

## APPENDIX C

# **New Street from Rean Drive to Kenaston Gardens**

## **Subsurface Utility Engineering (SUE)**

### **1.1 MUNICIPAL SERVICES AND DRAINAGE**

All existing streets within the study area have already been urbanized with stormwater conveyed through curb and gutters and catchbasins. There is no evidence of any services along the existing east-west un-assumed laneway between Barberry Place and Rean Drive except for smaller local catchbasins and three light standard and luminaires. It is not expected that any watermain or sanitary sewer services would be installed along either the existing or proposed east-west extensions as the future developments between the extension and Sheppard Avenue will likely be serviced from the north of the study area along Sheppard Avenue.

There are local storm sewers, sanitary sewer, and watermain along Rean Drive, Barberry Place and Kenaston Gardens servicing the area as shown in the Existing Conditions and City of Toronto Composite Utility Plan (Aerial) in ESR Appendix C.2. On Kenaston Gardens and on Rean Drive the watermain, storm sewer and sanitary sewer carry continuously past the potential new street right-of-way. On Barberry Place watermain carries continuously past the existing laneway, but the storm sewer and sanitary sewer are not continuous, each carrying down from Sheppard Avenue with a second storm sewer and sanitary sewer from the south ending 40 metres south of the south curb line of the existing laneway as shown on the Existing Conditions and Composite Utility Plan (Aerial).

The photograph below shows the watermain in the east boulevard of Kenaston Gardens looking north toward the blue hoarding around the 15 Kenaston Gardens site and the driveway across the street to 18 Kenaston Gardens.



The existing drainage patterns will be maintained with flow generally from west to east. The east segment drains strongly down the steep slope to Rean Drive and the two offset catchbasins shown in the photograph below. The fire hydrant on the right of the photo along the west boulevard of Rean Drive is part of the watermain along shown in the second photo.

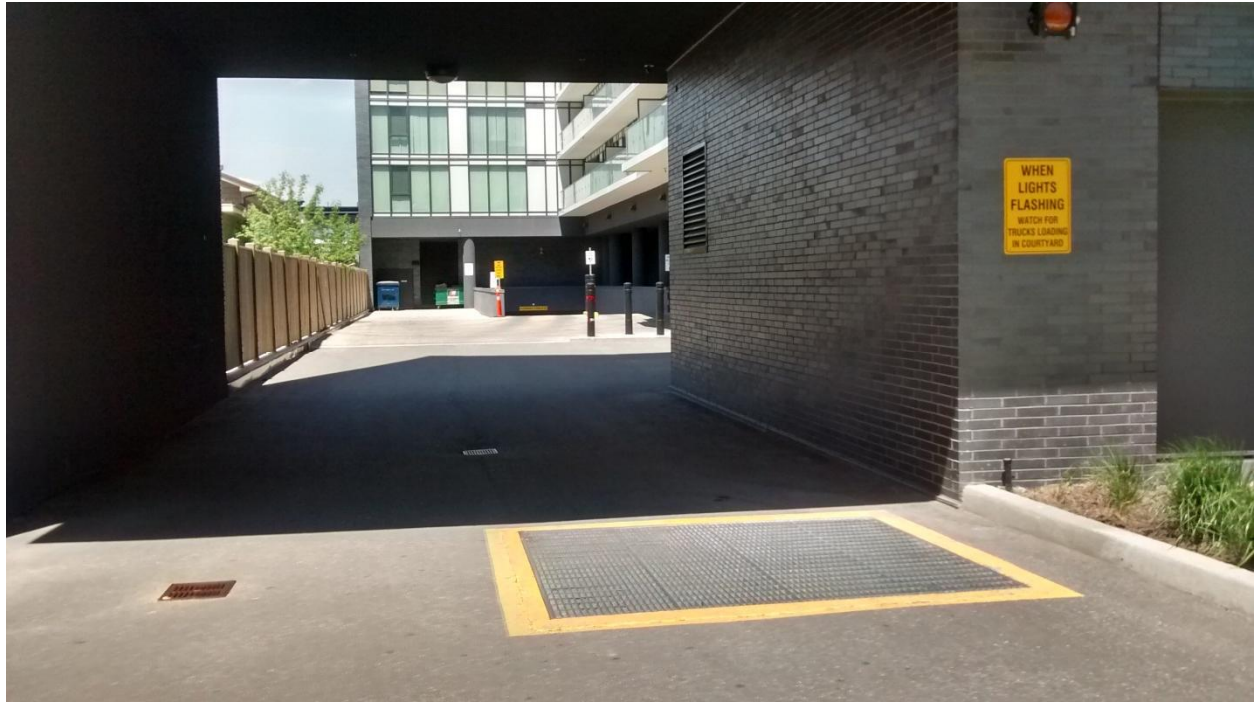
Storm Drainage Plans and Sanitary Drainage Plans were developed for the NY Towers development located at 1, 2, 3 and 8 Rean Drive along the north side of Highway 401 and south of Rean Drive, they were labeled as as-built in 2004.





Below drainage north of laneway right-of-way onto parking garage driveway at 0+230 to 20 Rean Drive flowing into small catchbasin beside underground parking garage vent grate.





Below is the catchbasin in the driveway to the parking garage for 12 Rean Drive (The Claridges) and 15 Barberry Place (Amica) at 0+197.





Small catchbasin and parking garage vent at north limit of 19 Barberry Place south of 23 Barberry Place at 0+105 in photo below. Following photo is of a second small catchbasin on north limit of 19 Barberry Place at approximately 0+090.





The Chestnut Hill development plans illustrate a detailed road design plan along the depth of the 15 Kenaston Gardens property to the back of the 23 Barberry Place rear property line. This road and associated storm sewer drainage back and connected to the Kenaston Gardens storm sewer are expected to be built and be part of the new street design. The Chestnut Hill design plans developed along with the City of Toronto also carried the road alignment through to Barberry Place and this will form part of the plan for the new street alternative.

The photo below shows the back of 17 Kenaston Gardens near the back of the rear property line of 15 Kenaston Gardens with the black fence along that property line.



## **1.2 HYDRO, LIGHTING AND OTHER UTILITIES**

A preliminary investigation shows that Hydro is underground for some of the Study Area that has been recently redeveloped south of the existing and potential roadway alignment. Below is a photograph of hydro vaults for underground hydro that runs in the east boulevard of Kenaston Gardens just south of 15 Kenaston Gardens looking southwest. To the north, redevelopment of the land under the Chestnut Hill development (portion of plans in ESR Appendix E) is expected to upgrade hydro and lighting as well as along the south side lot of 15 Kenaston Gardens, which is a portion of the planned New Street under review in this EA.



There are some remaining hydro poles located on the boulevards from Sheppard Avenue to the just south of the existing and new potential roadway alignment just behind the curbs on the west boulevard of Barberry Place and east boulevard of Kenaston Gardens that ends at the south property line of 15 Kenaston Gardens at the pole in the photo below with the anchoring cables covered with the yellow protective coating. Lighting is decorative style south of the New Street under review in this EA, placed with the redevelopment to the south and the new construction of extensions to Rean Drive, barberry place and Kenaston Gardens. The old portions of Barberry Place and Kenaston Gardens from Sheppard Avenue to approximately the New Street under review in this EA has older lighting on wooden poles.

Bell underground is serviced at the Bell Box in the same photo as well as cable TV service box bisected by the hydro pole yellow anchor cable. These services as 15 Kenaston Gardens may be planned to be relocated due to the removal of 15 Kenaston Gardens home and redevelopment of the property along with properties to the north. The hydro and lighting on wooden poles along the old portion of Kenaston Gardens would expect to be updated in the near future with the Chestnut Hill development under construction in the above photo.





Below is the hydro pole and vault where hydro goes from the last hydro pole coming south from Sheppard Avenue with guy cables along Barberry Place. This location is on the west boulevard looking north in front of 23 Barberry Place. Also seen is the brown Bell box in the same boulevard running just behind the asphalt sidewalk before the hydro line. Along the old portion of Barberry Place the lighting is dated and High Pressure Sodium (HPS) on wooden hydro poles and should be considered for upgrading as well.



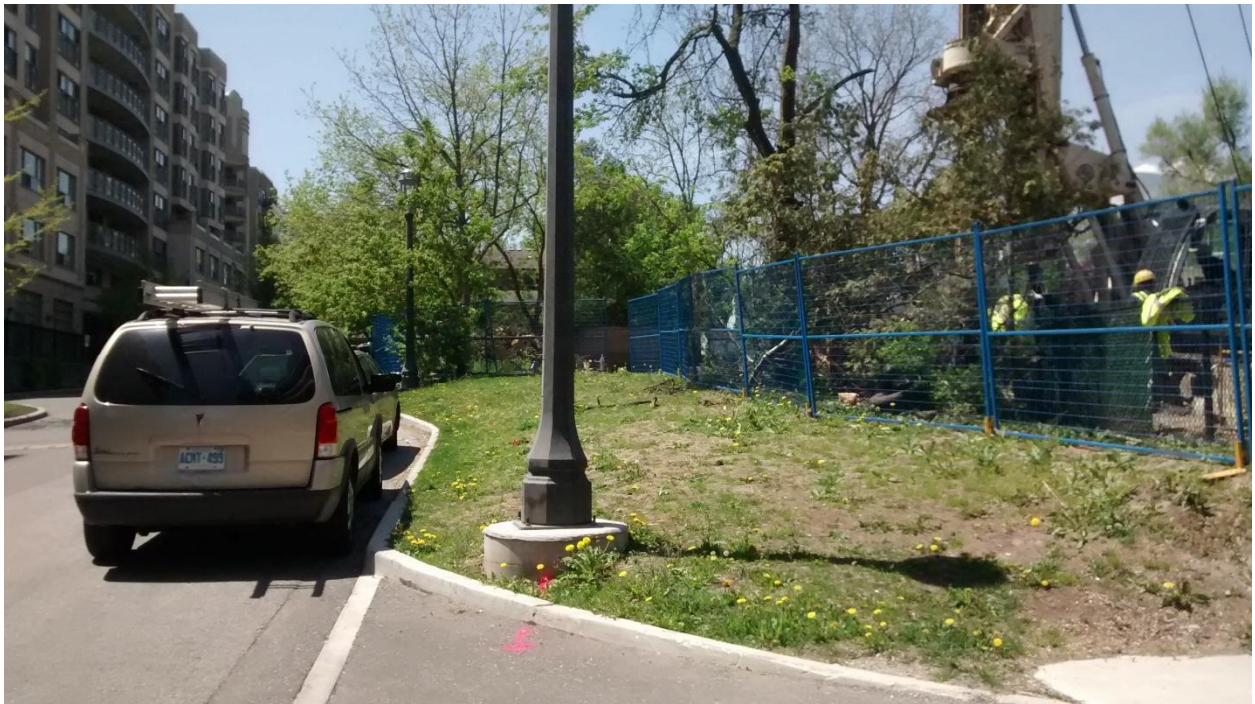
Below is a photo of the gas line along the east boulevard of barberry place located east of the sidewalk as illustrated by the spray paint markings.





Street lighting exists along the three intersecting roadways in the area (Rean Drive, Barberry place and Kenaston Gardens) and there are three decorative lighting poles on the north boulevard of the existing laneway from Rean Drive. The photo below is of the first lighting pole west of Rean Drive with the second lighting pole in the far background. These poles will need to be reviewed to determine if they are maintained or replaced as the initial review indicates they do not meet City of Toronto standards.





The photo above is a close up of the second lighting pole east of Rean Drive. The below photo is of the third and last lighting pole adjacent to fencing placed along the 591 and 593 construction site for redevelopment, a portion of the property behind the fence is expected to be turned over to the City of Toronto and become part of the laneway and potential new street right-of-way under this study.





Below is a photo of the west boulevard along Rean Drive showing watermain, gas to west and hydro, fibre-optic cable under sidewalk.

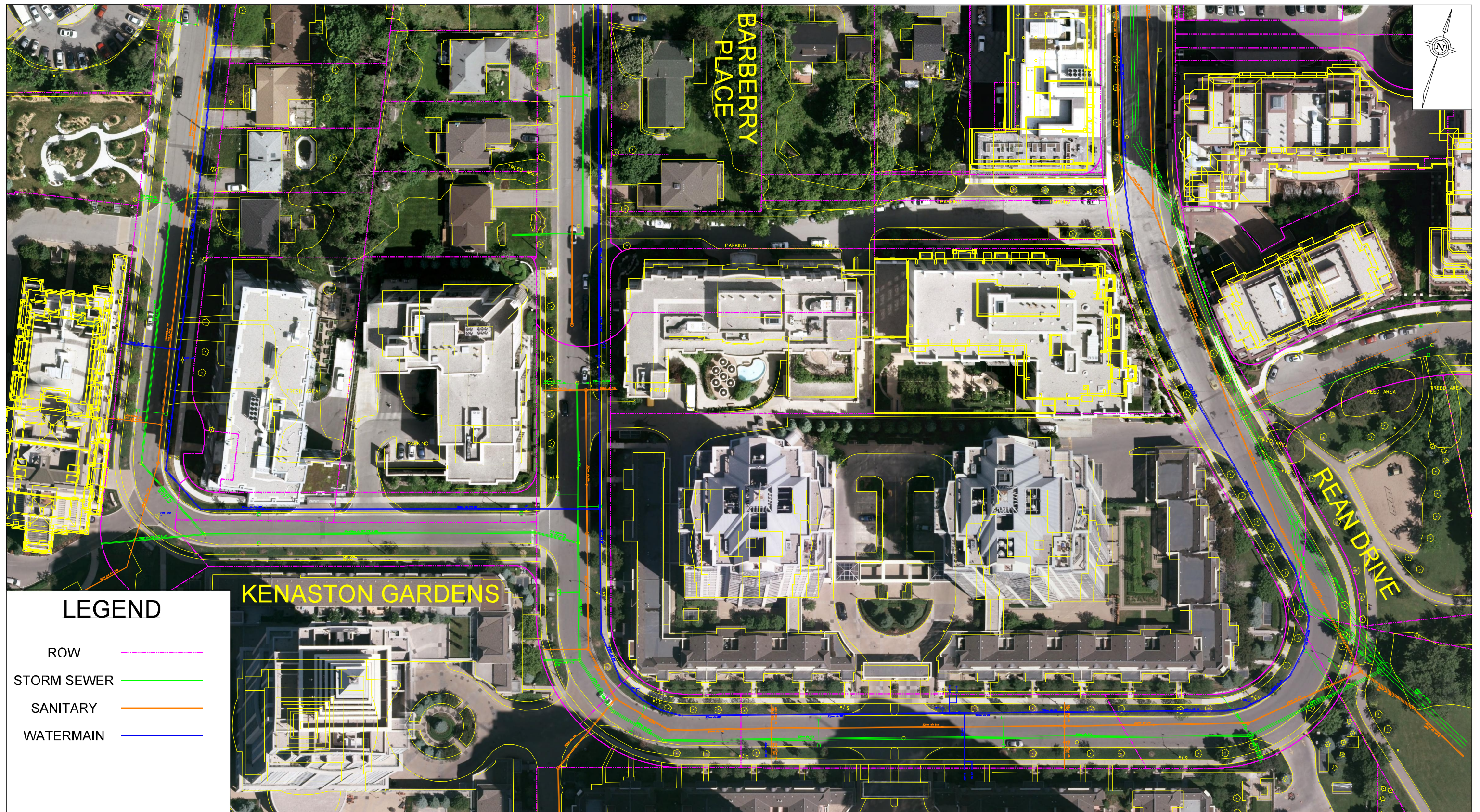


### **1.3 FUTURE DEVELOPMENT AND SERVICING**

Construction of new condominium developments are ongoing at the parcel of 591 and 593 Sheppard Avenue East just west of 20 Rean Drive called the Liberty Development. Construction of new development is also taking place on the parcel of 5, 7, 9, 11 and 15 Kenaston Gardens and 577 Sheppard Avenue East called the Chestnut Hill Development.

These developments are designing and building servicing for their sites, apportion of those preliminary plans are provide in ESR Appendix D and E The servicing of the Chestnut Hill site will build a storm sewer and a portion of the new street and some associated services under study in this EA along the length of south side of the 15 Kenaston Gardens property or about half of the length of the new street from Kenaston Gardens to Barberry Place as illustrated in ESR Appendix E. At this time servicing along the new roadway would only possibly be required on the east segment of this section at 23 Barberry Place and properties to the north. Presently, these properties on the west side of Barberry Place are serviced from the storm sewer and sanitary sewer from Sheppard Avenue and would likely continue in the same fashion even if redeveloped.





**MORRISON HERSHFIELD**

**CLASS EA - NEW EAST-WEST EXTENSION FROM KENASTON GARDENS TO REAN DRIVE**

**EXISTING CONDITIONS AND COMPOSITE UTILITY PLAN (AERIAL)**

SCALE  
1:1000

DATE  
JUNE 2, 2016

SHEET No.  
1 of 1