



Report to: September 11, 2023

Meeting Date: September 11, 2023

SUBJECT: Request for Traffic Control Signals at Highway 7 East and Mayor Roman Drive (Ward 3)

PREPARED BY: Fei Yang, Senior Transportation Engineer, Ext. 3741
Henry Lo, Manager, Transportation Planning, Ext. 4030

RECOMMENDATION:

1. That the September 11, 2023 report entitled, “Request for Traffic Control Signals at Highway 7 East and Mayor Roman Drive (Ward 3)”, be received;
2. That York Region be requested to approve the signalization of the intersection of Highway 7 East and Mayor Roman Drive, at the owner’s (2310601 Ontario Inc.) expense;
3. That the City Clerk send a copy of this report and Council resolution to York Region; and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report seeks Council’s authorization to request York Region’s approval for new traffic control signals at the intersection of Highway 7 East and Mayor Roman Drive.

BACKGROUND:

On June 10, 2016, Council approved the Draft Plan of Subdivision and Zoning By-law Amendment Applications (File SU/ZA 13 113228) for the development of three residential buildings on 3912 and 3928 Highway 7 East (the “Subject Lands”), as shown in Figure 1, by 2310601 Ontario Inc. (the “Owner”). The approved draft plan, as shown on Figure 2, facilitates the creation of:

- a high-density residential block;
- a new park block;
- school block;
- new blocks for the extension of Buchanan Drive from Chimenti Court to west of William Saville Street; and
- a new north-south road (“Mayor Roman Drive”) from Buchanan Drive to Highway 7 East.

On April 22, 2022, the City approved the Owner’s applications for Official Plan and Zoning By-law Amendments (File PLAN 20 123727) to permit a 1,081-unit independent living retirement home development on the high-density residential block of the Subject

Lands. The Owner is actively satisfying the conditions of draft approval ahead of registering the Plan of Subdivision. Staff are currently reviewing the Owner's Site Plan Application (File SPC 21 115121) for the independent living retirement home proposal, as shown in Figure 3.

DISCUSSION:**Traffic signal at Highway 7 East and Mayor Roman Drive will provide safer access to community amenities**

Based on the findings of the Transportation Mobility Plan Study submitted for the above-noted applications, the intersection of Highway 7 East and Mayor Roman Drive is recommended to be signalized. City staff support the proposed signalization at the intersection in consideration of the operational need and area context. Without traffic control signals at this intersection, residents will experience significant delays merging onto Highway 7. Signalization will also provide new residents with a direct and safer walking and cycling connection to existing and future community amenities on the south side of Highway 7 and improve the walkability of Markham Centre as a whole.

York Region approval is required

This intersection falls under the jurisdiction of York Region and signalization of the intersection requires approval from York Region. Regional staff have indicated that the intersection does not meet traffic signal warrant thresholds. Therefore, in accordance with Regional policy, a Council resolution requesting Regional approval of these signals at the owner's cost is required. The Owner has agreed to pay for the intersection signalization and the associated costs will be secured through the site plan agreement process of this retirement home development proposal.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendations identified within this report align with the strategic focus for a Safe & Sustainable Community, through the ongoing management of the City's transportation network

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:

Frank Clarizio, P.Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Approved Draft Plan

Figure 3: Proposed Site Plan