 2, 3 and 4 Archaeological Assessments. Based on our above commitment to provide you with reports dealing with the other key areas of interest to your Community, we are proposing to implement a similar FLR engagement protocol for this EA project. Should the archaeological investigations advance to these stages, we will be in contact with you to discuss the details of your FLR's participation. You will also be provided with copies of any resulting reports once they are finalized.

I further acknowledge the expectation of York Region, as the proponent of this EA project, to act in accordance with your Community's best practices. I can confirm that York Region's practices in this regard align with those of the Mississaugas of the New Credit First Nation and will be fully adhered to in this Municipal Class Environmental Assessment.

Should you have any questions regarding this project, or wish to meet, at any time, to discuss the EA findings in more detail, please contact me at 877-464-9675 Ext. 75543 or via email at [brian.wolf@york.ca](mailto:brian.wolf@york.ca).

Sincerely,



Brian D. Wolf, P.Eng.  
Senior Project Manager

BW/dl

Copy to: Neil Ahmed, P.Eng. Senior Project Manager, WSP Group (email only)  
Katherine Jim, P.Eng. Project Manager, WSP Group (email only)



**From:** [Wolf, Brian](#)  
**To:** [Guan, Jian](#)  
**Cc:** [Jim, Katherine](#); [Ahmed, Neil](#); [Kwan, Tim](#)  
**Subject:** FW: Contact Information  
**Date:** November-20-18 9:06:05 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)  
[image006.png](#)

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Jian,  
For our records.  
Brian  
Thank you

**Brian Wolf, P. Eng.** | Senior Project Manager  
Capital Planning and Delivery Branch, Transportation Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
**O:** 1-877-464-9675 ext.75543 | [brian.wolf@york.ca](mailto:brian.wolf@york.ca) | [www.york.ca](http://www.york.ca)  
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---

**From:** Pacheco, Ashley **On Behalf Of** Roads.EA  
**Sent:** Tuesday, November 20, 2018 9:04 AM  
**To:** [hollien@ramafirstnation.ca](mailto:hollien@ramafirstnation.ca)  
**Subject:** RE: Contact Information

Good morning Hollie,

Thank you for the email and informing us of this update.

We will update our contact list accordingly.

Should you have any further questions, please do not hesitate to notify us.

Sincerely,

**Ashley Pacheco** | Communications and Community Engagement Specialist,  
Strategic Initiatives and Programs, Transportation Services

---

The Regional Municipality of York | 90 Bales Drive East | East Gwillimbury, ON  
1-877-464-9675 ext. 75886 | [ashley.pacheco@york.ca](mailto:ashley.pacheco@york.ca) | [york.ca](http://york.ca)  
*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



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**From:** Hollie Nolan [mailto:hollie@ramafirstnation.ca]  
**Sent:** Monday, November 19, 2018 11:16 AM  
**To:** Wolf, Brian; Roads.EA  
**Subject:** Contact Information

Hi Ashley & Brian,

Please be advised that the contact information has changed from Chief Rodney Noganosh to Sharday James. All future correspondence is to be sent to Sharday's attention.

Thank you,

---

**Hollie Nolan**

*Executive Assistant to the Chief, Administration*

**Chippewas of Rama First Nation**

(ph) 705-325-3611,1216

(cell)

(fax) 705-325-0879

(url) [www.ramafirstnation.ca](http://www.ramafirstnation.ca)

-----  
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By submitting your or another individual's personal information to Chippewas of Rama First Nation, its service providers and agents, you agree and confirm your authority from such other individual, to our collection, use and disclosure of such personal information in accordance with our privacy policy.



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---

**From:** Pacheco, Ashley **On Behalf Of** Roads.EA  
**Sent:** Friday, December 21, 2018 9:54 AM  
**To:** Fawn.Sault@mncfn.ca  
**Subject:** RE: MNCFN Response to Class EA Improvements to Langstaff Road from Weston Road to Highway 7

Good morning Fawn,

Thank you for your email regarding the Langstaff Road EA Study.

Your comments have been forwarded to the project team. The team is looking into your requests and will respond as soon as possible.

Please note that the office will be closed starting Monday, December 24, 2018 and will reopen on Wednesday, January 2, 2019. We will work to respond to your requests as soon as possible upon our return.

Should you have any further questions or concerns, please do not hesitate to notify us.

Sincerely,

**Ashley Pacheco** | Communications and Community Engagement Specialist,  
Strategic Initiatives and Programs, Transportation Services

---

The Regional Municipality of York | 90 Bales Drive East | East Gwillimbury, ON  
1-877-464-9675 ext. 75886 | [ashley.pacheco@york.ca](mailto:ashley.pacheco@york.ca) | [york.ca](http://york.ca)

**From:** Fawn Sault [mailto:Fawn.Sault@mncfn.ca]  
**Sent:** Thursday, December 20, 2018 1:39 PM  
**To:** Roads.EA  
**Subject:** MNCFN Response to Class EA Improvements to Langstaff Road from Weston Road to Highway 7

Dear Ashely,

Thank you for the notification sent to The Mississaugas of the New Credit First Nation (MNCFN) regarding *the Class EA Improvements to Langstaff Road from Weston Road to Highway 7*. We have reviewed the document you have provided and determined that, at this time, MNCFN has a **low level** of concern about the project. ***Please see the attached letter for more information.***

Respectfully, we ask that you immediately notify MNCFN if there are any changes to the project as they may impact MNCFN's interests. Additionally, MNCFN requests a copy of all associated environmental and/or archaeological reports. These can be electronic copies, if you prefer. Furthermore, MNCFN employs Field Liaison Representatives who **must** be on location whenever any fieldwork for environmental and/or archaeological assessments is undertaken. If additional work is scheduled, please notify us as soon as possible so that we may work together to discuss and arrange for MNCFN's participation.

Sincerely,

Fawn D. Sault  
Consultation Manager  
Department of Consultation and Accommodation  
Mississaugas of the New Credit First Nation  
4065 Hwy 6 North  
Hagersville, On.  
N0A 1H0  
Office - 905-768-4260  
Cell - 289-527-6580

**Christmas Holiday Closure: December 21- January 6, 2018. Returning January 7, 2019**



Department of  
Consultation & Accommodation

January 4, 2019

Ashley Pacheco  
Communications and Community Engagement Specialist  
Transportation Service  
York Region  
[Roads.ea@york.ca](mailto:Roads.ea@york.ca)

Dear Ashley,

We are the Mississaugas of the New Credit First Nation (MNCFN), the descendants of the Mississaugas of the River Credit. Our traditional territory extends from the Rouge River Valley in the east, across to the headwaters of the Thames River, down to Long Point on Lake Erie, and back along the shores of Lake Erie, the Niagara River, and Lake Ontario to the Rouge River Valley. It encompasses present-day London, Hamilton, and Toronto, as well as our communal lands. Our traditional territory has defined and sustained us as a First Nation for countless generations, and must continue to do so for all our generations to come.

Thank you for your notification on *the Municipal Class EA Improvements to Langstaff Road from Weston Road to Highway 7* dated *November 20, 2018*. The Mississaugas of the New Credit First Nation (MNCFN) has various treaty rights across its traditional territory, including the area contemplated by your project. For further information, please see our website, <http://www.newcreditfirstnation.com/>. MNCFN continues to exercise treaty rights which include, but are not limited to, rights to harvest, fish, trap and gather species of plants, animals and insects for any purpose including food, social, ceremonial, trade and exchange purposes. The MNCFN also has the right to use the water and resources from the rivers, creeks and lands across the MNCFN traditional territory.

At this time, MNCFN *does not* have a high level of concern regarding the proposed project and therefore, by way of this letter, approves the continuation of this project. However, MNCFN requests that you continue to notify us about the status of the project. **In addition, we respectfully ask you to immediately notify us if there are any changes to the project as they may impact MNCFN's interests and that you please provide us with a copy of all associated environmental and archaeology reports.** This includes, but is not limited to changes related to



Department of Consultation and Accommodation  
Mississaugas of the New Credit First Nation  
4065 Hwy 6 North, Hagersville, Ontario N0A 1H0



Phone: (905) 768-4260



[www.mncfn.ca](http://www.mncfn.ca)

the scope of work and expected archaeological and environmental impacts.

Additionally, MNCFN employs Field Liaison Representatives (“FLRs”) to act as official representatives of the community and who are answerable to MNCFN Chief and Council through the Department of Consultation and Accommodation. The FLRs’ mandate is to ensure that MNCFN’s perspectives and priorities are considered in the field and to enable MNCFN to provide timely, relevant, and meaningful comment on the Project. Therefore, **it is MNCFN policy that FLRs are on location whenever any fieldwork for environmental and/or archaeological assessments are undertaken.** It is expected that the proponent will cover the costs of this FLR participation in the fieldwork. Please also provide the contact information of the person, or consultant, in charge of organizing this work so they may facilitate the participation of the MNCFN FLRs.

Nothing in this letter shall be construed as to affect the Aboriginal or Treaty rights and hence shall not limit any consultation and accommodation owed to MNCFN by the Crown or any proponent, as recognized by section 35 of the Constitution Act, 1982.

MNCFN reserves the right in relation to any development project or decision, to decide whether it supports a project and to: comment to regulators, participate in regulatory processes and hearings, seek intervener funding or status, or to challenge and seek remedies through the courts.

**MNCFN expects all proponents to act according to the following best practices:**

- Engage early in the planning process, before decisions are made
- Provide information in meaningful and understandable formats.
- Convey willingness to transparently describe the project and consider any MNCFN concerns.
- Recognize the significance of cultural activities and traditional practices of the MNCFN
- Demonstrate a respect for MNCFN knowledge and uses of land and resources.
- Understand the importance of youth and elders in First Nation communities.
- Act with honour, openness, transparency and respect.
- Be prepared to listen and allow time for meaningful discussion.

Sincerely,

Fawn D. Sault  
Consultation Manager



MNCFN Department of Consultation and Accommodation  
cc – Mark LaForme; Director, Department of Consultation and Accommodation



**Department of Consultation and Accommodation**  
Mississaugas of the New Credit First Nation  
4065 Hwy 6 North, Hagersville, Ontario N0A 1H0



Phone: (905) 768-4260



[www.mncfn.ca](http://www.mncfn.ca)

**Guan, Jian**

---

**Subject:** FW: Langstaff Road from Weston Road to Highway 7 Project  
**Attachments:** Langstaff Rd Project Response (Signed).pdf

---

**From:** Charlotte Gurnsey [<mailto:consultation@mbq-tmt.org>]  
**Sent:** Wednesday, January 09, 2019 3:39 PM  
**To:** Wolf, Brian  
**Cc:** Nicole Storms; Amy Brant  
**Subject:** Langstaff Road from Weston Road to Highway 7 Project

Good afternoon Mr. Wolf,

The Mohawks of the Bay of Quinte (MBQ) has received The Regional Municipality of York's letter regarding the Langstaff Road (Weston to Highway 7) Project.

Please see the attached document with our official response. Currently, MBQ does not have any environmental concerns with the project. Amy Brant, MBQ's Research Assistant, has expressed interest in the project's archeological findings and is requesting a copy of your Stage 1 Archaeology Report once completed. Please send this at your earliest convenience.

If you have any questions or concerns moving forward, please do not hesitate to contact me in the future.

Kind regards,

***Charlotte E. Gurnsey***

Consultation Coordinator | Mohawks of the Bay of Quinte

24 Meadow Drive, Tyendinaga, ON, K0K 1X0

Ph: (613)-396-3424 ext. 114

Fax: (613)-396-3627

Email: [consultation@mbq-tmt.org](mailto:consultation@mbq-tmt.org)



# MOHAWKS OF THE BAY OF QUINTE

## *KENHTEKE KANYEN'KEHÀ:KA*

*COMMUNITY INFRASTRUCTURE / TECHNICAL SERVICES / ENVIRONMENT*

*24 Meadow Drive., Tyendinaga Mohawk Territory, ON K0K 1X0*

*Phone 613-396-3424 Fax 613-396-3627*

January 9<sup>th</sup>, 2019

Brian D. Wolf  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

### **RE: Improvements to Langstaff Road from Weston Road to Highway 7 Project**

Dear Mr. Wolf,

We acknowledge your invitation to participate in the environmental assessment process as it relates to the "Improvements to Langstaff Road from Weston Road to Highway 7" Project.

As a First Nation with limited resources and capacity, it is difficult to actively participate in all environmental assessments in the surrounding area; however, the Mohawks of the Bay of Quinte (MBQ) would be concerned if the preliminary archaeological investigations found artifacts or burial remains. There is a traditional process that must be followed for the repatriation or re-interment of remains. In your letter to MBQ, you mentioned that the Stage 1 Archeology Report for the project is currently being completed. When this report becomes available, MBQ would like to obtain a copy for our records. The report can be forwarded via email to MBQ's Research Assistant at [research@mbq-tmt.org](mailto:research@mbq-tmt.org) or mailed to our Administration Office at 24 Meadow Drive, Tyendinaga Mohawk Territory, K0K 1X0.

The Mohawks of the Bay of Quinte expect the project to be carried out in an environmentally sensible manner that is consistent with the laws and regulations governing the said project. We appreciate your efforts in our endeavors to determine proper use of lands of interest to the community, the prevention or mitigation of anticipated and non-anticipated effects of the proposed project, and efforts to ensure maximum benefit to our community and generations to come.

The above shall not be construed so as to derogate from or abrogate any inherent, Aboriginal, treaty, constitutional, or legal rights of the Mohawks of the Bay of Quinte.



Sincerely,

*R. Donald Maracle*

R. Donald Maracle, Chief  
Mohawks of the Bay of Quinte  
Email: [rdonm@mbq-tmt.org](mailto:rdonm@mbq-tmt.org)

Cc: File



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**LANGSTAFF ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (EA)  
WESTON ROAD TO HIGHWAY 7**

**YORK REGION**

**PROPERTY OWNER CORRESPONDENCE**

---

## Dabagh, Nadia

---

**From:** Rosemarie Humphries <rhumphries@humphriesplanning.com>  
**Sent:** February 20, 2019 4:22 PM  
**To:** Wolf, Brian  
**Cc:** Frank Filippo; Kwan, Tim; Wong, Colin; Jim, Katherine (Katherine.Jim@wsp.com); Guan, Jian (Jian.Guan@wsp.com); 'Don Moss (dmoss@grnland.com)'  
**Subject:** RE: Langstaff Road EA  
**Attachments:** Feb 20 2019 ltr to York Region re EA.pdf

Brian

Please find attached formal comments on behalf of Langvalley Holdings Inc. re the Langstaff EA. I assume they will form part of the official commenting record.

**Rosemarie L. Humphries BA, MCIP, RPP**  
**President**

---

**HUMPHRIES PLANNING GROUP INC.**  
**216 Chrislea Road, Suite 103. Vaughan L4L 8S5**  
**t: 905.264.7678 ext 244 f: 905.264.8073**

*~DO SOMETHING GOOD EVERY DAY!~*

---

**From:** Wolf, Brian <Brian.Wolf@york.ca>  
**Sent:** February 19, 2019 10:09 AM  
**To:** Don Moss <dmoss@grnland.com>  
**Cc:** Frank Filippo <ffilippo@brookvalley.ca>; Rosemarie Humphries <rhumphries@humphriesplanning.com>; Kwan, Tim <Tim.Kwan@york.ca>; Wong, Colin <Colin.Wong@york.ca>; Jim, Katherine (Katherine.Jim@wsp.com) <Katherine.Jim@wsp.com>; Guan, Jian (Jian.Guan@wsp.com) <Jian.Guan@wsp.com>  
**Subject:** Langstaff Road EA

Don,  
As a follow-up action item from our meeting last week, I have authorized the Region's EA consultant (WSP) to exchange applicable SWM and costing information that may facilitate each of our respective initiatives. Please note that all information WSP provides is preliminary and subject to change.  
WSP's project manager contact information is provided below.

**Katherine Jim, M.Eng., P. Eng.**  
Acting Manager  
Transportation Planning  
610 Chartwell Road, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2511  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)

wsp.com

Please cc myself, Colin Wong and Tim Kwan on all communications.

**Brian Wolf, P. Eng.** | Senior Project Manager  
Capital Planning and Delivery Branch, Transportation Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext.75543 | [brian.wolf@york.ca](mailto:brian.wolf@york.ca) | [www.york.ca](http://www.york.ca)

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February 20, 2019  
HPGI File: 10244

**Region of York**  
**Capital Planning and Delivery Branch, Transportation Services Department**  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

**Attn: Brian Wolf, P. Eng.**  
**Senior Project Manager**

**Re: Langstaff Road Weston Road to HWY 7 Class Environmental Assessment Study**  
**Submission of Comments on behalf of Langvalley Holdings Inc.**  
**2180 Langstaff Road- City of Vaughan**

---

On behalf of Langvalley Holdings, Humphries Planning Group Inc, is providing comments to the aforementioned Class Environmental Assessment Study being conducted for Langstaff Road between Weston Road and Highway 7 in the City of Vaughan.

Langvalley Holdings is the owner of land located in the north east quadrant of Keele Street and Langstaff Road and has an area of 5.4 ha. The property has 123m of frontage on Keele Street and 136m of frontage of Langstaff Road. Land use planning applications were submitted for the subject site in 2012 which proposed an office building to be located along Keele Street at the north west corner of the site. Further, the applications also proposed to formally recognize the existing general employment uses as well as proposed prestige employment uses in the easterly area of the property utilizing the existing access from Langstaff Road. In addition, a site specific appeal was filed to the City of Vaughan Official Plan (VOP 2010). The Land Use planning development approvals involve the review of the existing flood plain and how it will be affected by improvements downstream with works undertaken by Metrolinks in addition the ongoing EA process by the Region of York for Langstaff Road.

We specifically request that the Region provide the conceptual design determination of the revised vertical alignment and new bridge structure opening on Langstaff Road between Keele Street and Planchet Road intersections. We also understand that the

Region's consultant has prepared hydraulic modelling for the portion of the Don River through this corridor presumably in consultation with TRCA and Metrolinx. We would like the opportunity to confirm that the latest (2018) Metrolinx bridge crossing south of Langstaff Road has been taken into consideration. Based on our conversation last week on February 14, 2019, we also understand that the proposed spill over Langstaff Road in this area will be limited to 0.15 m during the Regional flood event and this is acceptable to the TRCA. We would also like to review this modelling to ensure that the existing access to the 2180 Langstaff Road site be maintained.

In addition to the above we also note that the geographic area of the EA is quite large along with associated costs to implement. While the CN Rail yard crossing and 400 Interchange appear to represent the bulk of the EA costs, implementing, the preferred / approved alignment and works in segments or stages which would enable the delivery of improvements and the transportation benefits to be achieved earlier and in a more financially responsible manner over the next decade.

Although communications have been provided earlier electronically regarding this matter on behalf of Langvalley Holdings, we continue to request formal notification of all matters regarding this process.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. Langvalley Holdings  
D Moss, Greenland Engineering  
Nick Macos, Black Sutherland

## Ghose, Ridhita

---

**Subject:** FW: Langstaff Road EA

**From:** Guan, Jian

**Sent:** February-22-19 1:42 PM

**To:** 'Don Moss' <[dmos@grnland.com](mailto:dmos@grnland.com)>

**Cc:** Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Wolf, Brian <[Brian.Wolf@york.ca](mailto:Brian.Wolf@york.ca)>; Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; 'Rosemarie Humphries' <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>; Nicholas T. Macos ([nmacos@blacksutherland.com](mailto:nmacos@blacksutherland.com)) <[nmacos@blacksutherland.com](mailto:nmacos@blacksutherland.com)>

**Subject:** RE: Langstaff Road EA

Hi Don,

We are currently in consultation with TRCA with regards to the design of Bowes Bridge. We will share the finalized Hydraulic Model and preferred profile once they are ready.

For now, we can share the following information:

- The preliminary cost estimates for the new 30 m span structure is approximately \$4.4 M including the cost for the removal of the existing bridge. The span length is preliminary and is subject to change through further consultation with TRCA;
- See attached the proposed six-lane cross-section presented at Open House #2.
- The current low point elevation of the profile is 200.2 m (subject to change through further consultation with TRCA)

Regards,

**Jian Guan, P.Eng.**

Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

[www.wspgroup.ca](http://www.wspgroup.ca)

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**From:** Don Moss <[dmos@grnland.com](mailto:dmos@grnland.com)>

**Sent:** February-22-19 10:15 AM

**To:** Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>

**Cc:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>; Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Wolf, Brian <[Brian.Wolf@york.ca](mailto:Brian.Wolf@york.ca)>; Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; 'Rosemarie Humphries' <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>; Nicholas T. Macos ([nmacos@blacksutherland.com](mailto:nmacos@blacksutherland.com)) <[nmacos@blacksutherland.com](mailto:nmacos@blacksutherland.com)>

**Subject:** FW: Langstaff Road EA

Katherine

We understand that your firm has been involved in the functional design work to support the EA being completed for the upgrade of Langstaff Road. We are formally requesting that we could get some of this preliminary information to compare with the modelling that we have prepared for the crossing of the Don River east of the intersection of Langstaff Road and Keele Street. We have updated the TRCA static HEC-RAS model with the recent improvements downstream at the Metrolinx crossing that has substantially lowered the Regional flood line.

Specifically we would be interested in knowing the following:

- the future vertical alignment proposed for Langstaff Road between Keele Street and Planchet Road;
- the six lane cross-section;
- The size of opening of the new structure being proposed to replace the present culvert over the Don River;
- The Regional flood hydraulic modelling for this crossing.

We previously ran a few scenarios in our hydraulic model with a wider opening but did not adjust the road profile. We understand that your design intends there to be a maximum depth of flow over the road of 0.15 m during a Regional event. We suspect that your low point in the road profile will be around 200.1m to 200.3 m. We can also share the work that we have completed in our investigation with your hydraulic model team if this is of use.

We are looking forward to hearing from you.

Don

**Don Moss M.Eng., P.Eng.**  
**Associate**  
**ph 705-444-8805 ext 306**



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**From:** Wolf, Brian <[Brian.Wolf@york.ca](mailto:Brian.Wolf@york.ca)>  
**Sent:** February 19, 2019 10:09 AM  
**To:** Don Moss <[dmoss@grnland.com](mailto:dmoss@grnland.com)>  
**Cc:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>; Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine ([Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)) <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; Guan, Jian ([Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)) <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>  
**Subject:** Langstaff Road EA



Don,  
As a follow-up action item from our meeting last week, I have authorized the Region's EA consultant (WSP) to exchange applicable SWM and costing information that may facilitate each of our respective initiatives. Please note that all information WSP provides is preliminary and subject to change.  
WSP's project manager contact information is provided below.

**Katherine Jim, M.Eng., P. Eng.**

Acting Manager  
Transportation Planning  
610 Chartwell Road, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2511  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)  
wsp.com

Please cc myself, Colin Wong and Tim Kwan on all communications.

**Brian Wolf, P. Eng.** | Senior Project Manager  
Capital Planning and Delivery Branch, Transportation Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 1-877-464-9675 ext.75543 | [brian.wolf@york.ca](mailto:brian.wolf@york.ca) | [www.york.ca](http://www.york.ca)  
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## Dabagh, Nadia

---

**From:** Guan, Jian <Jian.Guan@wsp.com>  
**Sent:** April 14, 2020 10:41 AM  
**To:** Rosemarie Humphries; Frank Filippo  
**Cc:** Kwan, Tim; Wong, Colin; Jim, Katherine; 'Don Moss (dmoss@grnland.com)'  
**Subject:** RE: Langstaff Road EA  
**Attachments:** Langstaff Class EA Letter to Humphries Planning Group Inc 041420.pdf

Hello,

Please see attached letter with the updated address.

Thanks,

### Jian Guan, P.Eng.

Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

[www.wspgroup.ca](http://www.wspgroup.ca)

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---

**From:** Rosemarie Humphries <rhumphries@humphriesplanning.com>  
**Sent:** April-14-20 10:09 AM  
**To:** Guan, Jian <Jian.Guan@wsp.com>; Frank Filippo <ffilippo@brookvalley.ca>  
**Cc:** Kwan, Tim <tim.kwan@york.ca>; Wong, Colin <Colin.Wong@york.ca>; Jim, Katherine <Katherine.Jim@wsp.com>; 'Don Moss (dmoss@grnland.com)' <dmoss@grnland.com>  
**Subject:** RE: Langstaff Road EA

Not to make things more confusing – please revise your records to reflect the correct office address per the one below . We moved our offices last October and I ask that you update your records at this time . Further, I still request to be copied on all correspondence regarding this matter.

Thanks!

**Rosemarie L. Humphries BA, MCIP, RPP**  
**President**

---

**HUMPHRIES PLANNING GROUP INC.**  
190 Pippin Road, Suite A. Vaughan L4K 4X9  
t: 905.264.7678 ext 244 f: 905.264.8073

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---

**From:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>  
**Sent:** April 14, 2020 9:58 AM  
**To:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>  
**Cc:** Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>;  
'Don Moss ([dmoos@grnland.com](mailto:dmoos@grnland.com))' <[dmoos@grnland.com](mailto:dmoos@grnland.com)>  
**Subject:** RE: Langstaff Road EA

Hello Frank,

My apologies. I have updated the letter including you as the main contact.

Regards,

**Jian Guan, P.Eng.**  
Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

[www.wspgroup.ca](http://www.wspgroup.ca)

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**From:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>  
**Sent:** April-13-20 4:39 PM  
**To:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>; Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>  
**Cc:** Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>;  
'Don Moss ([dmoos@grnland.com](mailto:dmoos@grnland.com))' <[dmoos@grnland.com](mailto:dmoos@grnland.com)>  
**Subject:** RE: Langstaff Road EA

Colin:

We would appreciate learning what the end date is for the TRCA Consultation and being provided with copies of your hydraulic assessment. Please provide a schedule at your earliest convenience.

Rather than Dan Ross, our SWM Engineer is Don Moss of Greenland. I believe he was copied on the email correspondence.

Please direct all queries to my attention.

Thanks.

**Frank Filippo, P.Eng.**  
**Director, Land & Construction**  
**905.738.8001**

Brookvalley Project Management Inc.  
137 Bowes Road | Concord, ON | L4K 1H3

---

**From:** Guan, Jian [<mailto:Jian.Guan@wsp.com>]  
**Sent:** Monday, April 13, 2020 4:18 PM  
**To:** Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>  
**Cc:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; 'Don Moss ([dmos@grnland.com](mailto:dmos@grnland.com))' <[dmos@grnland.com](mailto:dmos@grnland.com)>  
**Subject:** RE: Langstaff Road EA

Hi Rosemarie,

In response to your letter below, please find attached letter on behalf of York Region.

As noted in our letter, the Project Team is still working with TRCA to finalize the HEC-RAC Hydraulic Model.

P.S. Brian Wolf has retired from the region last year and Colin Wong is replacing him as the project manager from the Region. Please find his contact info below:

**Colin Wong, P.Eng.** | Senior Project Manager

---

The Regional Municipality of York  
O: 1-877-464-9675 ext. 76119  
[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)

Regards,

**Jian Guan, P.Eng.**  
Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

---

**From:** Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>

**Sent:** February-20-19 4:22 PM

**To:** Wolf, Brian <[Brian.Wolf@york.ca](mailto:Brian.Wolf@york.ca)>

**Cc:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>; 'Don Moss ([dmos@grnland.com](mailto:dmos@grnland.com))' <[dmos@grnland.com](mailto:dmos@grnland.com)>

**Subject:** RE: Langstaff Road EA

Brian

Please find attached formal comments on behalf of Langvalley Holdings Inc. re the Langstaff EA. I assume they will form part of the official commenting record.

**Rosemarie L. Humphries BA, MCIP, RPP  
President**

---

**HUMPHRIES PLANNING GROUP INC.  
216 Chrislea Road, Suite 103. Vaughan L4L 8S5  
t: 905.264.7678 ext 244 f: 905.264.8073**

*~DO SOMETHING GOOD EVERY DAY!~*

---

**From:** Wolf, Brian <[Brian.Wolf@york.ca](mailto:Brian.Wolf@york.ca)>

**Sent:** February 19, 2019 10:09 AM

**To:** Don Moss <[dmos@grnland.com](mailto:dmos@grnland.com)>

**Cc:** Frank Filippo <[ffilippo@brookvalley.ca](mailto:ffilippo@brookvalley.ca)>; Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>; Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Jim, Katherine ([Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)) <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; Guan, Jian ([Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)) <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>

**Subject:** Langstaff Road EA

Don,

As a follow-up action item from our meeting last week, I have authorized the Region's EA consultant (WSP) to exchange applicable SWM and costing information that may facilitate each of our respective initiatives. Please note that all information WSP provides is preliminary and subject to change.

WSP's project manager contact information is provided below.

**Katherine Jim, M.Eng., P. Eng.**  
Acting Manager  
Transportation Planning  
610 Chartwell Road, Suite 300

Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2511  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)  
wsp.com

Please cc myself, Colin Wong and Tim Kwan on all communications.

**Brian Wolf, P. Eng.** | Senior Project Manager  
Capital Planning and Delivery Branch, Transportation Services Department

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 1-877-464-9675 ext.75543 | [brian.wolf@york.ca](mailto:brian.wolf@york.ca) | [www.york.ca](http://www.york.ca)  
*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



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The Regional Municipality of York  
Transportation Services Department  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

April 14, 2020

Ms. Rosemarie L. Humphries,  
President  
Humphries Planning Group Inc.  
190 Pippin Road, Suite A  
Vaughan, ON, L4K 4X9

Dear Ms. Humphries,

**Re: Municipal Class Environmental Assessment Study  
Improvements to Langstaff Road from Weston Road to Highway 7  
York Region File No. T02 99805 (99806, 99540)  
WSP File No. 16M-01457-01**

On behalf of the Regional Municipality of York, WSP is responding to Humphries Planning Group Inc.'s letter sent to the Region on February 20, 2019. Humphries Planning Group represents Langvalley Holdings for the property located at 2180 Langstaff Road and a meeting with the property owner (including Humphries Planning Group) was held on February 14, 2019 with York Region staff regarding the above-note study.

Your comments regarding the conceptual design of the vertical alignment and new Bowes Bridge (Langstaff Road West Don River crossing) opening on Langstaff Road has been noted. WSP has carried out a hydraulic assessment for the Bowes Bridge replacement and updated the HEC-RAS hydraulic model to include the new GO Transit Barrie Line structure at West Don River, downstream of the Langstaff Road crossing. The Project Team is currently in consultation with TRCA to finalize the hydraulic assessment model. We were advised that Mr. Frank Filippo is the main contact representing Langvalley Holdings (2180 Langstaff Road). The requested information by Humphries Planning Group Inc. will be provided by the Project Team to Mr. Frank Filippo once the conceptual design is approved by TRCA.

A staged implementation approach for the proposed Langstaff Road improvements will be considered as part of the Langstaff Road Environment Assessment (EA) Study. It should be noted that Langstaff Road improvements between Keele Street and Dufferin Street is included in the current York Region *10-year Road and Transit Capital Construction Program (2020)*. The implementation of other Langstaff Road improvements are expected to be in the longer term and timing for implementation will be subject to annual Council review of the capital program and funding availability.

If you require any further information or wish to set up a meeting to discuss any aspect of this project in greater detail please contact me at 289-835-2511 or by email at [Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)

Sincerely,

A handwritten signature in black ink that reads "K. Jim".

Katherine Jim, M. Eng., P. Eng.  
Project Manager, WSP

Copy: Collin Wong, P.Eng., Project Manager, Regional Municipality of York

## Dabagh, Nadia

---

**From:** Kurt Franklin <kfranklin@westonconsulting.com>  
**Sent:** October 1, 2021 10:53 AM  
**To:** Katherine Jim  
**Cc:** Kwan, Tim; Dabagh, Nadia; Wong, Colin; rmaclaughlan@cfcrozier.ca; George-Hiebert, Rhonda  
**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

Thanks Katherine

**KURT FRANKLIN, BMath, MAES, MCIP, RPP**  
VICE PRESIDENT

VAUGHAN 905.738.8080 x224  
TORONTO 416.640.9917 x224  
WESTONCONSULTING.COM



---

**From:** Katherine Jim <Katherine.Jim@cima.ca>  
**Sent:** October 1, 2021 9:29 AM  
**To:** Kurt Franklin <kfranklin@westonconsulting.com>  
**Cc:** Kwan, Tim <Tim.Kwan@york.ca>; Dabagh, Nadia <Nadia.Dabagh@wsp.com>; Wong, Colin <Colin.Wong@york.ca>; rmaclaughlan@cfcrozier.ca; George-Hiebert, Rhonda <Rhonda.George-Hiebert@wsp.com>  
**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

You don't often get email from [katherine.jim@cima.ca](mailto:katherine.jim@cima.ca). [Learn why this is important](#)

Hi Kurt,

The Project Team is happy to arrange meetings with property owners base on request. In addition, those on our study mailing list will be provided with the Notice of Study Completion when the Environmental Study Report (ESR) (i.e. a documentation of the Langstaff Road EA Study) is placed on file for public review. The Region is anticipating that the ESR will be filed for public review later this year.

Regards,  
Katherine

---

**KATHERINE JIM, M.Eng., P.Eng.**  
Senior Project Manager / Transportation

T 289-288-0287 ext. 6835 M 365-323-7468 F 289-288-0285  
400-3027 Harvester Road, Burlington, ON L7N 3G7 CANADA



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**From:** Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>

**Sent:** September 30, 2021 11:03 AM

**To:** Katherine Jim <[Katherine.Jim@cima.ca](mailto:Katherine.Jim@cima.ca)>

**Cc:** Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Dabagh, Nadia <[Nadia.Dabagh@wsp.com](mailto:Nadia.Dabagh@wsp.com)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; [rmaclaughlan@cfcrozier.ca](mailto:rmaclaughlan@cfcrozier.ca); George-Hiebert, Rhonda <[Rhonda.George-Hiebert@wsp.com](mailto:Rhonda.George-Hiebert@wsp.com)>

**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

**EXTERNAL EMAIL**

Katherine

Many thanks for getting back to me. Is there any schedule for the next stakeholder consultation?

Kurt

**KURT FRANKLIN**, BMath, MAES, MCIP, RPP  
VICE PRESIDENT

VAUGHAN 905.738.8080 x224  
TORONTO 416.640.9917 x224  
WESTONCONSULTING.COM



---

**From:** Katherine Jim <[Katherine.Jim@cima.ca](mailto:Katherine.Jim@cima.ca)>

**Sent:** September 30, 2021 11:01 AM

**To:** Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>

**Cc:** Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Dabagh, Nadia <[Nadia.Dabagh@wsp.com](mailto:Nadia.Dabagh@wsp.com)>; Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; [rmaclaughlan@cfcrozier.ca](mailto:rmaclaughlan@cfcrozier.ca); George-Hiebert, Rhonda <[Rhonda.George-Hiebert@wsp.com](mailto:Rhonda.George-Hiebert@wsp.com)>

**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

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Hi Kurt

Thank you for your email. Please note Jian and myself are no longer with WSP; however, I am remaining on the Langstaff Road EA Study as part of the Project Team and am also participating in ongoing stakeholder engagement and consultation. I have included Rhonda George-Hiebert (new WSP PM on this project) and Nadia Dabagh (WSP EA Coordinator) in this email, so you have their contact information.

We are preparing a response to your previous inquiry and is being reviewed internally. We will provide you with an update on study status shortly.

Thank you for your patience.

Regards,  
Katherine

---

**KATHERINE JIM, M.Eng., P.Eng.**  
Senior Project Manager / Transportation

T 289-288-0287 ext. 6835 M 365-323-7468 F 289-288-0285  
400-3027 Harvester Road, Burlington, ON L7N 3G7 CANADA



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**From:** Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>  
**Sent:** Thursday, September 30, 2021 10:25:45 AM  
**To:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>  
**Cc:** Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Kwan, Tim <[Tim.Kwan@york.ca](mailto:Tim.Kwan@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>;  
Ryan MacLaughlan <[rmaclaughlan@cfcrozier.ca](mailto:rmaclaughlan@cfcrozier.ca)>  
**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

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Hello Jian

Hope all is well. We haven't heard anything about this issue since the winter. Could you please advise on the status of the EA and the next steps in the process?

We look forward to hearing from you.

Kurt

**KURT FRANKLIN**, BMath, MAES, MCIP, RPP  
VICE PRESIDENT

VAUGHAN 905.738.8080 x224  
TORONTO 416.640.9917 x224  
WESTONCONSULTING.COM



---

**From:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>  
**Sent:** February 16, 2021 4:53 PM  
**To:** Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>  
**Cc:** [Colin.Wong@york.ca](mailto:Colin.Wong@york.ca); Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>  
**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

Hi Kurt,

Further to my email below, please let us know if you have any further comments or questions on the revised CN crossing alignment design.

Regards,

**Jian Guan, P.Eng.**  
Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

[www.wspgroup.ca](http://www.wspgroup.ca)

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**From:** Guan, Jian  
**Sent:** December-22-20 10:43 AM  
**To:** [Colin.Wong@york.ca](mailto:Colin.Wong@york.ca); Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Jim, Katherine <[Katherine.Jim@wsp.com](mailto:Katherine.Jim@wsp.com)>; Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>; Constance Tsang <[ctsang@westonconsulting.com](mailto:ctsang@westonconsulting.com)>  
**Cc:** Tim Donald <[tdonald@pureindustrial.ca](mailto:tdonald@pureindustrial.ca)>; Rawan Khan <[rkhan@pureindustrial.ca](mailto:rkhan@pureindustrial.ca)>; Whitney Cote

<[wcote@pureindustrial.ca](mailto:wcote@pureindustrial.ca)>; Rebecca Watt <[rwatt@pureindustrial.ca](mailto:rwatt@pureindustrial.ca)>; David Owen <[dowen@pureindustrial.ca](mailto:dowen@pureindustrial.ca)>; Deanna Ramoul <[dramoul@pureindustrial.ca](mailto:dramoul@pureindustrial.ca)>; Jenna Thibault <[jthibault@westonconsulting.com](mailto:jthibault@westonconsulting.com)>; Choi, Han <[Han.Choi@wsp.com](mailto:Han.Choi@wsp.com)>; Eugen Stoenescu <[estoenescu@pureindustrial.ca](mailto:estoenescu@pureindustrial.ca)>

**Subject:** RE: Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

Hi all,

Thank you for providing the opportunity to meet with the Langstaff Road EA Project Team. Your comments and inputs were greatly appreciated.

Following the meeting, we have reviewed the CN MacMillan Yard crossing alignment and was able to adjust the alignment to avoid impacting the building. The updated alignment design and the meeting minutes are attached to this email.

Please note that this updated design has been shared as a part of discussion between the Langstaff EA Project Team and the property owner of 2777 Langstaff Road and its representatives; and is not to be taken as the final or approved design. It is preliminary in nature and is subject to change as the preliminary design phase is completed. The preliminary design will not be considered final or approved until environmental approval has been obtained, and the design may continue to change during the detail design phase through to construction. Thank you for your cooperation and understanding.

[@Kurt Franklin](#),

Kurt,

Please kindly review and let us know if you have a further comments or questions. We can schedule another meeting to go through any concerns you may have.

Happy Holidays to you and your loved ones!

**Jian Guan, P.Eng.**

Project Engineer | Transportation Planning



610 Chartwell Rd, Suite 300  
Oakville, ON Canada L6J 4A5  
Direct: +1 289-835-2493  
Phone: +1 905-823-8500  
Fax: +1 905-823-8503  
Email: [jian.guan@wsp.com](mailto:jian.guan@wsp.com)

[www.wspgroup.ca](http://www.wspgroup.ca)

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-----Original Appointment-----

**From:** Guan, Jian

**Sent:** October-07-20 11:30 AM

**To:** Guan, Jian; [Colin.Wong@york.ca](mailto:Colin.Wong@york.ca); Kwan, Tim; Jim, Katherine; Kurt Franklin; Constance Tsang

**Cc:** Tim Donald; Rawan Khan; Whitney Cote; Rebecca Watt; David Owen; Deanna Ramoul; Jenna Thibault; Choi, Han; Eugen Stoenescu

**Subject:** Langstaff Road EA Study - Meeting with Property Owner of 2777 Langstaff Road

**When:** October-28-20 4:00 PM-5:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Microsoft Teams Meeting

Hi all,

A Microsoft Teams Meeting is scheduled from 4:00 p.m. to 5.00 p.m. on Wednesday, October 28, 2020, to discuss the potential impacts to the property located at 2777 Langstaff Road.

Please click on the link below to join the meeting.

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## [Join Microsoft Teams Meeting](#)

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---

Regards,

**Jian Guan, P.Eng.**

Project Engineer | Transportation Planning



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## Dabagh, Nadia

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**From:** George-Hiebert, Rhonda  
**Sent:** December 6, 2021 5:21 PM  
**To:** rmaclaughlan@cfcrozier.ca  
**Cc:** 'Colin.Wong@york.ca'; Kwan, Tim; Kurt Franklin; Jenna JT. Thibault; Katherine Jim; Dabagh, Nadia  
**Subject:** FW: Langstaff Road Extension EA Review\_ 2777 Langstaff Comments  
**Attachments:** Langstaff Class EA - Letter to Crozier Engineering (Representative of 2777 Langstaff Road) FINAL\_Dec 6-21.pdf

Good Afternoon Ryan,

Thank you for your interest in the York Region Langstaff Road EA. Please find attached our response to your comments that we received on June 18, 2021.

Regards,

Rhonda



### Rhonda George-Hiebert, P.Eng., M.Eng.

Manager  
Transportation Planning  
(she/her)

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**From:** Ryan MacLaughlan <[rmaclaughlan@cfcrozier.ca](mailto:rmaclaughlan@cfcrozier.ca)>  
**Sent:** June-18-21 10:26 PM  
**To:** Guan, Jian <[Jian.Guan@wsp.com](mailto:Jian.Guan@wsp.com)>  
**Cc:** Wong, Colin <[Colin.Wong@york.ca](mailto:Colin.Wong@york.ca)>; Kwan, Tim <[tim.kwan@york.ca](mailto:tim.kwan@york.ca)>; Kurt Franklin <[kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)>; Jenna JT. Thibault <[jthibault@westonconsulting.com](mailto:jthibault@westonconsulting.com)>  
**Subject:** Langstaff Road Extension EA Review\_ 2777 Langstaff Comments

Hi Jian,

Thanks for your patience. As discussed, please see the attached letter providing comments and questions relating to the proposed Langstaff Road extension.

Have a good weekend,  
Ryan

**Ryan MacLaughlan**, M.Eng., P.Eng. | Project Engineer  
40 Huron Street, Suite 301 | Collingwood, ON L9Y 4R3  
T: 705.446.3510



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-LAEHhHHzdJzBITWfa4Hgs7pbKl



December 6, 2021

Mr. Ryan MacLaughlan, M.Eng., P.Eng.  
Project Engineer, Transportation  
Crozier Consulting Engineers  
40 Huron Street, Suite 301  
Collingwood, ON L9Y 4R3

**Re: Regional Municipality of York  
Municipal Class Environmental Assessment Study  
Improvements to Langstaff Road from Weston Road to Highway 7  
City of Vaughan  
Our File No: T02(C) EA 99805**

Dear Ryan,

On behalf of York Region, thank you for your letter dated June 18, 2021, on behalf of PIRET (2777 Langstaff Road) Holdings Inc, the owners of 2777 Langstaff Road regarding the Municipal Class Environmental Assessment (MCEA) for Langstaff Road between Weston Road and Highway 7, in the City of Vaughan.

In the June 18, 2021 letter, you have provided a number of comments / questions with regards to the updated preliminary design of the Langstaff Road extension alignment crossing the CN MacMillan Yard, provided to Weston Consulting and PIRET (2777 Langstaff Road) Holdings Inc. via email on December 22, 2020. This alignment was updated to avoid physically impacting the building located at 2777 Langstaff Road based on the inputs received at the property owner meeting held on October 22, 2020. Please see our response to your comments / questions below in the same order as the June 18, 2021 letter:

**What is the intended superelevation of Langstaff road along the two horizontal curves?**

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The proposed superelevation of Langstaff Road along the two horizontal curves is 4%.

**The proposed sidewalk on the south side of Langstaff Road terminates before the rail crossing. Can York Region review the option of reducing the right-of-way (ROW) width and terminating the sidewalk earlier at a more western point? The design modification would reduce impacts to the proponent's property.**

We would like to clarify that the proposed sidewalk on the south side of Langstaff Road does not terminate before the proposed CN MacMillan Yard crossing structure, and instead, it is the 2.0 m planting zone between the 1.5 m sidewalk and 1.5 cycle track that terminates before the proposed CN MacMillan Yard crossing structure. Your comment on potentially reducing the planting zone width along the frontage of the 2777 Langstaff Road property is acknowledged and will be further reviewed during the detailed design phase; a landscape plan will be developed during detailed design.

**The plans (WSP, December 2020) display the designated ROW, but not any work beyond typical road cross-section features. With the significant elevation change, will a retaining wall be installed within the proposed ROW? Are there any other impacts beyond what is illustrated in the plan view? If so, what are they?**

The proposed Langstaff Road profile starts to rise approximately 35 m west of the existing Langstaff Road access to 2777 Langstaff Road and continues to rise on a 4% upgrade in order to provide sufficient vertical clearance over the rail tracks and other facilities for the CN MacMillan Yard cross bridge. Along the 2777 Langstaff Road property, a retaining wall is proposed along the south side of the Langstaff Road right-of-way to minimize property impact. The proposed retaining wall is shown on the attached plan. Temporary construction easement beyond the limits of the retaining wall is likely required during construction; for the purpose of the EA Study, a nominal 5 m construction easement has been identified and will be refined during detailed design. Please also note that a permanent easement will be identified during detailed design for the purpose of infrastructure inspection maintenance; the extent of the permanent easement will be subject to the exact type of infrastructure (e.g. retaining wall) being proposed.



**Can the Region review the option of implementing back-to-back spiral curves instead of circular curves with a separating tangent section of road? Eliminating the tangent section of road may provide an opportunity to shift the alignment east and potentially reduce the impacts to the proponent's property.**

The proposed Langstaff Road extension horizontal alignment across the CN MacMillan Yard is designed in a way to maximize the length of the tangent section across CN MacMillan Yard. CN MacMillan Yard is one of the busiest rail classification yards in Canada that operates 24/7. CN has made it known to the Project Team that any rail track displacement or disruption will have a significant impact on CN's daily operation. The horizontal alignment is designed to minimize the impact of the CN yard while considering the available space for pier placements and construction technique (i.e. girder launching) that will minimize the amount of groundwork with the yard. It is important to maintain the currently proposed tangent portion of the horizontal alignment which will allow girders to be launched from one end across the busiest part of the yard. Any modification that shortens the tangent will result in potential permanent track displacements, which is considered unacceptable to CN and would jeopardize the feasibility of the overall design. In response to your comment of reviewing the option of implementing back-to-back spiral curves instead of circular curves with a separating tangent, we have developed the following two options. The horizontal alignment of each of the option is shown on the attached plan.

*Option 1 – Back-to-back spiral curves, shortens the tangent portion of the alignment*

This option shortens the tangent portion of the horizontal alignment across the CN MacMillan Yard, resulting in potential pier relocation and permanent track displacement, which will not be considered acceptable to CN. Although the horizontal alignment on the west approach to the CN MacMillan Yard is shifted to the north, and property impact to 2777 Langstaff is reduced, property impact cannot be completely avoided.

*Option 2 - Back-to-back spiral curves, maintains the tangent portion of the alignment*

In order to maintain the tangent portion of the alignment across the CN MacMillan Yard as currently shown, the horizontal alignment on the west approach to the CN MacMillan Yard is shifted to the south, resulting in a greater impacts to the 2777 Langstaff Road property.



Based on the Project Team's review, options for back-to-back spiral curves are not proposed as they would have greater impact to CN operation or a greater property impact to the 2777 Langstaff Road.

**Will the Region permit access to the Langstaff Road extension for the businesses that currently have access? Will the existing access location for 2777 Langstaff Road be maintained?**

Please note that a raised median is proposed along the Langstaff Road corridor from Weston Road to Dufferin Street as part of the study. All existing access from Langstaff Road is proposed to be converted to right-in and right-out accesses; this is inline with Region's overall approach to access management on Regional Roads. As noted above, the Langstaff Road profile starts to rise approximately 35 m west of the existing access location on Langstaff Road with an elevation difference of approximately 1.2 m at the existing 2777 Langstaff Road access location. This access cannot be maintained at the current location due to the grade difference. The exact location of the future access and associated parking lot reconfiguration will be further reviewed in the detailed design phase between the property owner and York Region, subject to the type of land use and operation of the facilities at that time.

On behalf of the Regional Municipality of York, the Project Team would be pleased to answer any further questions or respond to any concerns you may have.

Sincerely,

**Rhonda George-Hiebert, M.Eng., P.Eng.**

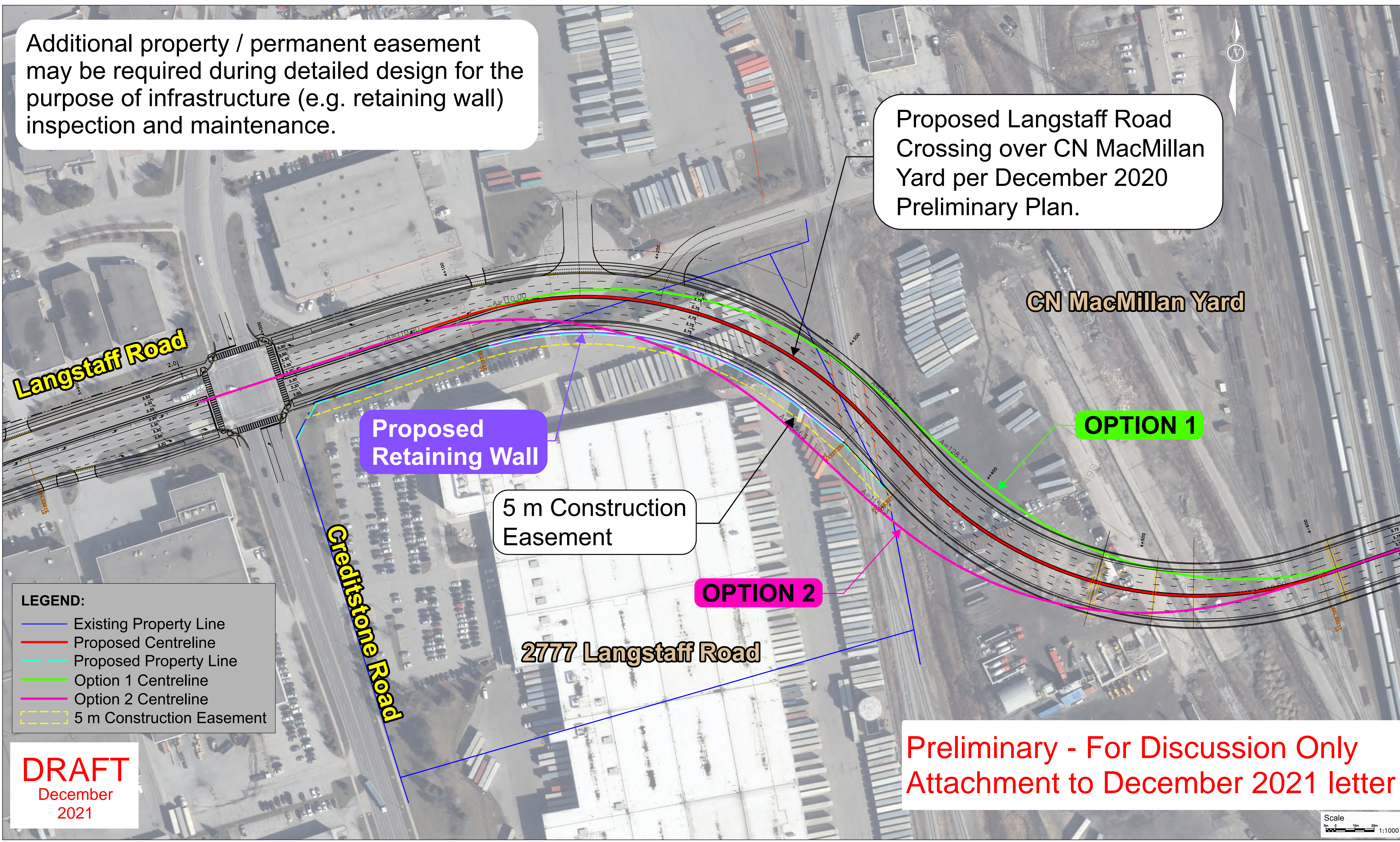
Manager, Transportation Planning

WSP Canada Inc.

cc. Colin Wong, P.Eng., Senior Project Manager, York Region  
Tim Kwan, P.Eng., PMP, Program Coordinator, York Region  
Nadia Dabagh, EA Coordinator, WSP Canada Inc.  
Katherine Jim, M.Eng., P.Eng., Senior Project Manager, CIMA+

Additional property / permanent easement may be required during detailed design for the purpose of infrastructure (e.g. retaining wall) inspection and maintenance.

Proposed Langstaff Road Crossing over CN MacMillan Yard per December 2020 Preliminary Plan.



- LEGEND:**
- Existing Property Line
  - Proposed Centreline
  - Proposed Property Line
  - Option 1 Centreline
  - Option 2 Centreline
  - 5 m Construction Easement

**DRAFT**  
December  
2021

**Preliminary - For Discussion Only**  
Attachment to December 2021 letter

Scale  
1:1000



**LANGSTAFF ROAD MUNICIPAL CLASS EA STUDY**  
**WESTON ROAD TO HIGHWAY 7**  
**PRELIMINARY PLAN IN THE PROXIMITY OF 2777 LANGSTAFF ROAD**

