



**Gordon Woods Homeowners' Association
AGVC presentation to Mississauga City Council on August 5, 2020**

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July 30, 2020

For Council Presentation on August 5, 2020

Mayor Bonnie Crombie and Members of Mississauga Council:

Re: Above Ground Valve Compound (“AGVC”) located at Dickson Road and Premium Way

On behalf of the residents of the Dickson Road and Dickson Park Crescent, we are compelled to bring to your attention a situation that has evolved in our neighbourhood. Based on a decision by our City Council to declare the lands at the North East corner of Dickson Road and Premium Way surplus, provisions were made for the approval of the sale of a parcel of City land to Trans Northern Pipelines Inc. (“TNPI”) under which these new owners were able to circumvent what should have been a transparent and inclusive process for construction of an Above Ground Valve Compound (AGVC) at the very entrance to our neighbourhood.

As residents we rely on our elected officials who sit on our City Council, and our City staff who have a duty to ensure that all matters of development and construction are processed and reviewed so that the residents of this City are protected and their best interests are served. City staff also have a duty to communicate to the Council and residents all the relevant information to also ensure that sound decisions are made.

In order to accommodate the new North QEW Credit River Bridge construction, MTO requested TNPI to relocate its two pipelines including a valve compound further to the north inside the Hydro Corridor. Unfortunately TNPI chose to locate the new valve compound at the NE corner of Dickson Road and Premium Way. As part of this process, there have been a series of approvals that have been processed by City Council and City Staff, without any input from the very residents who are the most impacted by the construction of the AGVC. You simply have to view the structure as it sits now to understand how incomprehensible it is to our community that the City of Mississauga would impose this on their taxpayers without a process of disclosure and consultation.

The Gordon Woods Homeowners Association has engaged with our local MPP Cuzzetto, the Regional Chair Iannicca who was previously our Ward 7 Councillor, current Councillor Damerla and Councillor Parrish who resides in the neighbourhood, all of whom have expressed their surprise at the magnitude and the ugliness of this structure and even more surprising (shocking would be a better adjective) that they were not aware that this type of structure was even underway.



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

How does this happen? It would be generous to say it has been a calamity of mistakes. As homeowners and taxpayers, we expect more from our City officials and staff. When you view the photos provided today of the current structure on site, we have to ask that when Council approved this on July 3rd, 2019 was it presented appropriately by City staff, and is this what you envisioned for our neighbourhood in your approvals ?

More importantly, as we have tried to get more informed of the process and policies that provide for such a calamity to even occur, it has been concerning that none of the decision makers really scrutinized this transaction and the subsequent construction and structure approvals as it relates to any regulations that are normally in place for something of this magnitude.

We submit along with this letter, a copy of our letter to TNPI dated June 23, 2020 which outlines all our findings and objections to the current structure. More importantly, we are appealing to the members of City Council to consider our concerns and to direct City staff to address the process that has allowed this to advance, and to provide full disclosure to the residents. This should have been a transparent process and somehow too many approvals were processed by City staff that seem to circumvent the rights and safety of the residents impacted by this pipeline. The landowners (TNPI) in this situation have seemingly chosen economic benefits over the logic of good neighbourhood planning. We know that no other locations were considered, and the residents should have been including in that vetting process. More importantly the City should have ensured this on our behalf. In this instance the public notification process was seriously flawed.

Lastly, we have found in our efforts to obtain factual documentation of the process that is in place for circulation and approvals through the City by TNPI, we have been totally ignored and denied. This is not acceptable, and we hope that Council will agree and remedy this on our behalf. A full examination of the facts should take place, and Council and the residents should be apprised of these facts.

There have been grievous errors made by Council, City staff and the landowner TPNI, in the approval process of locating and building this AGVC at the very entranceway to our neighbourhood. In addition, the new proposed Multi Trail pathway which is planned to go through this corridor to get to the QEW Bridge Crossing may also be impacted and since that is proposed to be available to all walkers, joggers, bicyclers, etc. from both sides of the Credit River, it will be an important addition to Mississauga residents outdoor activities and it will undoubtedly be quite actively used. The positioning of this compound right on the corner immediately juxtaposed to the AGVC has major importance, for safety reasons, to all Mississauga residents using these trails for many reasons including walking and driving access to St. Mary's Cemetery, just up Dickson Road.

We respectfully demand that the residents be given the opportunity to have these errors corrected and a remedy be provided that will address all our objections and concerns. Burying the compound at its existing location may be a solution or alternately moving the compound further from the immediate intersection of Dickson Road and Premium Way may be another solution.



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

We have collectively provided many hours of our time to get ourselves to this platform with you, where we hope that logic and common sense will prevail and our rights as residents/taxpayers of this community and the City of Mississauga will be acknowledged.

Respectively submitted.

Gordon Woods Homeowners' Association

Per: Donald Stewart, President



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO





Residential Area of Dickson Park





Incursion of Above Ground Valve Compound (AGVC)

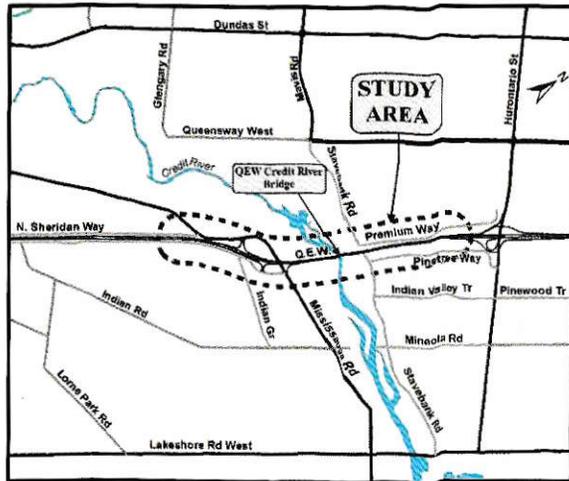
Located immediately at Dickson Road and Premium Way Intersection



Notice of Public Information Centre #2

Detail Design for QEW from West of Mississauga Rd. to West of Hurontario St.

November 13, 2018



Morrison Hershfield Limited is undertaking the Detail Design on behalf of the Ontario Ministry of Transportation (MTO) for the QEW from west of Mississauga Road to west of Hurontario Street in the City of Mississauga, within the Region of Peel, a distance of 2.6 km. As part of this process we are hosting a Public Information Centre to allow the public an opportunity to review and discuss the study with members of the Study Team.



MORRISON HERSHFIELD

Purpose of the PIC

The second Public Information Centre (PIC) is being held to provide the public and other interested stakeholders with an opportunity to review and discuss the study with members of the Project Team. The purpose of the second PIC is to present the design, provide an overview of environmental mitigation measures and construction sequencing, and to discuss next steps.

Date and Location

The PIC will follow a "drop-in" format without formal presentations. The PIC will be held on:

Tuesday, November 13, 2018

4:00-8:00 p.m.

Anapolis Halls, Hall B

2185 Stavebank Road, Mississauga

The Process

The study is following the approved planning process for a Group 'B' Detail Design project in accordance with the Class Environmental Assessment for Provincial Transportation Facilities (2000) with the opportunity for public input throughout the study.

Upon completion of the Detail Design, a Design and Construction Report (DCR) will be prepared and made available for a 30-day public review period at the end of the project. Advance notice of the DCR review period will be placed in newspapers and mailed to individuals and organizations on the project's stakeholder mailing list. Study information will also be posted on the project website at www.qewcreditriver.ca.

Other Ways to Participate

If you are unable to attend the PIC, all PIC material will be posted to our website (www.qewcreditriver.ca) following the meeting. You can provide your comments via the information provided below or through our website "Contact Us" form.

Comments

We are interested in hearing any comments or concerns that you may have with the study. For further information please contact:

Miao Zhou, P.Eng.

Senior Project Engineer
Ministry of Transportation
4th Floor

159 Sir William Hearst Avenue
Toronto, ON M3M 0B7

Phone: (416) 235-4277

Fax: (416) 235-3576

Email: Miao.Zhou@ontario.ca

OR

Srdjan Brasic, P.Eng.

Project Manager
Morrison Hershfield
Suite 300

125 Commerce Valley Drive West
Markham, ON L3T 7W4

Phone: (647) 826-1132

Fax: (416) 499-9658

Email: SBrasic@morrisonhershfield.com

Note: Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

If you have any accessibility requirements in order to participate in this project please contact one of the Project Team members listed above.

November 27, 2018

Trans-Northern Pipelines Inc.
45 Vogell Road, Suite 310
Richmond Hill, ON L4B 3P6

Attention: Wahid Wahiduzzaman, TNPI Project Manager

Dear Mr. Wahiduzzaman:

RE: Credit River Pipelines Relocation Project – Required
Lands for an Aboveground Pipeline Valve Compound

This letter of intent is intended to set out certain steps and conditions required by the City of Mississauga (the "City") to be able to transfer certain lands at the intersection of Dickson Road and Premium Way (the "Lands").

The City intends to stop up, close, declare surplus certain lands at the intersection of Dickson Road and Premium Way in order to be able to transfer them to Trans-Northern Pipelines Inc. ("TNPI") to be used as the location of the proposed Above Grade Valve Compound (the "Compound") depicted on drawing 160950937PL-PLD0010 (see Attachment prepared by Stantec and dated October 31, 2018). A transfer of the Lands to TNPI is subject to the completion of the following conditions:

1. That TNPI agree to acquire the Lands at fair market value from the City;
2. That TNPI prepare a Reference Plan of the Lands for the Compound site to the satisfaction of the City and any commenting agency (as applicable), at TNPI's sole cost and expense, which, if necessary, will be a strata plan;
3. That, if necessary, a land value appraisal be prepared at TNPI's cost, and that the value be mutually agreed upon by the City and TNPI;
4. That construction on the Lands shall not commence until the land transfer has been finalized. The Lands must be free of all structures upon transfer;
5. That a communications plan be prepared by (or on behalf of) TNPI for the notification of the local Ward Councillor and residents of the proposed compound and its purpose, in a form and content approved by the City;
6. That Infrastructure Ontario (IO) confirms in writing of their agreement with any portion of the Compound being located within or adjacent to the Hydro Corridor lands; and
7. That City Council approve each of the following with the regards to Lands:
 - a. The stop-up and closure of the Lands; and
 - b. The declaration of surplus of the Lands.

It should be noted that City staff cannot guarantee that the lands will be declared as surplus, which is subject to the approval of City Council. TNPI acknowledges that there may be additional conditions to be completed to allow the City to be able to transfer the Lands. In the event that any of the conditions, including those listed above, are not completed, the City will be unable to transfer the Lands.

The City understands that this Letter of Intent will be filed with TNPI's Section 58 Application to the National Energy Board requesting approval for the construction and operation of the Credit River, QEW, and Lynchmere Avenue Pipeline Relocations and new valve compound east of the Credit River.

It should be noted that while the City Staff cannot guarantee the Lands will be declared surplus, City staff support and will recommend the stopping up, closing and declaration of surplus of the Lands and the transfer of the Lands to TNPI in support of the project.

This Letter of Intent will serve to support TNPI's NEB application requirement to construct a new aboveground valve compound for their 273.1 mm OD and 508 mm OD refined low vapour pressure hydrocarbon product pipelines immediately north of the relocated Credit River pipeline crossings.

Yours truly,



Geoff Wright
Commissioner of Transportation & Works
Transportation & Works
Tel: (905) 615-3200 ext. 4940
Email: Geoff.Wright@mississauga.ca
Encl.

Cc: Sandrine Exibard-Edgar - Property Administrator, TNPI (seedgar@tnpi.ca)

Attachments

Stantec's current Valve Compound Plot Plan and Elevation View for its proposed Credit River East Valve Compound: TNPI Drawing Nos. "160950937PL-PLD0010_REV 0" and "160950937PL-PLD0011_REV 0", both dated October 31, 2018



TNPI Credit River Pipelines Relocation Project Project Update Notification No. 1 (May 9, 2019)

This Project Update Notification is intended to update TNPI's Project stakeholders on the current status of TNPI's required pipeline relocations to accommodate the Ontario Ministry of Transportation (MTO) planned widening of the QEW Credit River bridge in the City of Mississauga.

Project Summary

The MTO has formally requested that TNPI relocate its two (2) refined hydrocarbon products pipelines (273.1 mm (10.75 inch) outer diameter OD and 508 mm (20 inch) OD) that cross both the Queen Elizabeth Way (QEW) and the Credit River in Mississauga, Ontario. These relocations are required to enable the MTO to complete its QEW Credit River bridge twinning project, and the construction of a noise abatement wall near the Premium Way-Lynchmere Avenue intersection.

The new segments of pipeline crossing under the Credit River and the QEW will be installed in separate horizontal directionally drilled (HDD) crossings. The replacement segment under Lynchmere Avenue and Premium Way will be installed by an open trench installation method. **The TNPI Project also includes the removal of an existing underground NPS 10 valve vault known as the Credit River East (CRE) Valve Site, and installation of two (2) new valves (NPS 10 block valve and NPS 20 check valve) in a fenced compound located in the NW corner of the Premium Way-Dickson Road intersection.**

These pipeline relocations are proposed to take place between August 2019 and April-May 2020. The majority of the replaced pipeline segments will be decommissioned in place by TNPI's contractor.

Regulatory and Stakeholder Update

TNPI filed the section 58 application with The National Energy Board (NEB) on December 27, 2018. To date, two (2) Information Requests (IRs) have been received by TNPI from the NEB for additional information regarding the application. TNPI expects to have its NEB Approval Order on or before July 23, 2019.

TNPI is committed to addressing all project relevant concerns or issues raised by Project stakeholders during each phase of the Project. As of April 25, 2019, when TNPI submitted the second IR to the NEB, all project related questions and concerns had been addressed.

TNPI's Pipeline Relocation Project Schedule - Milestone Updates

Due to the concentration of various infrastructure and utilities interests in the area of the pipeline, the length of time required for the detailed design of TNPI's project has been extensive. The relocations include accommodations for powerline relocations and required setbacks from these powerlines, the widening of the QEW Credit River bridge, and

TORONTO

CALGARY

TRANS-NORTHERN PIPELINES INC.

310-45 Vogelil Road, Richmond Hill ON L4B 3P6
TEL (289) 475-5369 • FAX 905-770-8675

109-5305 McCall Way NE Calgary AB T2E 7N7
TEL (403) 476-1646 • FAX 905-770-8675

accommodation of existing stormwater and other buried utilities. These interactions and negotiations have necessitated a significant amount of coordination and accommodation. This ongoing process has resulted in the extension of the original pipeline relocation timeline.

Currently, the following milestones represent dates for TNPI's best estimates to complete its pipeline relocations project. Please note milestones provided are subject to change and may generate subsequent updates and another TNPI- Project Update Notification to its stakeholders.

TNPI Credit River/QEW/Lynchmere Milestones

Commence Construction of Credit River HDDs	August 15, 2019
Commence Construction of QEW Pit-to-Pit HDDs	December 2019
Commence Construction of Lynchmere Relocations	October 2019
Complete Construction of Valve Site	March 2020
Complete Hydrostatic Testing	March 2020
NPS 20 Pipeline Taken Out of Service to Perform Tie-ins	April 2020
NPS 10 Pipeline Taken Out of Service to Perform Tie-ins	April 2020
Place Relocated Pipelines back into Service	April 2020
Decommissioning of Existing Pipelines	April-May 2020
Final Cleanup of ROW	May-June 2020

⁽¹⁾ The stated service standard for a "Category C" NEB application is 120 calendar days, which would be calculated from the date of the NEB's "Legislated Time Limit and Decision on Process" letter (dated March 26, 2019).

Safety, Environmental and Technical Inspection

TNPI will have a competent inspection team onsite for all the pipeline relocation work, the valve compound construction, and the decommissioning activities.

If you would like to discuss details or require additional information about the Project, the NEB encourages you to contact the applicant, TNPI, directly at:

Ms. Caroline Johnston
 Trans-Northern Pipelines Inc.
 5305 McCall Way N.E.
 Calgary AB T2E 7N7

Telephone: 403-476-1302
 Email: cjohnston@tnpi.ca

Copies of the Application or Project Documents can be found on the NEB's website (<http://www.neb-one.gc.ca>) by clicking on "Applications & Filings" under the heading "View Regulatory Documents", entering the Document Number A96967, and clicking on "Go".

We thank you for your interest in this project.

Sincerely,



Caroline Johnston
Regulatory Compliance Lead

c.c.: Gail Sharko, Manager, Regulatory and Stakeholder Relations, TNPI
Wahid Wahiduzamann, P.Eng., PMP, Project Manager, TNPI

Enclosures: TNPI Credit River Pipeline Relocation Map

TRANS-NORTHERN PIPELINES INC.

City of Mississauga
Corporate Report



Date: **6/6/2019**

To: Chair and Members of General Committee

From: Gary Kent, CPA, CGA, ICD.D, Commissioner of
 Corporate Services and Chief Financial Officer

Originator's files:
 PO.11.PRE

Meeting date:
 6/26/2019

Subject

Proposed Stop-up, Close, Declare Surplus and Sell a portion of Premium Way and a portion of Dickson Road (Ward 7)

Recommendation

1. That the Corporate Report titled "Proposed Stop-up, Close, Declare Surplus and Sell a portion of Premium Way and a portion of Dickson Road", dated June 6, 2019, from the Commissioner of Corporate Services and Chief Financial Officer, be received.
2. That a by-law be enacted authorizing the closure of a portion of Premium Way road allowance and a portion of Dickson Road road allowance, north of the Queen Elizabeth Way ("QEW") and west of Hurontario Street, being comprised of approximately 136.80 square metres (1,472.50 square feet), and legally described as Part Lot 5, Range 2, Credit Indian Reserve, designated as Parts 1 and 2 on draft Reference Plan, prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019, *Land Titles Act* PIN #13359-2529(LT).
3. That Parts 1 and 2 on draft Reference Plan prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019, being comprised of approximately 136.80 square metres (1,472.50 square feet), be declared surplus to the City's requirements for the purpose of a proposed sale to Trans-Northern Pipelines Inc. ("TNPI") in connection with the QEW Credit River Bridge Project (the "QEW Project").
4. That all steps necessary to comply with the requirements of Section 2.(1) of the City Notice by-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the execution of an agreement for the sale of the subject lands.
5. That, following Council approval of the road closure and surplus declaration, easements be granted to protect the existing services and utilities within Parts 1 and 2

on draft Reference Plan prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019, if necessary.

Background

By its adoption of Recommendation GC-0497-2018 on June 27, 2018, Council approved that Transportation and Works be permitted to enter into an agreement with Ontario Ministry of Transportation ("MTO") to formalize funding and other matters relating to the construction, operation, maintenance and future renewal of the active transportation crossings and multi-use trails associated with the QEW Project.

TNPI, in connection with the QEW Project, requested to purchase a portion of the Premium Way/Dickson Road, road allowance to be used to construct a new above ground valve compound to house TNPI's 273.1 mm outer diameter and 508 mm outer diameter refined low vapour pressure hydrocarbon product pipelines, which is to be relocated immediately north of the Credit River pipeline crossings.

Comments

Realty Services has completed its circulation and no objections were received to the closure of Parts 1 and 2 on draft Reference Plan prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019 and to the surplus declaration of Parts 1 and 2 on draft Reference Plan prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019.

A circulation to various utility companies has been undertaken and easement protection over Parts 1 and 2 on draft Reference Plan prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019 shall be granted, if required.

Notice of the road closure contemplated in this report has been undertaken to satisfy the requirements of the City Notice By-law 0215-2008, as amended by By-law 0376-2008. Once the closure and the surplus declaration are completed, City staff will negotiate with TNPI towards the completion of a sale.

It is anticipated that the sale price of the subject property will not be greater than \$1,000,000, which is within the limit authorized for the approval and execution of real estate agreements under Real Estate Delegation Authority By-Law 0418-2018. Subsequently, following successful negotiations for the sale of the City-owned lands to TNPI, the Agreement of Purchase and Sale, any other ancillary documents or agreements required, will be executed by the appropriate level of authority as outlined under By-Law 0418-2018.

Financial Impact

There is no financial impact from declaring the lands surplus. There will, however, be revenue generated to the City by the subsequent sale.

Conclusion

The subject portion of Premium Way, and Dickson Road, road allowance is not required for municipal purposes and can be permanently closed. It is reasonable to declare the lands surplus in order to facilitate the proposed sale to TNPI in connection the the QEW Project.

Attachments

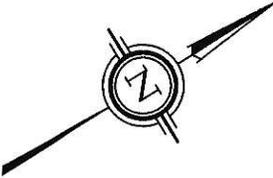
Appendix 1: Approximate location of the portion of Premium Way/Dickson road allowance to be closed and lands to be declared surplus

Appendix 2: Draft Reference Plan showing the portion of Premium Way and Dickson Road to be closed and declared surplus, prepared by S. Sinnis, Ontario Land Surveyor, Stantec Geomatics Ltd., dated January 17, 2019



Gary Kent, CPA, CGA, ICD.D, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Susy Costa, Project Leader, Realty Services, Facilities & Property Management



PART 1, PLAN 43R - 5930

LOT 4,

PART 2, PLAN 43R - 5930

ANGE

3

LOT 2

IB₀ (OU)
Ⓐ

(BY REGISTERED PLAN D-22)

DICKSON

PIN

49.185 01 & MEAS

13359

SOUTH WESTERLY ANGLE
LOT 1, REGISTERED PLAN

IB₀ (OU)

(TRANSFET
AS PUB

13

N70°45' E
N70°50' 30"

REGIS



May 25, 2020

Deliver by Hand and by Email

Geoff Wright, Commissioner of Transportation & Works
City of Mississauga
201 City Centre Drive, Eighth Floor
Mississauga, ON L5B 3C1

Dear Sir:

Re: Credit River Pipelines Relocation Project and Above Grade Pipeline Valve Compound

Please be advised of our strong objection to the Above Grade Pipeline Valve Station to be located at the intersection of Dickson Road and Premium Way, proposed as part of the TNPI Pipeline realignment. **This negative industrial like structure at a critical juncture into a very desirable residential neighbourhood is most inappropriate and requires immediate attention of all Parties due to the advanced construction activities on this project.**

We hereby request that the **Valve Station be redesigned and reconstructed below grade including the Electrical Cabinet, essentially the same as the existing CRE valve station located between Stavebank Rd and the Credit River – in other words, replacement in kind. This would also be similar to the Valve Station on the west side of the Credit River which is below grade at Knareswood.**

Our community has been absolutely blindsided by this proposal but now that the above grade structure is under construction, the 77 residents of Dickson Rd. and Dickson Park Crescent are seeing with their own eyes that this proposal will adversely affect their community and their property values.

When the objectionable features of the above grade design started to become apparent to the Residents, we checked the notifications provided to the residents for drawings and details, to try to understand if adequate information had been provided to the local Councillor and the residents. See below for our analysis of the inadequacies of the Notifications provided by TNPI.

Deficiencies of TNPI Notification No. 1 dated May 9, 2019

The TNPI Notification No. 1 dated May 9, 2019 is attached. We now state for the record that the notification and supporting drawings are totally inadequate, and did not meet the standards of Condition #5 in your Letter of Intent to TNPI dated November 27, 2018 defining TNPI requirements for the Land Sale by the City to TNPI.



- **condition #5 states** “That a communications plan be prepared by (or on behalf of) TNPI for the notification of the **local Ward Councillor and residents of the proposed compound** and its purpose, in a form and content approved by the City.”
- The **deficiencies of the May 9, 2019 notification are:**
 - the omission of the critical words “above grade” in the 3rd paragraph of the Project Summary. We believe that this omission was deliberate to avoid drawing attention to the above grade design. Instead, obscure wording was used such as “fenced compound”.
 - No information was provided about the heights and sizes of the above grade compound items which will determine how ugly the facility will be when it is completed. Instead, a Credit River Pipeline Relocation Map was provided which showed the overall relocation scope of the 2 pipelines including the locations of the existing and relocated CRE valve stations but no detail as to the new valve station. Detailed AutoCad Stantec plan and elevation drawings 160950937-PLD0010 and PLD0011 were provided in your letter to TNPI, but was NOT provided in the May 9th Notification to the residents.
 - These Stantec drawings include the critical words “Above Grade Valve Compound” in the drawing name, and indicate the heights that significant features will be above grade, including:
 - Heights of the block and check valves above grade = 1.9m or 6.25 ft
 - Size of the “Telemetry Building” which wasn’t mentioned in the Notification = 2m or 6.6ft wide, and 2.4m or 7.9ft high.
 - Height of the proposed “non-metallic fence”, black in colour, = approx. 1.5m or 5ft.

Summary of Resident Concerns and Adverse Impacts with the Above Ground Valve Station being Constructed Now:

- **Adverse impact on Property Values** for the 77 Residents of Dickson Rd. and Dickson Park Crescent due to the ugliness of the above ground valve station design. Reconstructing the valve station entirely below grade (including the Electrical Cabinets) should keep the resident property values whole.
- **Probable major constraint with the future City trailways initiatives** which will have to squeeze through a narrow space between this valve station and Premium Way. If the valve station was constructed below grade, this constraint would be greatly mitigated.



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

- **Non-Compliance with City bylaws.** We have concerns that the telemetry building and 2 above grade pipelines / valves do not comply with the City's zoning bylaws which restricts the permitted size of structures on this site to 5 square meters. Our analysis of the Stantec drawings issued for construction and dated 18/10/31 indicates the size to be 4.0 sq. m for the building and 8.2 sq. m. for the above grade pipes and valves, for a combined total square metres well in excess of the permitted 5 square metres under the Zoning bylaw.
- **Based on personal discussions with both former Councillor Iannicca and current Councillor Damerla, they have little, if any knowledge of the proposed Above Grade Valve Station and its potential impact on the neighbouring community.**

Conclusion – Proposed Solution of Unacceptable Above Grade Valve Station

Please consider our request immediately for rectification of this inappropriate incursion of a most unsuitable structure into our community. We ask that you reply with 10 days or by June 4th at the latest for a solution to this problem. If we do not hear favorable reaction and commitment by that date, we will be forced to seek injunctive relief on this project for the protection of our residents.

If you require further details or information, please contact me directly at cell phone 416-523-8000 or by email at dacstewart@bell.net.

Gordon Woods Homeowners Association

Per: Donald Stewart, President

**Cc: Chris Brown, Senior Environmental Planner, MTO – Major Projects Office
Wahid Wahiduzzaman, TNPI Project Manager
Gino Dela Cruz, Co-ordinating Transportation Engineer, City of Mississauga
Rudy Cuzzetto, local MPP
Councillors Nando Iannicca (former), Dipika Damerla (current)**



June 23,2020

By Registered Mail and By Email

Trans-Northern Pipelines Inc.
310-45 Vogell Road
Richmond Hill, ON
L4B 3P6

Attn: Gail Sharko
Manager, Regulatory and External Affairs

Re: Credit River Pipeline Relocation Project and Above Grade Pipeline Valve Compound

Dear Ms. Sharko;

We are submitting this letter to you on behalf of the residents of Dickson Road and Dickson Park Crescent, Mississauga as a formal objection to the works that are currently underway at the corner of Premium Way and Dickson Road. Specifically, our group has been undertaking a review of the process that was taken to obtain the various approvals from the City of Mississauga and City Council.

We are in receipt of your letter to Geoff Wright, Commissioner of Transportation & Works, City of Mississauga dated June 1st, 2020, which was written by you presumably to articulate the basis for your company's decision to construct this pipeline in the design manner that you have advanced. What it does not really address is how the actual finished product has managed to get through all the levels of stakeholders with no objections. **We are of the position that this could only have happened because the information was delivered in such a way that it did not clearly disclose the magnitude of the impact on our neighbourhood. We are taking this position because some city staff, city officials, and members of City Council, and more importantly the residents are shocked at what is evolving at the corner of Premium Way and Dickson Road, without any participation or input of the residents to minimize the impact on our immediate residents.**

Having said that, we do want to make our voice of objection known and are demanding full transparency on the process and submissions that were done with the City of Mississauga to better understand how this slipped through without objection. We do not accept that the information in your letter referenced above addresses the real issue, that being the land was acquired and the design was approved and the residents (and some City staff and officials) were left uninformed of what the finished product would be. More importantly that city staff were of the impression that the residents are fully apprised. It comes as no surprise that the Ward Councillor has advised that she also did not have full knowledge of the finished product that you were constructing.



In your June 1 letter (statement of facts) the residents of Gordon Woods would like to know the following:

*“A thorough evaluation of possible sites for the new valve station was made in conjunction with our key stakeholders in the project which included the City of Mississauga, and the location at Dickson Road/Premium Way was determined to be **the only option by all parties.**”*

- Are the residents of this community not considered to be a party to the decision?
- Was this location the only option because of the economics and complexity attributed to the depth of pipes, instead of a location closer to the existing underground valve station that would be less obtrusive to the Gordon Woods community and trail system?

*“The sale of the land by the City to TNPI was executed, and the **City Zoning Examiner confirmed to TNPI by email that no pre-zoning application would be required, nor variance from City by-laws.**”*

Our investigation to date and legal opinion do not concur with this conclusion. We believe that the provisions of the existing by-law require a zoning variance to permit an above grade structure greater than 5m2. We are taking this position based on our reading of the following existing zoning by-law section:

2.1.1.1 Streets

Nothing in this By-law shall prevent the use of land for a street.

2.1.1.2 Physical Services and Utilities

Nothing in this By-law shall prevent the installation of water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services in compliance with Article 2.1.1.3. (0325-2008)

2.1.1.3 Physical Services and Utilities - Structures

A structure required for the purpose of providing water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services is permitted within any zone, provided that the structure complies with the regulations of the zone in which it is situated. A structure measuring less than or equal to 5.0 m² shall not be subject to the zone regulations.

Your current proposed structure exceeds the area permitted for above grade elements by the City definition of Structure and could be as high as 20m2 based on our calculations.

Structure – means anything constructed or erected, the use of which requires location on the ground or attached to something having location in or on the ground, excluding a fence, retaining wall, swimming pool or stairs. (0325-2008)



We think it appropriate for you to provide us with the email referenced in your letter (and comment extracted above) from the City's Zoning Officer on this matter setting out the position of zoning and variance, so that the appropriate policy can be identified specific to this dispute.

Communication Plan

*"As part of TNPI's permitting requirements and land acquisition agreement with the City of Mississauga, a communication and consultation plan was provided, and **we are in receipt of an email confirming the plan from TNPI was acceptable to the City of Mississauga from the City's Transportation Project Engineer dated February 5, 2019.**"*

- Specific to Condition #5 of the LOI with the City, is this statement what the Project Engineer was specifically approving?
- How was the approved referenced communication and consultation plan consistent with the City LOI Condition #5 requirement? We would ask for further details on this.
- How and when were the local residents notified that TNPI were seeking approval to purchase the lands from the City of Mississauga?

*"All communication on project updates **included links for residents and stakeholders** to access project documents on the Canada Energy Regulator web site, along with TNPI contact information for those with additional questions".*

- We have searched this link and there is no reference to any communication plan or drawings that notify the residents that TNPI is seeking approval to purchase the lands on the North East Corner of Dickson and Premium Way to construct an above grade compound. Can you provide us with that communication document and link that was circulated to the residents?

Safety

*TNPI prioritizes safety – of the public, of our employees, and of the environment – in our operations. Our employees live and work in the communities where we operate, and we don't take our responsibility as a member of those communities lightly. The sites that we considered for this valve station – including the final site selected – took into account neighbouring features, which, in this case, include various cellular and electrical towers and highway sound barriers. Once construction is complete on the new station, we expect there will be very little visible to those travelling through the intersection other than the **black fence and the top of the electrical building**, which is not within direct view of the residential neighbourhood.*



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

The residents of Gordon Woods vehemently dispute this statement. More importantly, we were not consulted in any manner to allow our safety or aesthetic concerns as it relates to our intersection (which is also a gateway to our neighbourhood) at Dickson Road and Premium Way. We are of the position that the residents should have been canvassed and included in the design process. There are safety concerns for the children at this corner school bus stop, traffic at the three way stop, safety of the residents walking, jogging, cycling, that this now contributes to a blind spot for the vehicular traffic, vandalism and vulnerability given the volatile use and purpose of the pipes and valves, and potential emergency evacuation challenges as it is the only exit available for the residents of these two streets. Each one of these items are of extreme concern and we do not feel that there has been effective consideration communicated to the residents.

In closing, on behalf of the residents of Gordon Woods, it is time for TNPI to do the right thing for our community and acknowledge that we are a party to this project and give us our due consideration. All these questions and concerns deserve to be addressed immediately. More importantly, there should be an opportunity for us to be at the planning and design table for how this is going to impact us and our families. We want to know why when you were considering the various sites for this valve station, that you as a corporate citizen, did not include the very people living in the neighbourhood you have chosen, to be part of that decision.

We are looking forward to your immediate attention to this letter and expect that your response will be forthcoming in a timely manner no later than July 4th, 2020.

Gordon Woods Homeowners' Association

per: Donald Stewart, President

Cc: Chris Brown, Senior Environmental Planner, MTO - Major Projects Office

Wahid Wahiduzzaman, TNPI Project Manager

Geoff Wright, Commissioner of Transportation & Works, City of Mississauga

Gino Dela Cruz, Co-ordinating Transportation Engineer, City of Mississauga

Rudy Cuzzetto, local MPP

Councillors Nando Iannicca (former), Dipika Damerla (current)



Gordon Woods Homeowners' Association

MISSISSAUGA ONTARIO

Deliver by Hand and by Email

June 17, 2020

Geoff Wright, Commissioner of Transportation & Works
City of Mississauga
201 City Centre Drive, Eighth Floor
Mississauga, ON L5B 3C1

Dear Sir:

Re: Credit River Pipelines Relocation Project and Above Grade Pipeline Valve Compound

Thank you for your letter dated June 4th, 2019 and thank you for discussing the matter with me by telephone on June 6th.

We initially were impressed with your attempt to ensure adequate notice and communication to our neighbourhood about this development through condition #5 in your letter of November 27th, 2018 however we were surprised by the quick approval of this location as indicated by the TNPI letter dated your June 2nd. It seems that the City approved this venue for the Valve Station on February 5th by email to TNPI. In light of the impact of this particular location to our neighbourhood, we are hereby requesting a copy of the February 5th communication to TNPI for our information and edification

We reject your statement that the only role of the City was the sale of the land for the Above Ground Valve Station – your role was also to ensure it was appropriate and reasonable planning and was satisfactory to the local Councillors and residents as stated in condition #5 noted above – a role that you seem to have “sloughed off” to TNPI which entity has little if any interest whatsoever in the impact of this facility on the local neighbourhood. It is also obvious to us from direct discussions that neither former Councillor Iannicca or current Councillor Demerla had any information on the potential impact of this Valve Station on their Ward 7 residents. In short, we are concerned with the lack of due diligence regarding this transaction and need to be assured otherwise.

We await receiving the February 5th, 2019 email to TNPI in this regard at your early convenience.

Gordon Woods Homeowners Association

Per: Donald Stewart, President

Cc: Chris Brown, Senior Environmental Planner, MTO – Major Projects Office
Wahid Wahiduzzaman, TNPI Project Manager
Gino Dela Cruz, Co-ordinating Transportation Engineer, City of Mississauga
Rudy Cuzzetto, local MPP
Councillors Nando Iannicca (former), Dipika Damerla (current)

July 28, 2020

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

To Gordon Woods Homeowners Association:

Long time Gordon Woods Homeowners Association President Don Stewart has asked me to provide some history and my recollections regarding the very valid concerns this community has about the current installation of an above ground valve compound (AGVC) at Dickson Road and Premium Way.

I provide the following:

- In my 30 years as the area Councillor from 1988 to 2018, it is my opinion that this ratepayer association was the most active and engaged in the entire city.
- We would regularly have 4-6 community meetings per year regarding the many items of community concern such as Committee of Adjustment applications, Re-zonings, Gypsy Moth, Hurontario LRT, Emerald Ash Borer, Tree By-law, Heritage Woodland Designation, Trillium Hospital Compound, and many many more.
- The MTO initiative for the Credit River Bridge Rehabilitation and Walkway and Bicycle Path construction was well known to this community. Residents and I attended many meetings hosted by the MTO regarding the project. **Despite attending all of these meetings I have absolutely no recollection of ever being advised of the construction of an AGVC at Dickson Road and Premium Way. I say this with complete certainty because had I been aware, I would have immediately called a community meeting knowing it would have certainly been a major item of grave concern.**
- The poor communication was made dramatically worse by unfortunate timing. The letter of intent for the AGVC between the City and MTO was issued on November 27, 2018. 2018 was a municipal election year in which I had announced my departure from the ward 7 office at the last Council meeting on December 2017. The municipal election date was October 22, 2018; and the new Councillor was not sworn into office until the inaugural of December 3, 2018. Add the fact that under our Municipal Policies & Procedures, a Councillor cannot issue a newsletter or hold public meetings after June of the election year and you can see how this item and issue was doomed to be "orphaned."

Finally, a 30-year veteran Councillor of this community would have an intimate and detailed appreciation of why this matter would cause a "fire storm" of concern in this community, who was apparently not informed of the AGVC at the only exit from their neighbourhood. One could easily understand how a new Councillor might not have had the same concern about the matter and would



follow the actions and directives of the appropriate City of Mississauga staff, assuming everything was proceeding in the standard, normal course.

Trusting the information I have provided can lead to an acceptable resolution, such as simply burying the structure underground at its current location or moving it either east or west away from the immediate intersection.

Kindest personal regards,

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

Nando Iannicca
Former Ward 7 Councillor
City of Mississauga
1988-2018

Cc: Mayor Bonnie Crombie, City of Mississauga
Councillor Dipika Damerla, City of Mississauga

Pipeline owner fined for unsafe incident near GO tracks in Greater Toronto

a day ago By: Canadian Press

Updated a day ago

CALGARY — The Canada Energy Regulator is fining Trans-Northern Pipelines \$40,000 for an incident near a commuter train line in Greater Toronto that resulted in damage to a pipeline transporting gasoline.

It says the incident near Oakville could potentially have resulted in fatalities and injuries because the pipeline is located just 35 metres from rail track that serves the Lakeshore West branch of the commuter GO Train line.

In a statement on its website, the federal regulator says the company owned by Suncor Energy Inc., Shell Canada Ltd. and Imperial Oil Ltd. failed to follow proper safety procedures while performing maintenance on part of its refined products pipeline system that stretches from Nanticoke, Ont., to Montreal.

The CER says in August 2018 a crew from Trans-Northern exposed a 17-metre long section of buried 10-inch pipeline in order to cut out and replace part of it.

It exposed the 10-inch pipe and one end of an adjacent 16-inch pipe it also owns using a hydrovac truck (which uses pressurized water for non-destructive digging) but failed to expose the other end of the 16-inch pipe because the truck was full and couldn't be used anymore.

Rather than waiting for the truck to empty and return, the decision was made to assume the rest of the 16-inch line was buried to the same depth and a contractor-operated backhoe was authorized to continue excavating. It hit the second pipeline and damaged it slightly. No leaks resulted.

"The average daily ridership in 2018 for this branch was approximately 31,900 persons per day," the CER noted.

"A significant pipeline event could have led to fatalities and injuries, environmental damage, and damage to and delays on this commuter train line."

This report by The Canadian Press was first published July 28, 2020.

Companies in this story: (TSX:SU, TSX:IMO)