

4. DELETION OF HIGHWAY 400 OVERPASS - BLOCK 32

P.2002.78

Recommendation

The Commissioner of Planning recommends:

THAT this Public Hearing report for the deletion of the Highway 400 overpass in Block 32 BE RECEIVED, and that Council provide direction on the further processing of the subject matter.

Purpose

On November 11, 2002, Council adopted a motion directing Community Planning Staff to prepare an amendment to OPA 600, deleting the Highway 400 overpass bridge located in Block 32.

Background - Analysis and Options

The Block 32 overpass is a component of a primary road planned to extend from Pine Valley Drive on the west to Jane Street on the east. Within Block 32 West, the primary road is constructed as Ashberry Blvd., between Weston Road and Vellore Woods Blvd. East of Vellore Woods Blvd. is a major stormwater management pond extending over to Highway 400.

OPA 600 designates the Block 32 Overpass as part of the overall primary road network on Schedule "B" to the Plan (Attachment #1). In addition, Section 8.2.4 Primary Roads and Collector Roads and Section 8.2.7 Special Provisions for Primary Road and Overpass of Highway 400 - Block 32 provide general and detailed policies governing the location, design, construction and financing of the overpass and the associated primary road. The policies indicate that the primary road is to span the stormwater pond, the Highway 400 corridor and the Canada's Wonderland access driveway, with no ingress or egress to the Canada's Wonderland driveway.

OPA 400 originally identified two overpasses of Highway 400 in Block 32. The northerly of the two overpasses was deleted from the plan through a 1997 Ontario Municipal Board decision, which was also reflected in the Block 32 West Block Plan. A 5-year review of OPA 400, which was approved by Council in 1995, was conducted and resulted in Council's adoption of OPA 600 in September 2000. The result of this review was that the southerly primary road overpass and associated policies remain in OPA 600.

On November 14, 2002, a notice of public hearing was advertised in the Vaughan Citizen. On November 18, 2002, a notice of public hearing was mailed to all property owners in Block 32. To date, seven letters have been submitted. Six letters support the deletion of the overpass from OPA 600 with the identified concern being the additional transit traffic in an existing subdivision. One respondent opposing the deletion is concerned that allowing development based upon a particular road network, and then removing parts of that road network after development has been approved, will result in even higher levels of traffic congestion in the Vellore community.

Preliminary Review

On February 11, 2002, Council received the deputation and written submission of Ms. Elvira Caria, Vellore Woods Ratepayers Association and a written submission of Ms. Nadia Magarelli, Weston Downs Ratepayers Association. The matter was referred to staff for a report addressing the issues identified, and outlining the steps required to deleting the Highway 400 overpass from Block 32.

On May 27, 2002, staff provided a report to the Committee of the Whole and on June 10, 2002, Council deferred this matter to allow a meeting with the Ward 1 Sub-Committee, ratepayers associations and staff, and directed staff to prepare a Terms of Reference for a study. The Study would explore the implications of not constructing the overpass, identify alternatives to the overpass, and provide details of the costs and implications on the road network and Vaughan residents. The Study has not commenced.

Conclusion

The above issues, but not limited to, will be considered together with comments expressed by the public and Council at the Public Hearing.

Attachments

1. Schedule B, OPA #600
2. Block 32 Highway #400 Overpass Location Map

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/LG

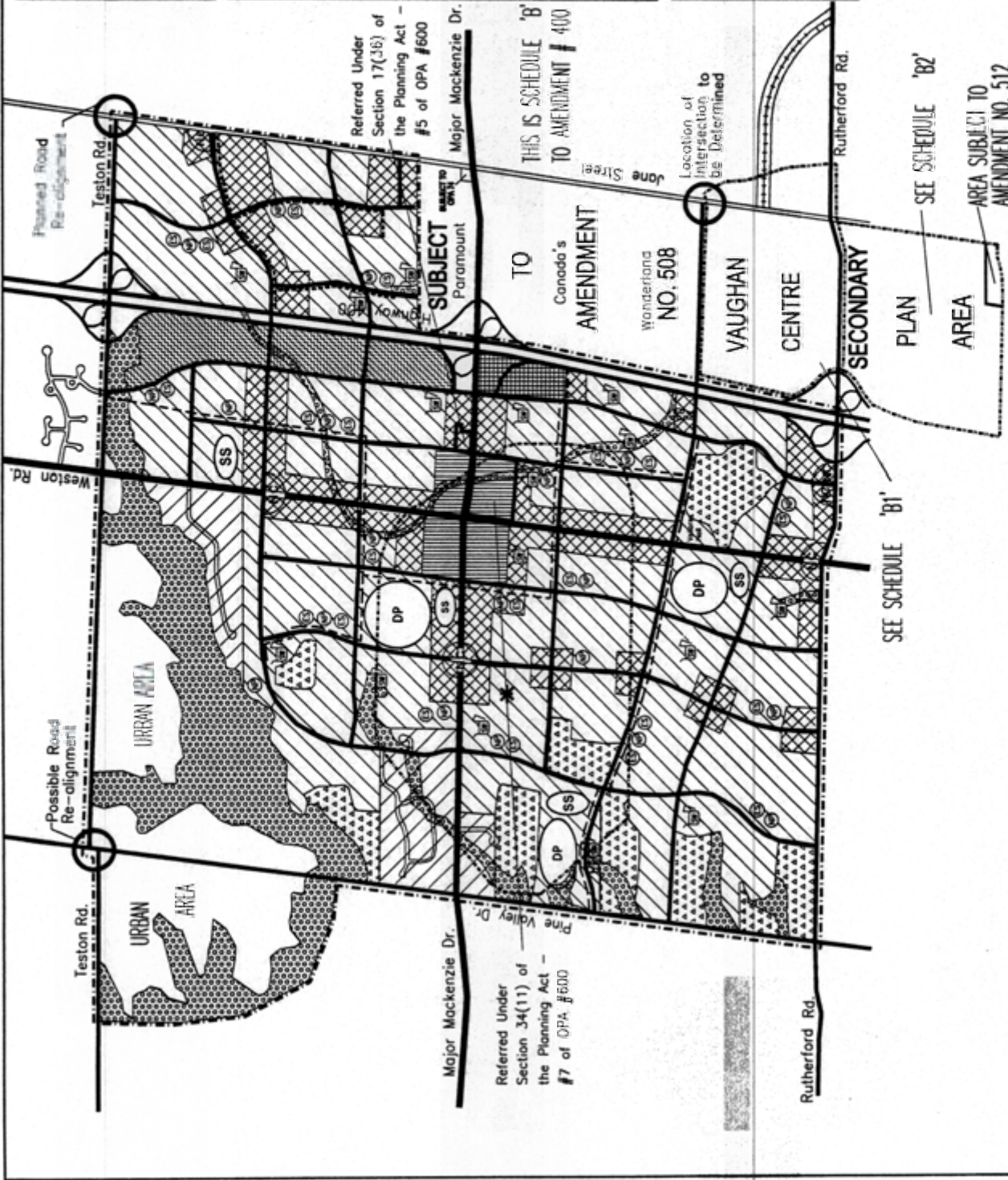
VELLORE URBAN VILLAGE 1



LEGEND

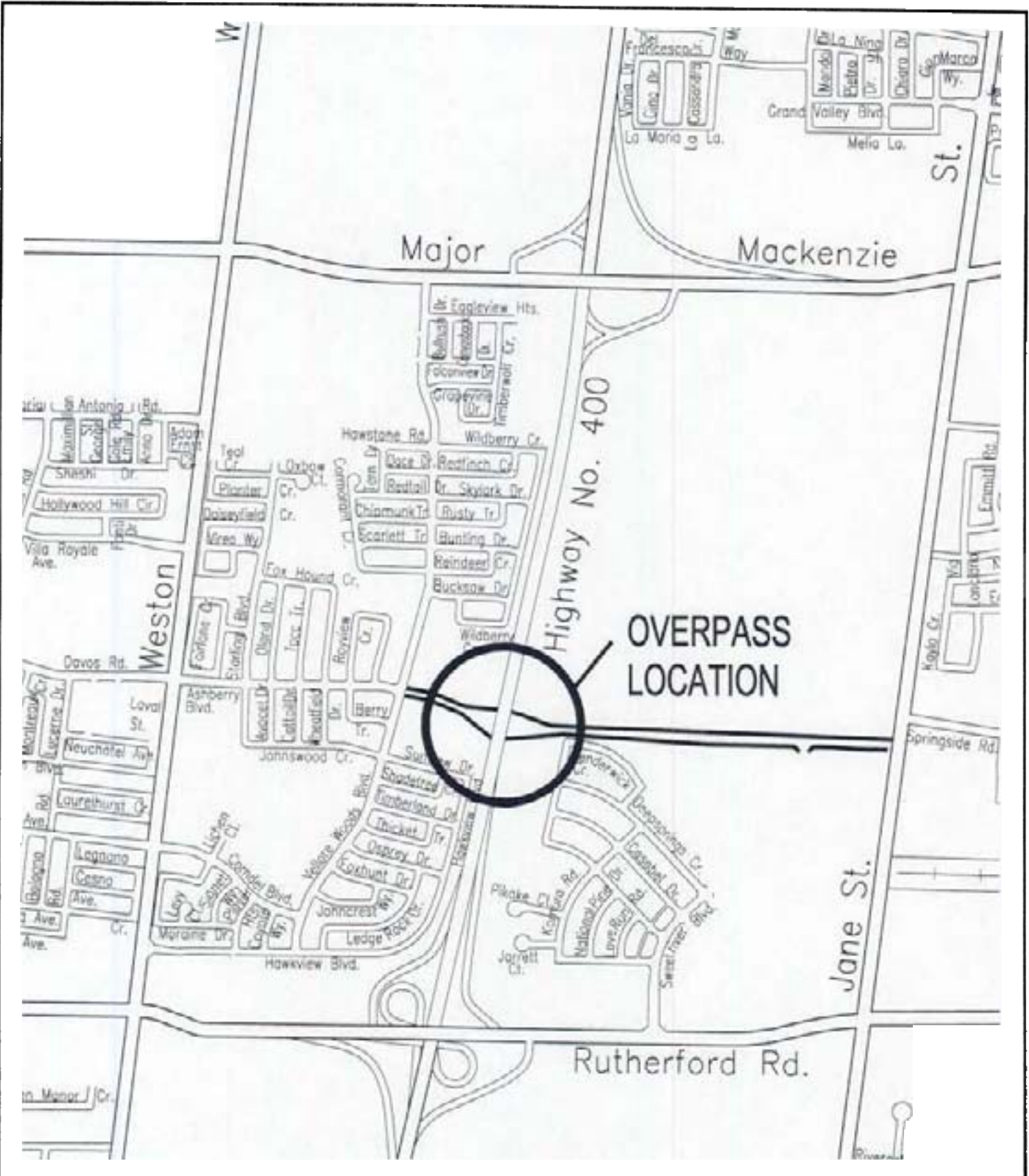
- (B) Elementary School
- (SS) Secondary School
- (P) Neighbourhood Park
- (DP) District Park
- (C) Neighbourhood Commercial Cn.
- (V) Lots Subject to Urban Village Area #1
- (L) Low Density Residential
- (M) Medium Density Residential/Commercial
- (V) Vellore Village Centre
- (LR) Light Residential
- (UR) Urban Area
- (A) High Performance Employment, R&D Valley Lands
- (S) Stream Corridor
- (G) Greenway System
- (W) Wetland Woodlots
- (GC) General Commercial
- (SM) Storm Water Management
- (V) Vaughan Centre
- (DA) Waste Disposal Assessment Area (Passer Cities)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600
 ADOPTED THE DAY OF _____ 2000
 5006 OFFICES
 MRS. _____
 C.M.A.



ATTACHMENT '1'
 VELLORE URBAN VILLAGE 1
 CITY OF VAUGHAN PLANNING DEPARTMENT

FILE # BL.33W.2001
 REPORT #
 LOCATION: 02/11/29
 NOT TO SCALE



**BLOCK 32 - HIGHWAY 400 OVERPASS
ATTACHMENT #2**