



Report to: Development Services Committee

Meeting Date: May 11, 2020

SUBJECT:	Highway 404 North Collector Roads, Municipal Class Environmental Assessment Study Completion (Ward 2)
PREPARED BY:	Nehal Azmy, Senior Capital Works Engineer, Ext.2197 Marija Ilic, Manager, Infrastructure & Capital Projects, Ext. 2136
REVIEWED BY:	Alain Cachola, Senior Manager, Infrastructure & Capital Projects, Ext. 2711

RECOMMENDATION:

1. That the staff report entitled “Highway 404 North Collector Roads Municipal Class Environmental Assessment, Study Completion (Ward 2)”, be received;
2. That the preferred alternative for Highway 404 North Collector Roads as set out in the Environmental Study Report be endorsed;
3. That staff be authorized to issue a Notice of Study Completion for the project and make the Environmental Study Report available for public review for a period of 30 days commencing May 2020;
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution

PURPOSE:

The purpose of this report is to seek Council’s endorsement of the preferred alignment of the Highway 404 North Collector Roads, to issue a Notice of Completion and submit the Municipal Class Environmental Assessment Study (“EA Study”) Report to the Ministry of the Environment, Conservation and Parks (“MECP”).

BACKGROUND:

In 2006 the City of Markham (“City”) adopted an Official Plan Amendment and Secondary Plan for the Highway 404 North Planning District (“OPA 149”). It was subsequently approved by the Ontario Municipal Board (“OMB”) in May 2008. OPA 149 predominately designates these lands for employment uses.

OPA 149 is generally bounded by City of Markham municipal boundary to the north, approximately 600 metres north of Elgin Mills Road East to the south, Highway 404 to the west and Woodbine Avenue to the east, and a small area at the south end located between Woodbine Avenue and a Hydro One transmission corridor. The Secondary Plan area is illustrated in **Attachment A**.

The approved *OPA 149 Secondary Plan Schedule BB – Transportation* figure (**Attachment B**), illustrates the conceptual collector road network that may be required to

service the area. In order to confirm the transportation network for the area, an EA Study is required to evaluate alternatives and develop preferred alignments of the collector roads.

In June 2017, the City retained CIMA Canada Inc. to undertake the Highway 404 North Collector Roads Municipal Class Environmental Assessment Study.

OPTIONS/ DISCUSSION:

This study follows the Municipal Engineers Association Municipal Class Environmental Assessment process for a Schedule C project (October 2000, as amended in 2007, 2011 and 2015).

Public Consultation

The consultation process followed for this EA Study includes publishing of a Notice of Project Commencement, two public open houses/information centres ("PIC"), and meetings with reviewing agencies and stakeholders.

The Notice of Project Commencement was issued on November 9, 2017. PICs were held as informal drop-in centres at the Victoria Square Community Centre. PIC No. 1 was held on June 13, 2018. It provided the study overview, identified the problems in the area, presented possible alternative solutions and requested public input.

PIC No. 2 was held on April 24, 2019 and it identified the preferred alignments for the Highway 404 North Collector Roads.

Stakeholders, Councilors, review agencies, affected property owners and Indigenous Groups were notified of the study commencement and invited to attend the PICs. Notices were advertised in the local newspaper and mailed to all stakeholders and property owners in the study area. Notice of Study Completion will be published upon completion of the study and filing of the ESR with the MECP.

Stakeholders / Agencies Consultation

As part of the EA process, a considerable number of meetings have taken place with stakeholders, review agencies and affected property owners to discuss their concerns and to attempt to find an acceptable preferred roads network.

Review agencies and stakeholders consulted included MECP, the Ministry of Tourism, Culture and Sport, the Ministry of Transportation, the Regional Municipality of York, TransCanada Pipelines, Toronto and Region Conservation Authority, Enbridge Gas and Hydro One.

Recommended Alternative

Following feedback received from the public and agencies, the preliminary recommended collector road network required to serve the future developments within the Highway 404 North Planning District area was confirmed to be the preferred alignment as illustrated in **Attachment C**.

Typical cross section of Collector Roads A, D and E1 is illustrated in **Attachment D** and has the following characteristics:

- 24.5 metre right-of-way with urban cross-section
- Two through lanes, one per direction
- 5.0 metre two-way centre left-turn lane
- 3.0 metres active transportation buffer on both sides.

Typical cross-section for Collector Road C1 (extension of Honda Boulevard, and aligning with the existing road) is illustrated in **Attachment E** and has the following characteristics:

- 32.0 metre right-of-way with urban cross-section
- Four through lanes, two per direction
- 5.0 metre two-way centre left-turn lane
- 3.0 metre active transportation buffer on both sides.

Environmental Study Report

An Environmental Study Report (“ESR”) has been prepared to document the study process, evaluation of design alternatives and recommended road alignments within the Highway 404 North Planning District area.

The next step is to file the ESR with the MECP. A Notice of Study Completion will be issued for the project, which will make the Environmental Study Report available for public review for a period of 30 days. During this review period, the public has the option to request a Part II Order (order under Part II of the EA Act) to the MECP if they feel that significant outstanding issues have not been addressed in the ESR, and request a higher level of assessment. MECP will respond to the Part II Order request in one of four ways:

1. Request mediation with the requestor and the City to help address concerns before making a decision
2. Deny the request
3. Deny the request but require the City to fulfill additional conditions before the project can proceed (i.e. further studies or more public consultation)
4. Require the City to conduct a higher review of the project through an Individual Environmental Assessment

If there are no Part II Order requests during the review period, the MECP will advise the City that it may proceed with implementation of the project.

Property Requirements

In order to implement the recommended collector roads network, property must be acquired from TransCanada Pipelines, Enbridge Gas Distribution, Honda Canada, Hydro One and private property owners.

The extent of required property will be determined at the detailed design stage and staff will report back separately on property acquisition. Detailed design for Honda Boulevard extension to 19th Avenue is anticipated to be undertaken in 2021.

Construction Schedule

The construction schedule for this project is subject to timing of development in the Highway 404 North Planning District area and to Council and budget approval.

FINANCIAL CONSIDERATIONS:

The preliminary construction cost for the Highway 404 North Collector Roads is estimated at the total amount of \$18,290,000, in accordance with the Environmental Study Report. As the road infrastructure is to support growth, it will be funded through Development Charges Reserve. These costs will be included in the next update of the Development Charge Background Study.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed new Collector Road Network is required to support planned growth in the Highway 404 North Planning District area. Therefore, the recommendations align with the City's Strategic Plan goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources"

BUSINESS UNITS CONSULTED AND AFFECTED:

The Planning Department and Real Property have reviewed this report and concur with the recommendations.

RECOMMENDED BY:

Brian Lee, P.Eng.
Director, Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Attachment A - Highway 404 Secondary Plan
Attachment B - Approved OPA 149 Secondary Plan - Transportation
Attachment C - Highway 404 North Collector Roads Preferred Alignments
Attachment D - Collector Road Cross Section (24.m ROW)
Attachment E - Collector Road Cross Section (32.0m ROW)