

## **COMMITTEE OF THE WHOLE – AUGUST 31, 2010**

### **OFFICIAL PLAN AMENDMENT (OPA) 620 EAST-WEST COLLECTOR ROAD CLASS ENVIRONMENTAL ASSESSMENT NOTICE OF COMPLETION WARD 4**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the recommendations of the Environmental Study Report prepared by iTrans Consulting Inc. for the OPA 620 East-West Collector Road be received, and that the Notice of Completion for the Study be issued in accordance with the Municipal Engineers Association Municipal Class Environmental Assessment.

#### **Contribution to Sustainability**

The OPA 620 East-West Collector Road Class EA study includes the following sustainable initiatives:

- Support for Transit Oriented Development within OPA 620; and
- Facilitates multi-modal transportation initiatives by allowing for a mixed-use bicycle and pedestrian path.

#### **Economic Impact**

Funding for the OPA 620 East-West Collector Road Class EA Study has been approved in the 2009 Capital Budget project No. DT-7011-07 with funding from City-wide Development Charges.

Construction costs related to the over-sizing components of the East-West Collector Road will be funded by City-Wide Development Charges. There will be a long term impact to City operating costs as the collector road and supporting municipal infrastructure is constructed and assumed by the City over the course of the full build-out of the OPA 620 lands.

#### **Communications Plan**

This Class EA Study included a comprehensive public consultation process involving all affected stakeholders within and adjacent to the Study area which included; a Notification of Commencement and two Public Information Centre (PIC) meetings. All notifications were directly mailed to affected stakeholders, advertised in local newspapers and posted on the City's website.

A final Notice of Completion will be issued this fall and will be mailed directly to all landowners/residents located within and adjacent to the study area as well as to all relevant public agencies, authorities and all other stakeholders on the project mailing list. The notice will also be published in local newspapers and posted on the City's website.

#### **Purpose**

The purpose of this report is to inform Council of the conclusions and recommendations of the Study and to seek Council approval to issue the Notice of Completion for the OPA 620 East-West Collector Road Class EA Study.

## **Background - Analysis and Options**

The Steeles Corridor Secondary Plan Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The area encompassing OPA 620 is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

In its ultimate built form, the OPA 620 corridor is envisioned to house 11,000 people and provide jobs for 4,000 employees. The OPA 620 area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service (UPS) operations building east of Jane Street.

Background transportation studies completed in support of OPA 620 have identified the need for a new collector road extending from Jane Street to Keele Street just north of Steeles Avenue as generally shown on Attachment No. 2. This east-west road is a critical transportation link to accommodate the projected traffic volumes resulting from development in the area, and to service transit including the future Spadina Subway extension and associated Steeles West Subway Station and York Regional Transit facility proposed within the OPA 620 lands.

### **Other OPA 620 Studies**

In November 2006, The Sernas Group was retained by the City to complete a Preliminary Storm Water Management Strategy Report which provided a technical analysis of possible storm water management options for the OPA 620 lands in support of land acquisition negotiations for the Steeles West Subway Station. The final Preliminary Report was completed in August 2009.

In October 2009, the City retained The Sernas Group to complete a Servicing Strategy Master Plan Municipal Class Environmental Assessment to formalize the Storm Water Management Strategy and develop an overall municipal water and wastewater servicing strategy for the OPA 620 lands. It is anticipated that this study will be completed concurrently with the OPA 620 East-West Collector Road Class EA Study. This Notice of Completion is also expected to be issued in the fall of this year.

### **Keele Street Class EA (Rutherford Road to Steeles Avenue)**

York Region is conducting a Class Environmental Assessment for improvements to Keele Street from Rutherford Road to Steeles Avenue. The design of the proposed intersection of the City's East-West Road with Keele Street will be included in the final design for the Keele Street intersection by York Region. The recommendations of this Regional Study have been coordinated with the City's EA Study for the East-West road.

### **Toronto-York Spadina Subway Extension (TYSSE)**

The Steeles West Subway Station, commuter parking lot and bus terminal will ultimately be serviced by the OPA 620 collector road and will directly tie into the west limit of the roadway between Jane Street and Street "C" (Refer to Attachment No. 2). This road link is integral in providing access to the Steeles West Station and associated facilities. The East-West Road from Jane Street to Street "C" is EA approved under York Region's Study for the subway extension north of Steeles Avenue; however the approved alignment is currently under review by the TTC as part of the YYSSE project.

## Class Environmental Assessment

The City's OPA 620 East-West Collector Road Class EA Study is being planned as a Schedule "C" undertaking according to the Municipal Class Environmental Assessment. A Notice of Commencement was issued to various public agencies, utilities, stakeholders and affected landowners in June 2008 advising of the proposed undertaking. In considering the natural, socio-economic and cultural environments in the study area and comments received from the public and agencies, the Consultant developed several alternative design concepts. These included options to construct a proposed east-west road north and south of, and within the existing hydro corridor. These alternative design concepts were presented to the public at a Public Information Centre held at Glen Shields Public School on June 17<sup>th</sup>, 2008. Comments and feedback received from stakeholders and the public was further considered and a preliminary preferred design was developed. The preliminary preferred design was presented to the public at a second Public Information Centre held at Our Lady of the Rosary Catholic Elementary School on May 21<sup>st</sup>, 2009.

Based on the recommendations and conclusions of the Environmental Assessment, the preliminary preferred design consists of the following;

- Constructing a new east-west collector road north of Steeles Avenue between proposed Street "C" and Keele Street;
- A minimum 26.0m R.O.W. for the east-west road with two travel lanes in each direction, a cross-sectional detail is provided, refer to Attachment No. 3;
- A continuous centre left turn lane;
- Aligning the north edge of the boulevard of the proposed east-west road at the south edge of the hydro corridor;
- An urban cross-section for the entire length of the proposed road;
- A 3.0m mixed-use bicycle and pedestrian path on the south side of the proposed road; and
- Traffic signal controls at the proposed intersection of the east-west road and Keele Street.

The total cost of the proposed East-West Collector Road from Street "C" to Keele Street is estimated to be approximately \$5.6 million. This includes the cost of traffic signals at Keele Street and an allowance for detailed engineering and potential contingency items. Construction costs related to the over-sizing components of the East-West Collector Road will be funded by City-wide Development Charges.

Staff has been involved throughout the planning and evaluation process and concurs with the Consultant's conclusions and recommendations. Accordingly, it is appropriate to issue the Notice of Completion for the Study in accordance with the Municipal Class Environmental Assessment.

## Secondary Plan Coordination

The conclusions and recommendations of the City's EA Study have been coordinated with Planning staff from the City of Toronto to ensure compatibility with Toronto's York University Secondary Plan south of Steeles Avenue. In addition, specific provisions within Vaughan's OPA 620 policies protect for a minimum 3.0 metre landscape buffer adjacent to the southerly limits of the proposed 26.0 metre right-of-way for the East-West Collector Road. These landscape buffer requirements are identified on the cross-sectional detail included as Attachment No. 3.

## Staging and Implementation

The implementation and construction timing of the East-West Collector Road from Street "C" to Keele Street will be dependant on the timing of development within the OPA 620 lands.

Construction and right-of-way dedication will be addressed through the development approval process. It is likely this process will be phased to accommodate development phasing in the area.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth, and economic vitality; and
- The demonstration of leadership and promotion of effective governance.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Establish city-wide master phasing and servicing allocation plans; and
- Support and plan high capacity transit at strategic locations throughout the City.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Regional Implications**

Regional Staff are aware of this project and its importance as it relates to addressing the traffic projections associated with the build-out of OPA 620, and the proposed Steeles West Subway Station and Regional Transit Facility. Further, as a major stakeholder, Regional Staff have been involved throughout the duration of the Study to ensure its successful completion.

### **Conclusion**

Background transportation studies completed in support of OPA 620 have identified the need for a new collector road extending from Jane Street to Keele Street just north of Steeles Avenue. This proposed road is a critical transportation link to accommodate the projected traffic volumes in the area, service transit including the future Spadina Subway extension and support Transit Oriented Development.

The preliminary design of the proposed intersection at Keele Street will be included in York Region's Keele Street EA Study, and has been coordinated with the City's EA Study for the East-West Collector Road.

The Steeles West Subway Station, commuter parking lot and bus terminal will ultimately be serviced by the OPA 620 collector road and will directly tie into the west limit of the roadway between Jane Street and Street "C".

The City's EA Study recommends a preliminary preferred design which consists of a new east-west collector road with a 26 metre right-of-way between Street "C" and Keele Street and adjacent to the south property limit of the existing hydro corridor. The collector road includes two travel lanes in each direction, a continuous centre left turn lane, and a 3.0 metre mixed-use bicycle and pedestrian path on the south boulevard. Traffic signal control will be required at the proposed intersection of the east-west road with Keele Street. The estimated cost of the East-West Collector Road is approximately \$5.6 million.

The over-sizing costs components for capital and land, associated with the East-West Collector Road will be funded by City-wide Development Charges.

The timing and implementation of the east-west road will be dependant on the timing of development of the OPA 620 lands. It is likely the road will be constructed in phases.

Staff concurs with the Consultant's conclusions and recommendations. Accordingly, it is recommended that the Notice of Completion for the OPA 620 East-West Collector Road Class EA Study be issued.

**Attachments**

1. OPA 620 Location Map
2. East-West Collector Road Location Map
3. Proposed Typical Cross-Section

**Report prepared by:**

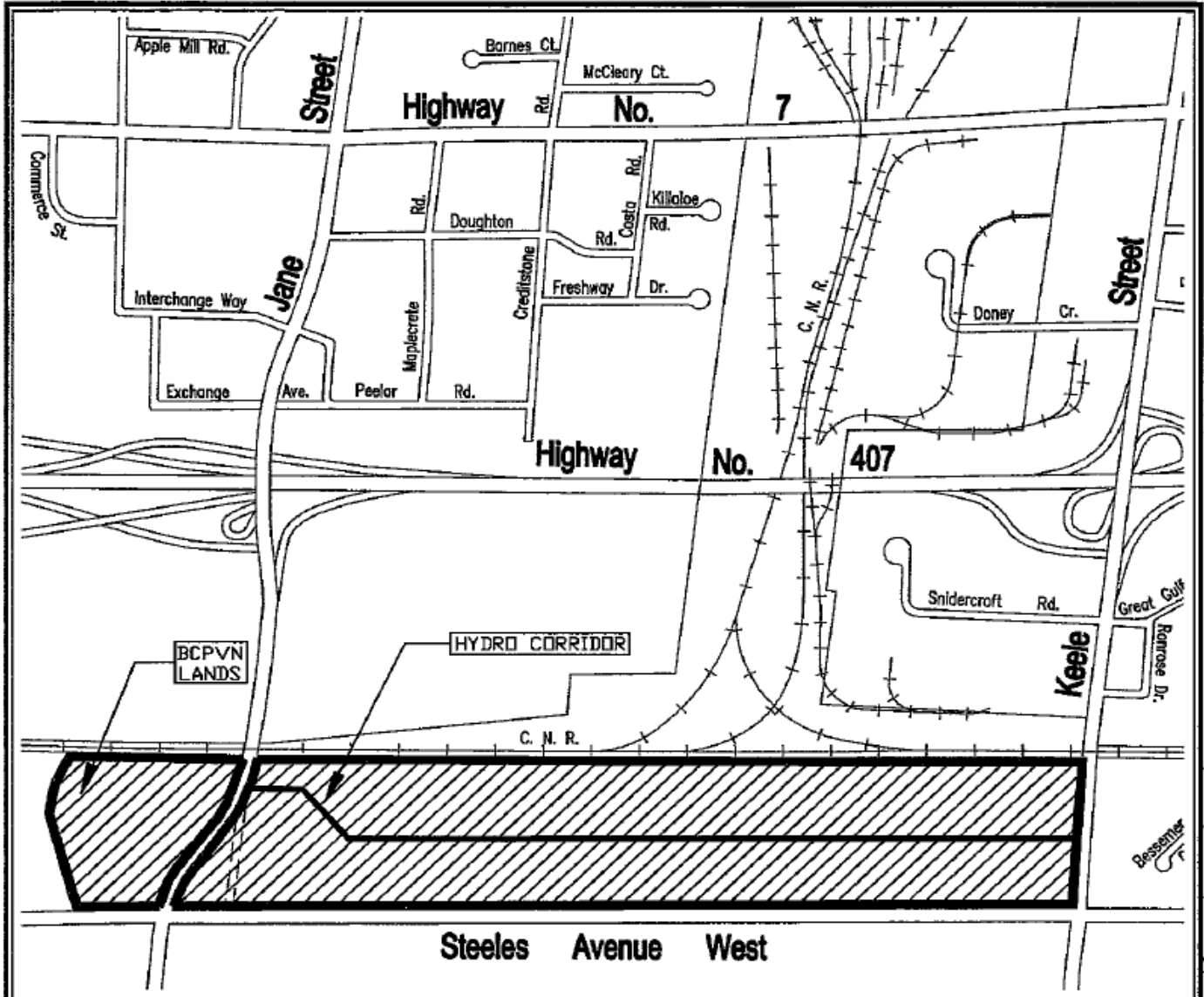
Carlos Couto, Senior Engineering Assistant, Ext. 8736  
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Respectfully submitted,

Bill Robinson, P. Eng.  
Commissioner of Engineering  
And Public Works


Andrew Pearce, C.E.T.  
Director of Development/  
Transportation Engineering

# ATTACHMENT No. 1



## O.P.A. 620 SERVICING STRATEGY MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT LOCATION MAP

### LEGEND

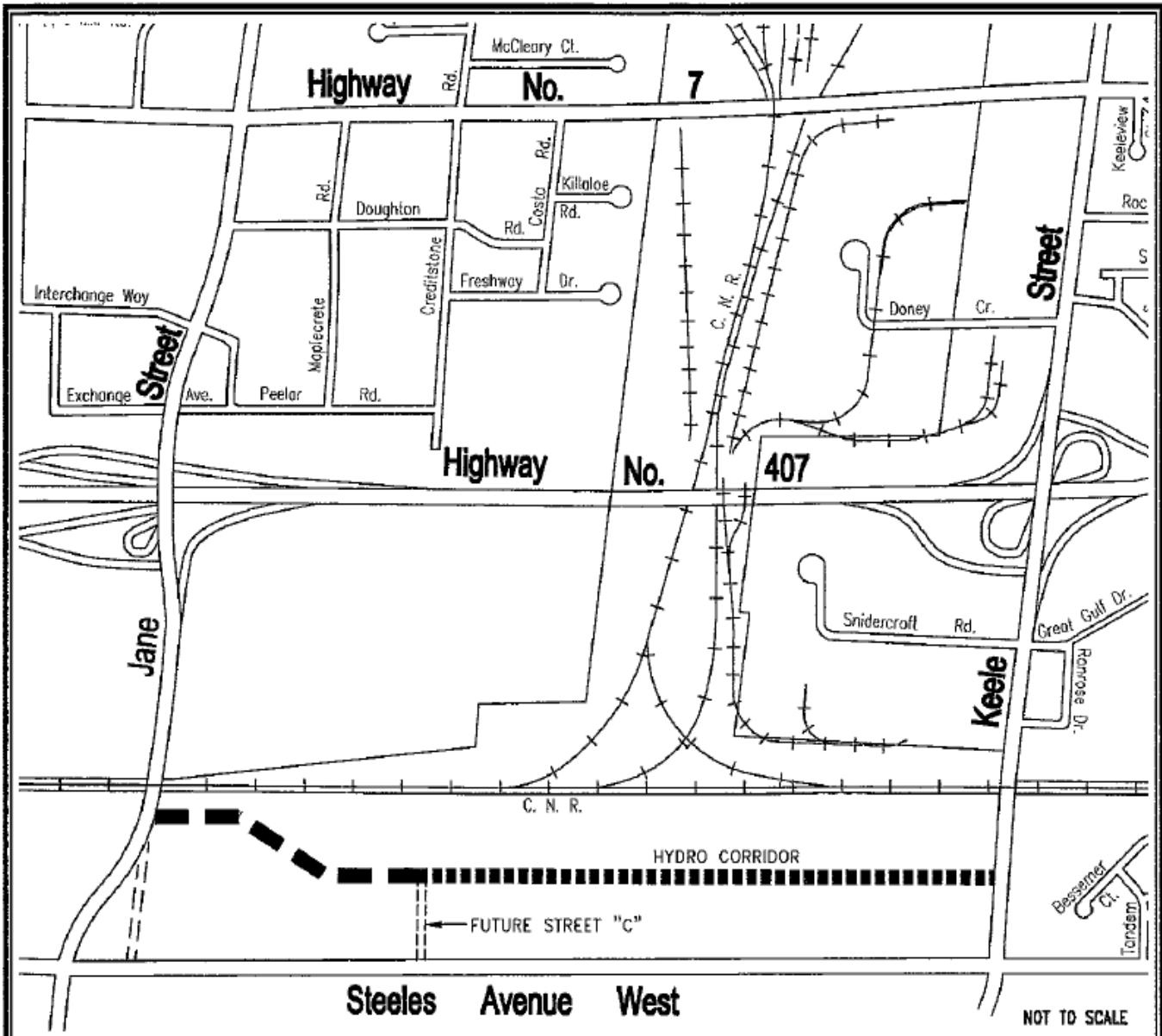
 STUDY AREA



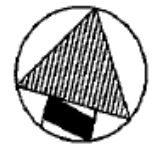
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# ATTACHMENT No. 2



## O.P.A. 620 EAST - WEST COLLECTOR ROAD CLASS ENVIRONMENTAL ASSESSMENT



### LEGEND

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**PROPOSED OPA 620 EAST-WEST COLLECTOR ROAD (CITY'S EA STUDY)**
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**PROPOSED EAST-WEST COLLECTOR ROAD  
EA APPROVED (as part of York Region Transit Improvements EA)**

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# ATTACHMENT No. 3

