

## M E M O R A N D U M

TO: Mayor and Members of Council

CC: Andy Taylor, CAO  
Jim Baird, Development Services Commissioner  
Alain Cachola, Senior Manager, Infrastructure and Capital Works  
Dan Foong, P.Eng. Capital Works Engineer  
Lisa Riegel, Assistant City Solicitor

FROM: Alan Brown, Director of Engineering

DATE: November 10, 2015

RE: 70 & 72 Main Street Markham - Update

A handwritten signature in black ink, likely belonging to Alan Brown, the Director of Engineering.

Further to the deputation made by Mr. Mitchell at the DSC meeting of November 2, 2015, I would like to provide an update on the issues raised.

**1. Concerns Raised by Property Owner**

Per direction provided by DSC, staff met with Mr. Mitchell on November 10, to document and finalize all of the concerns that he has raised to date. At the meeting, Mr. Mitchell noted that his only concerns were:

- a) The steepness of the radius as he turns into his driveway from the southbound direction (See Figure 1); and
- b) The width of the driveway where it meets Main Street Markham should be made wider to provide additional space to make a turn (See Figure 2).



**Figure 1 - Grade at North Radius of 72 Driveway**



Figure 2 -Width of Driveway where it meet Main Street Markham

## 2. Fire and Emergency Services

Per Attachment 'A', we have confirmed with York Region Emergency Services (EMS) that they have no concerns with accessing the property.

Furthermore, we have confirmed with the Fire Department, that they do not have any concerns regarding accessing the property during an emergency situation.

## 3. List of Alternatives

Per the direction from DSC, we have reviewed several potential alternatives to address Mr. Mitchell's concerns. We are currently not in a position to provide accurate cost estimates for the alternatives on the following pages, as detailed design and confirmation of utility locations would be required.



**a) Connection with Private Driveway to the South**

We have reviewed the possibility of providing access to 72 MSM South through a private driveway for 84, 82, 80, 78, and 74 MSM South, see Figure 3. The driveway for 84, 82, 80, 78, and 74 is on private property and the owners have advised, in writing, that they do not want to take on the liability of providing an access for another owner and will not allow 72 to connect to their private driveway. If Mr. Mitchell chooses this option, staff recommends that he negotiate directly with the other residents and come to an agreement to allow him to utilize the existing private driveway.



**Figure 3 - Connection with Private Driveway to the South**

**b) Combine the driveways for 70 & 72 Main Street at the entrance**

This option, shown in Figure 4, was considered during the redesign of the driveways. However, there are significant challenges with respect to combining the driveways within the existing Right of Way, such as existing utility infrastructures, trees removals, and a resulting driveway grade which would be significantly more difficult to access. Staff do not recommend this option as there will be significant impacts to existing major buried utilities and the slope of the final driveway will make access even more difficult. Additionally with the pending sale of #72, this option is not supported by Mr. Mitchell if the combined driveway extends into private property.

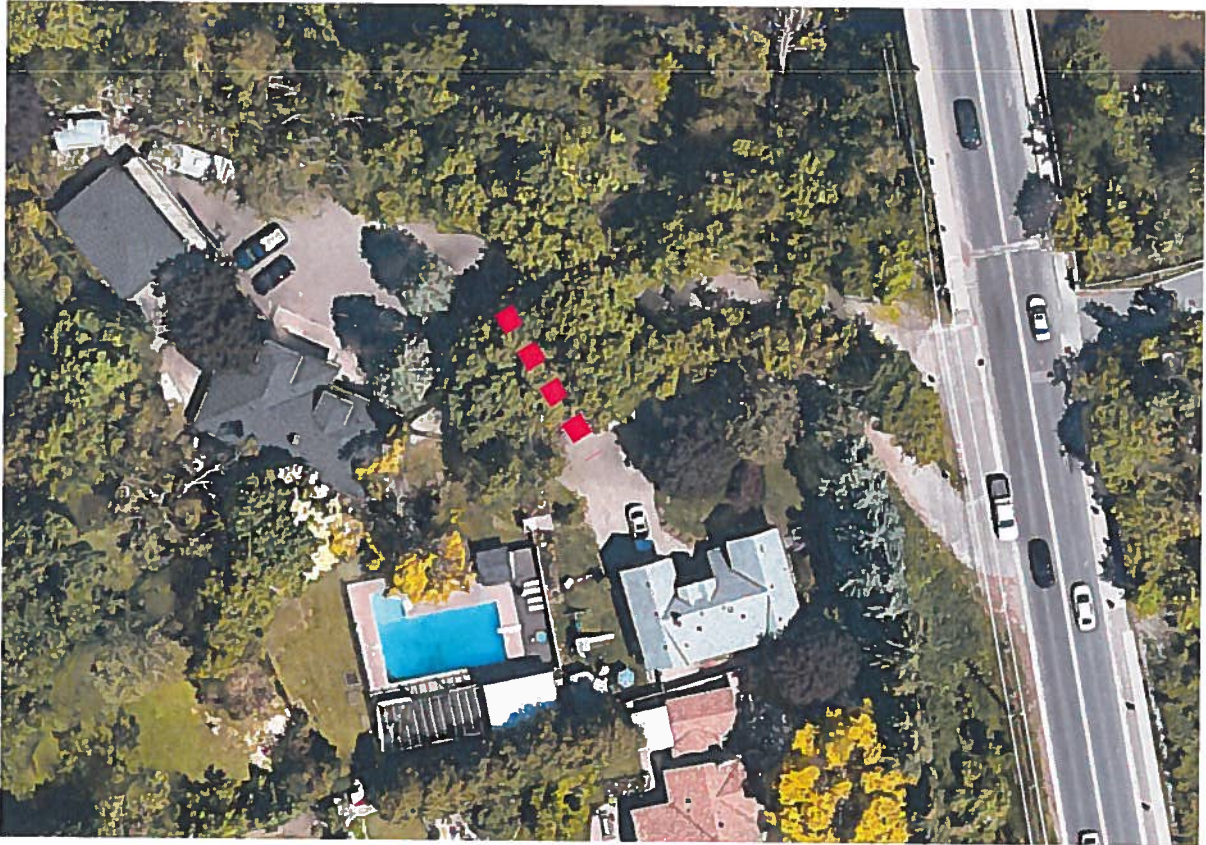


**Figure 4 - Shared Combined Driveway on Roadway Side**



**c) Connect 72 Main Street driveway to 70 Main Street driveway on private property side**

This option is technically feasible; however, staff will need to review the grades at both properties to ensure that proper driveway grades can be achieved. This option will require both owners of 70 & 72 to enter into an access agreement for maintenance of the mutual driveway.



**Figure 5 - Connection of 70 & 72 Driveway on Private Property Side**



**d) Minor grading revision in between 70 & 72 Main Street**

Staff have reviewed if minor grading revisions between 70 & 72 Main Street Markham, in the area shown in Figure 6, will make the turning movement into 72 Main Street easier and have found that it is possible. However, the resulting grade will still be quite steep. If a minor improvement addresses Mr. Mitchell's concerns staff will begin discussions with contractors to re-grade the area shown in red in Figure 6. The area will need to be restored with gravel now with asphalt paving in spring 2016. Staff recommend that the City should only proceed with this option if a signed agreement with Mr. Mitchell can be reached. The current estimated cost undertake this work is approximately \$10,000.



**Figure 6 - Area of Minor Re-Grading**

**e) Keep the existing driveways**

The existing driveways as recently constructed by the City have been completed in accordance to an approved design between the City and the property owner. The resident concern, as it relates to access for EMS vehicles, has been addressed. Additionally, the Fire Department has indicated that they do not have any access concerns.



**MEMORANDUM**  
**To: Mayor and Council**  
**Date: November 10, 2015**  
**Re: 70 & 72 Access - Update**

**Summary and Recommendations**

Based on the concerns raised by Mr. Mitchell, as it relates to the access of emergency vehicles, staff have received confirmation from York Region EMS and the Fire Department that they are able to access the property safely.

It should be noted that City staff, the Contractor, and the Design Consultant have worked very closely with Mr. Mitchell during the Main Street reconstruction to ensure that his access concerns were addressed in an appropriate manner. Mr. Mitchell was consulted on the final layout of his driveway, which was then laid out in the field for Mr. Mitchell to inspect prior to construction. Mr. Mitchell's approval of the layout was received before work began.

Given the nature of Mr. Mitchell's concerns and the City's desire to resolve the matter, staff are recommending that minor re-grading be undertaken in the area of the turning radius of the driveway (Option 'D') subject to the following conditions:

- Mr. Mitchell signing a release agreement; and
- A maximum of \$15,000 be allocated for this work.

Attachments: Memo from York Region EMS



Community and Health Services Department  
Paramedic Services Branch

## MEMORANDUM

TO: Iain Park, Deputy Chief

FROM: Bill Nastos, Superintendent

DATE: November 5, 2015

RE: **Emergency Access 72 Main Street (Markham Rd,) Driveway in Markham.**

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On Nov 5, 2015 we assessed the new access to 72 Main Street, City of Markham as requested by the City staff. The resident had raised concerns with the City that her recently altered drive way did not permit an Ambulance or fire vehicle to access the residence.

Our assessment is that, while the access is 'tight'. It is constructed in accordance with current standards and our Ambulances are able to access the address. Pictures of our Ambulance accessing the driveway are shown below:







/bn

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