



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 3<sup>rd</sup> 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 9<sup>th</sup> 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

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- 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 4<sup>th</sup> 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](mailto: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)**