



Report to: Development Services Committee

Meeting Date: June 24, 2019

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**SUBJECT:** Elgin Mills Road Municipal Class Environmental Assessment  
(Wards 2, 5 and 6)

**PREPARED BY:** Alain Cachola, P. Eng., Senior Manager, Infrastructure and  
Capital Works, Ext. 2711

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**RECOMMENDATION:**

1. That the report entitled “Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)” be received; and,
2. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project ; and,
3. That the budget increase of \$184,300, inclusive of HST impact, to be funded from the Development Charges Reserve; and,
4. That the Development Services Committee update its previous decision in a report entitled “Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study” dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,
5. That the Regional Municipality of York be informed of Council’s decision; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This purpose of this report is to obtain Council approval to:

- Revise Capital Account 19033 (Elgin Mills Road Environmental Condition Study) to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment;
- That the budget increase of \$184,300, for Elgin Mills Municipal Class Environmental Assessment be funded from the Development Charges Reserve; and
- Seek Council’s concurrence to allow staff to complete the Elgin Mills Class EA, Detailed Design, and construction of a portion, or all of, Elgin Mills Road before transferring the road to the Regional Municipality of York.

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**BACKGROUND:**

With the anticipated development in the North District (formerly known as Future Urban Area or FUA), it is expected that certain regional and municipal roads and intersections are required to be built or widened in order to accommodate the development.

The following are the arterial roads and intersections identified for improvements as part of the North District development, the current road jurisdiction, and the anticipated completion date.

**Roads**

- Elgin Mills Road – Victoria Square to 1,000 metres East of Kennedy Road (Markham – 2024 to 2027)
- Warden Avenue – Major Mackenzie Drive to 19<sup>th</sup> Avenue (York - 2027)
- Kennedy Road – Major Mackenzie Drive to Elgin Mills Road (York - 2028)
- 19<sup>th</sup> Avenue – Woodbine Avenue to Warden Avenue (Markham - TBD)

**Intersection**

- Victoria Square Boulevard (former Woodbine Avenue) and Elgin Mills Avenue
- Warden Avenue and Elgin Mills Road
- Kennedy Road and Elgin Mills Road
- Woodbine Avenue and 19<sup>th</sup> Avenue

In addition to the improvements listed above, the City has also commenced the EA for Victoria Square Boulevard, from Woodbine Avenue (South) to Woodbine Avenue (North). This collector road is a link to the transportation network for the North District as it connects to two of the minor collector roads that extends into the North District (Stony Hill Boulevard and Vine Cliff Boulevard).

**OPTIONS/ DISCUSSION:**

The North District landowners approached the City of Markham and the Regional Municipality of York to request both municipalities to accelerate the transportation network to support the new development.

**Elgin Mills Road (Victoria Square to 1000m East of Kennedy Road)**

Elgin Mills Road, from Victoria Square to 1,000 metres east of Kennedy Road, has been identified through the Conceptual Master Plan for the Future Urban Area (DSC Report October 17, 2017) and the FUA Transportation, Water and Wastewater Master Plan Class Environmental Assessment Study (Phases 1 and 2) (DSC Report November, 19, 2018) to be a major east-west arterial road that will have a regional transportation function and will need to be widened to a four lane urban cross-section. This road is currently under the City of Markham jurisdiction as a major collector, and has been earmarked to be uploaded to the Regional Municipality of York in the May 14, 2018 Development Services Committee Meeting (“Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study”). A 2019 Capital Account (Account 19033 – Elgin Mills Road Environmental Condition Study)

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was created to complete the corridor and environmental condition assessment of Elgin Mills Road as required under the Regional Municipality of York's Regional Road Assumption Policy Update (2014) prior to the jurisdictional transfer. This section of Elgin Mills Road is included in the City of Markham's 2017 Development Charges Background Study and is identified to be constructed between 2024 and 2027 to an arterial road standard.

Staff has reviewed the request to accelerate the Environmental Assessment of Elgin Mills Road, from Victoria Square Boulevard to Kennedy Road with Regional staff. Regional staff agrees that Elgin Mills Road will function as an arterial road with significant inter-municipal traffic and therefore it is reasonable to be included in the Regional road network. However, there is less certainty on when this road can be widened under the current Regional fiscal constraint. It was jointly decided by Markham and Region's staff that the timing of the road improvement can be assured if the widening is undertaken by Markham. Therefore, staff recommends that funding be made available to commence this work before the end of the year. There is cost savings because the Elgin Mills Road Environmental Condition Study will not be required for the EA section prior to the jurisdictional transfer.

Staff also recommends that the proposed transfer of Elgin Mills Road as identified in the May 14, 2018 DSC report, be postponed to allow the City to complete the Environmental Assessment, Detailed Design, and construction of a portion, or all of, Elgin Mills Road. A separate report will be provided to Council once the Environmental Assessment is completed and an update on the next steps (i.e. detailed design, property acquisition and construction).

### **Elgin Mills Road (Woodbine By-pass to Victoria Square Boulevard)**

This section of Elgin Mills Road is within the Regional Municipality of York's jurisdiction. Improvements has been made on this section of Elgin Mill Road, but were focused mainly at the intersections (i.e. Woodbine By-pass and Prince Regent Street). This section is required to be widened to the 4 lane arterial road.

Staff recommends that this section of Elgin Mills Road be included in the proposed Elgin Mills Class EA. Markham staff will continue to review this section of Elgin Mills Road with York Region staff to confirm the Region's schedule for constructing this section of Elgin Mills Road.

### **Tentative Schedule**

The following are tentative dates for the EA, detailed design and construction for Elgin Mills Road:

- Environmental Assessment (Q4 2019 to Q2 2021)
- Detailed Design (Q2 2021 to Q2 2022)
- Construction (Q2 2022 to Q2 2025, construction phasing to be determined)

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Note that the EA and detailed design will be completed for the entire section of Elgin Mills Road from Victoria Square Boulevard to 1000m E of Kennedy Road. However, the construction will be phased, based on which section of Elgin Mills Road is required to support development.

### **FINANCIAL CONSIDERATIONS**

Staff recommend that Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment.

The 2017 Development Charge Background Study includes the illumination, sidewalk, intersection, roads, watermain and properties for Elgin Mills Road at an estimate of \$44,408,357.06.

### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed work for Elgin Mills Road will be required to accommodate the proposed development of the North District. The North District expansion will accommodate a portion of Markham's growth to 2031 as identified in the Markham Official Plan 2014 and York Region Official Plan 2010.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

Finance Department was consulted and their comments have been addressed in this report.

### **RECOMMENDED BY:**

Brian Lee, P.Eng.  
Director of Engineering

Arvin Prasad, MCIP, RPP  
Commissioner, Development Services

### **ATTACHMENTS:**

Figure 1 – Map of Elgin Mills Road