



Report to: Development Services Committee

Date Report Authored: June 14, 2011

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**SUBJECT:** Highway 7 Widening Update  
Town Centre Boulevard to Sciberras Road

**PREPARED BY:** Simon Hung, Senior Capital Works Engineer (2136)

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**RECOMMENDATION:**

- 1) THAT the staff report entitled "Highway 7 Widening Update, Town Centre Boulevard to Sciberras Road" be received;
- 2) AND THAT the Region of York be requested to advance the construction of Highway 7 from Town Centre Boulevard to Sciberras Road from 2014/2015 to 2012/2013;
- 3) AND THAT the Mayor and Clerk be authorized to execute agreement(s) with the developers and the Region of York for the construction and funding of the Highway 7 storm sewer, stormwater management pond and storm outfall and any other agreement(s) required to give effect to this report, to the satisfaction of the CAO, Commissioner of Development Services and Town Solicitor;
- 4) AND THAT the Mayor and Clerk be authorized to execute agreement(s) with the Region of York for their proportionate share of the future operations and long term capital replacement costs of the combined sewer system as defined in this report and other similar combined storm sewers in Markham;
- 5) AND THAT staff report back on the final cross section, streetscape design, financial costs to the Town and funding this Fall.

**PURPOSE:**

The purpose of this report is to update Council on the recent developments along the Highway 7 corridor between Town Centre Boulevard and Sciberras Road and seek;

- 1) Council approval to request the Region to advance the improvements of Highway 7 from Town Centre Boulevard to Sciberras Road from 2014 to 2012;
- 2) Council's authority for the Mayor and Clerk to execute agreement(s) with the developers and the Region of York for the cost sharing of the Highway 7 storm sewer, stormwater management pond and outfall;
- 3) Council's authority for the Mayor and Clerk to execute agreement(s) with the Region of York for the cost sharing of the future operations and long term capital replacement of the combined storm sewer system in this project and other locations such as Boxgrove and 9<sup>th</sup> Line.

**BACKGROUND:**

As part of the Region of York capital program, Highway 7 from Town Centre Boulevard to Sciberras Road (Attachment A) was originally planned to be widened when the section from Bayview Avenue to Town Centre Boulevard is reconstructed to facilitate the dedicated transit corridor and 2 dedicated bicycle lanes. However, the schedule of Highway 7 east of Warden Ave. was subject to the construction of a trunk sanitary sewer along Highway 7 and availability of a storm outfall. These sewers are required to support new developments east of Warden Avenue on both the north and south sides of Highway 7. The Region, because of the uncertainty of the sewer installation, deferred the widening of Highway 7 from Town Centre Boulevard to Sciberras Road to 2014.

With the approval of the Times Development on the south side of Highway 7 (which is ready to start its Phase 1 construction this spring), with an anticipated occupancy in early 2013 and other approved developments north of Highway 7 (i.e. Lee and Treasureland), the widening of Highway 7 to its ultimate cross-section including the provision of sidewalk, streetscape and illumination through this area is required.

Times Development is currently constructing the trunk sanitary sewer from Main Street to Birchmount Road (Attachment B) which will be completed by summer 2011. The storm sewer system including a stormwater management pond and outfall structure (Attachment C), will be required for both the development on the north side of Highway 7 and the Highway 7 road storm sewer system. The storm system may either be constructed by the developers group in 2011 or included in the Region's road widening construction. Once the sewers are constructed, it will permit the widening of this section of Highway 7 to proceed. As both the sanitary sewer and storm sewer system will be completed by 2012, staff are recommending that the Region be requested to advance the widening of the above corridor from their current schedule of 2014/2015 to 2012/2013.

Part of the widened Highway 7 will utilize the new storm sewer system to accommodate its storm runoff and hence the Region is to share the construction costs with the developers and future operation and capital replacement costs with the Town. Staff are requesting Council's authority for the Mayor and Clerk to execute an agreement(s) with the Region of York and developers for the cost sharing of the construction costs of the storm sewer system. Staff are also seeking Council's authority for the Mayor and Clerk to execute agreement(s) with the Region of York for the future operations and long term capital replacement costs of the storm sewer system in this project. In addition, there are other locations where the Town's storm sewers are receiving storm flows from Regional roads (i.e. Boxgrove and 9<sup>th</sup> Line) and a joint use and maintenance agreement(s) is required.

Staff are currently reviewing and discussing the details of the road cross section, streetscape and costs associated with any service level improvement. "Regional Centre" standards will be provided by the Region along this section of Highway 7 with concrete sidewalk, street trees at 10m spacing, concrete splash strip at curb edge and raised centre median with irrigation. The VIVA project immediately west of Town Centre Boulevard

is also providing a higher level of treatment such as fully paved boulevard with pavers, upgraded streetlights, separate pedestrian lightings, raised tree planters, tree grates and a 0.5m wide buffer for the bicycle lanes. Staff is currently reviewing the Region's standards and will evaluate the best option for the Town in terms of urban design, operating and maintenance cost, capital costs, and funding source and will report back to Council in the Fall.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

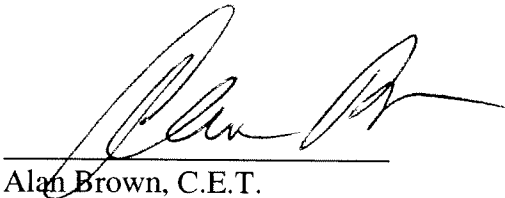
The developers will be funding most of the storm sewer system with some contribution from the Region which has to be finalized. The developers will be receiving Development Charge credits from the Town. A separate report to enter into development charges credit agreements with the developers will be required.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

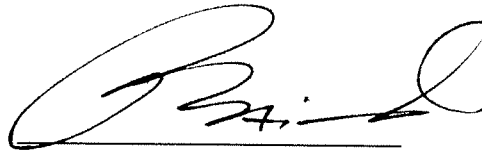
The widening of Highway 7 is essential to provide services (i.e. sidewalks, streetscape and illumination) and to provide transportation infrastructure capacity for the new developments within Markham Centre and adjacent areas.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Operations and Legal Departments have reviewed this report. The Urban Design group will be involved in the review of streetscape options for this section of Highway 7.

**RECOMMENDED BY:**

Alan Brown, C.E.T.  
Director of Engineering



Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

- Attachment A – Area Map
- Attachment B – Trunk Sanitary Sewer
- Attachment C – Storm Sewer System