

Highway 404 Mid-block Crossing Between Major Mackenzie Drive and Elgin Mills Road

Municipal Class Environmental Assessment

January 22, 2008

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA



Purpose

Council requested at the June 19th, 2007 meeting, staff report back on:

- The need and justification for the Highway 404 mid-block crossing between Major Mackenzie Drive and Elgin Mills Road.
- Update Council on corridor alternatives and the technically preferred alignment.
- Outline the next steps.

Background

- EA initiated in February 2007.
- Joint undertaking with the Region of York, the Town of Richmond Hill and the Town of Markham.
- The implementation zoning by-law places certain Cathedral lands under Holding Zone Provision.
- The Holding Provision is to be removed when the draft plan approval conditions have been met and the Environmental Assessment study has been approved.

Key Initiatives

- Mid-block crossings of Highway 404 were identified in the York Region Transportation Master Plan (TMP 2002), the Markham Transportation Planning Study (MTPS 2002) and the Richmond Hill Transportation Planning Strategy Study (2006).
- The Regional Official Plan contains a number of policies to encourage the planning and the implementation of continuous mid-block collector roads in the vicinity of Highway 404.
- The provision for the proposed mid-block crossing has been identified in the Cathedral Community Secondary Plan (OPA 123) and in the Town of Richmond Hill Master Environmental Servicing Plan for the Bayview Northeast Business Park.
- The Regional Municipality of York and the Town of Markham Capital Plan have scheduled construction of the Highway 404 Mid-block crossing around year 2015.

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA



Project Objectives

- Alleviate east–west traffic congestion.
- Support continued development in the area.
- Provide direct access to lands on either side of Hwy 404



Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA

Need and Justification

- Demand exists for additional east-west capacity across Highway 404.
- Demands can be met by either building mid-block or widen Major Mackenzie and Elgin Mills to 8 and 6 lanes, respectively

Highway 404 mid-block crossing

- ✓ Alleviate current and future traffic congestion issues on Regional arterial roads.
- ✓ Compatible with future planning of the Town of Markham and the Town of Richmond Hill
- ✓ Provides a more direct access to lands on either side of the highway
- ✓ Provides opportunity for future transit routes
- ✓ Costs less than widening existing roads

Need and Justification

Widening of existing roadways

- ❖ Beyond the current York Region road network plan
- ❖ May have a negative impact to existing heritage features within the Victoria Square Hamlet.
- ❖ Require modification to the highway 404 interchanges
- ❖ Require additional properties adjacent to those roadways
- ❖ Will not provide internal connectivity of the land east and west of highway 404.

The Planning Process

Phase 1: Problem/
Opportunity

Phase 2: Alternative
Solutions

Phase 3: Alternative
Designs

Phase 4: ESR

Phase 5:
Implementation

Complete
PCC No. 1
(June 7, 2007)

PCC No. 2
(January 2008)

30-day Filing
(early 2008)

Construction
Tentatively
2015

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA

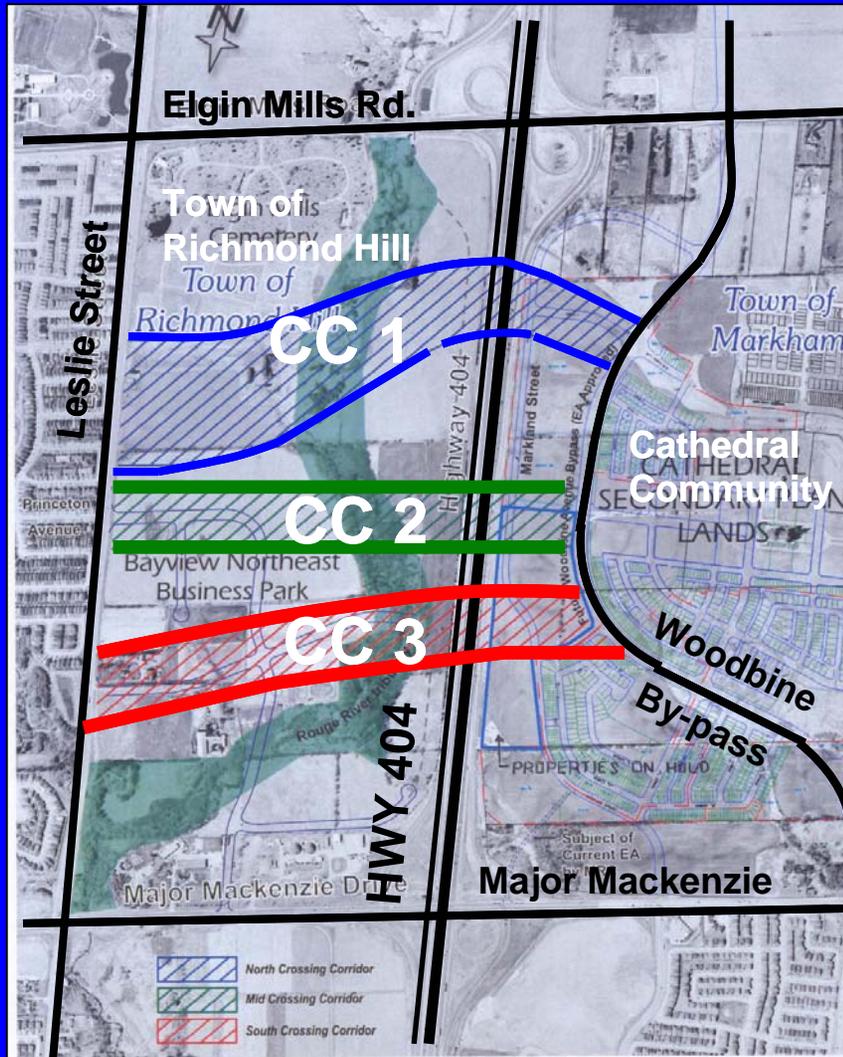


Corridor Alternatives

Alternatives reviewed with:

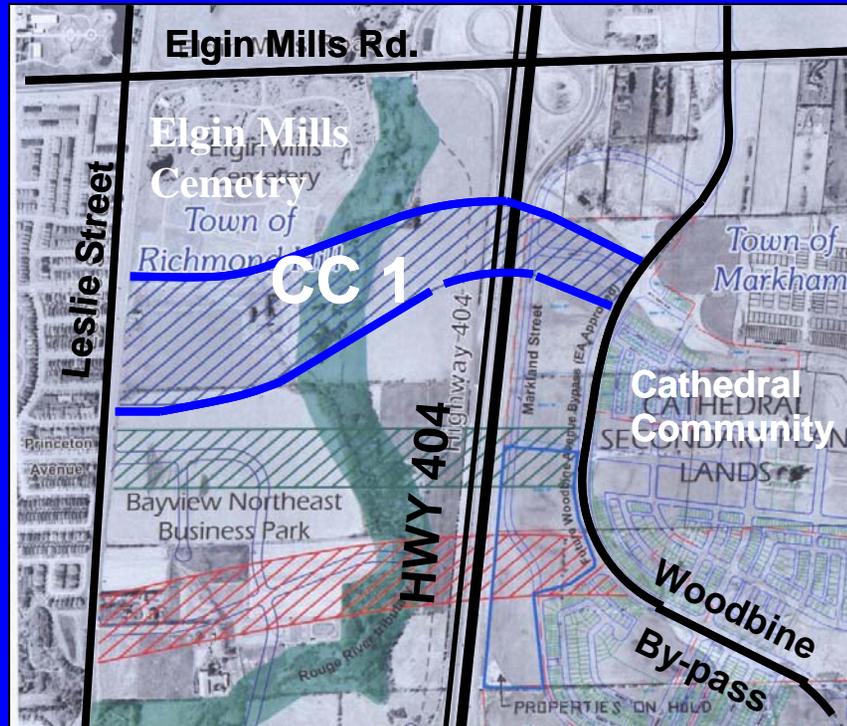
- Agencies
 - TRCA
 - MTO
- West Cathedral Community Landowners
- Urbacon (Richmond Hill Landowners)

Corridor Alternatives



Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA

North Crossing Corridor (CC-1)



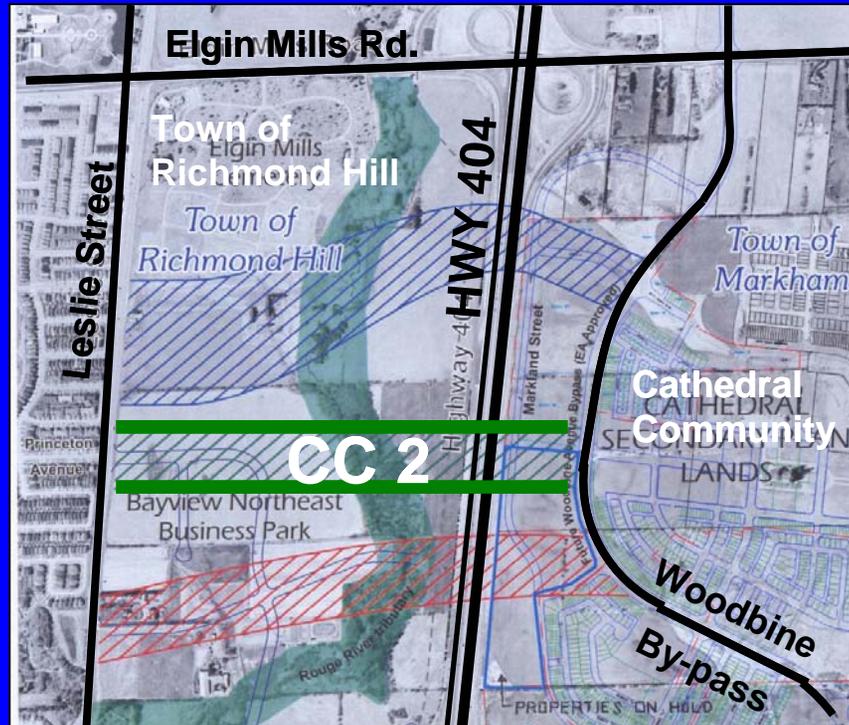
- Not Compatible with future development plans
- *Impacts Elgin Mills cemetery property, east of the Rouge River.*

DO NOT CARRY FORWARD

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA



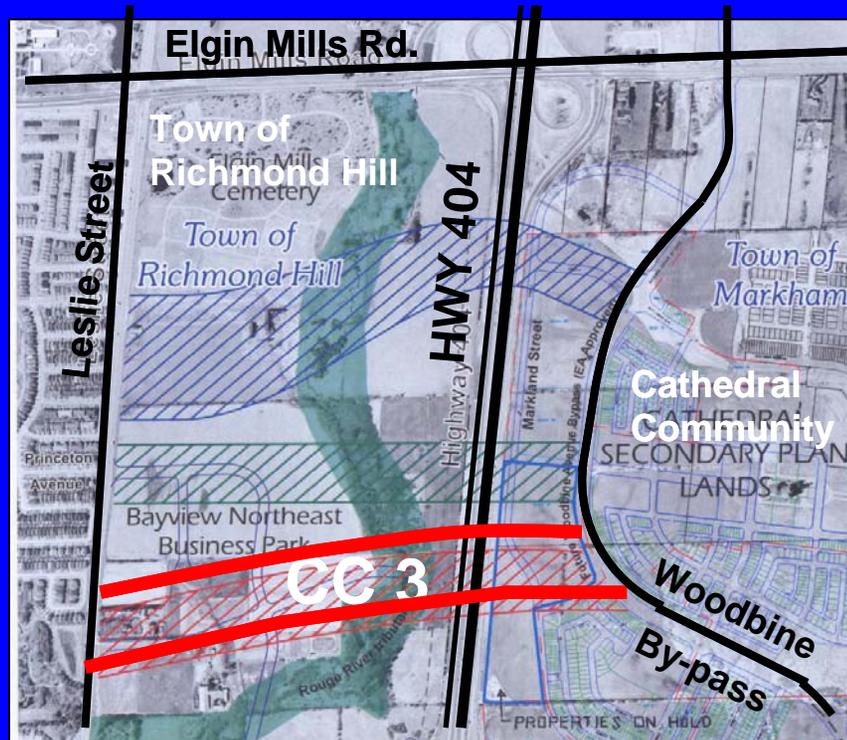
Mid Crossing Corridor (CC-2)



- Not Compatible with future development plans
- Bi-sect commercial lands in the Town of Markham and the Town of Richmond Hill.
- Negative impact on the Cathedral Community High Street, which is planned as the community amenity main street.

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA

South Crossing Corridor (CC-3)



- Consistent with York Region, Town of Markham, and Town of Richmond Hill Official Plan Policies.
- Provides access to lands on either side of the highway
- least impact to natural environment, land use and Cathedral Community.

Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA

Technically Preferred Alignment



Highway 404 Mid-block Crossing between Major Mackenzie Dr. and Elgin Mills Rd Class EA



Next Steps

- Meet with Cathedral Community and Richmond Hill Landowners' Group.
- Hold a Second Public Consultation Centre - January 2008.
- File the Environmental Assessment Report- March 2008.
- Protect the required right-of-way within Markham and Richmond Hill.
- Lift the Holding Provision for Cathedral Town draft approvals (following the approval of the EA study and when all conditions of draft plan approval have been met).