



memorandum

<p>c. 2 Communication COUNCIL: June 28/16 Referred Item 1</p>

DATE: JUNE 23, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER
PLANNING & GROWTH MANAGEMENT

SUBJECT: COMMUNICATION - COUNCIL MEETING JUNE 28, 2016, REFERRED ITEM #1

ITEM #12, REPORT #18 – COMMITTEE OF THE WHOLE – APRIL 5, 2016
ZONING BY-LAW AMENDMENT FILE Z.13.012
SITE DEVELOPMENT FILE DA.15.057
CAMELOT ON 7 INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
(Referred from Council Meeting of May 17, 2016)

Recommendation

The Deputy City Manager, Planning & Growth Management, recommends:

1. THAT this matter be deferred to the Council meeting of September 20, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Background and Analysis

On April 5, 2016, the Committee of the Whole resolved the following with respect to Item #12, Report #18 (Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 (Camelot On 7 Inc.)):

That consideration of this matter be deferred to Council in order to allow for:

1. the Region of York to re-examine off-site traffic issues relating to the access/egress from this site; and
2. a community meeting be held to inform the local residents of the revised development proposal for this site.

On May 11, 2016, Vaughan Development Planning staff, York Region Transportation staff and the Owner and their Agent met to discuss the concerns received at the Committee of the Whole Meeting of April 5, 2016 and at the Ward 2 Community Meeting of April 25, 2016, regarding access onto Regional Road 7 and traffic issues. York Region Transportation staff advised that further analysis is required prior to Regional staff granting final approval.

The following matters were identified by York Region staff that need to be undertaken by the Applicant's consultant in order to address ingress/egress and safety concerns related to the proposed development:

1. Review accident statistics to identify existing accident patterns and potential operational problems;
2. Provide sightline analysis based on the existing and future conditions (including the steep slope conditions and access location);
3. Undertake gap analysis at the proposed site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
4. Conduct U-turn and traffic infiltration analysis to ensure that site generated traffic can enter/exit the site and make U-turns safely at the site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
5. Video-tape the existing traffic operations in the area and intersections;
6. Provide micro-simulation (Syncho/SimTraffic) analysis for AM, PM and Mid-day peak periods; and,
7. Recommended access arrangement and engineering design to accommodate the development.

In addition to the above, the Region has retained a consultant to peer review the Applicant's reports and the consultant is currently working on a comprehensive analysis and recommendation to the Region with respect to the traffic, safety, access and operation improvements, for this development.

York Region staff has advised that the Applicant has not yet submitted the required materials for review. Therefore, based on the comments from York Region Staff, Vaughan Development Planning Staff recommends that the item be deferred for further review and analysis to continue.

Conclusion

Based on the need to have the Applicant to submit information and for Regional Staff review, the Vaughan Development Planning Department recommends that this item be further deferred to the Council meeting of September, 2016. A deferral will allow for further review and analysis of the transportation matters identified in this Communication.

Respectfully submitted,



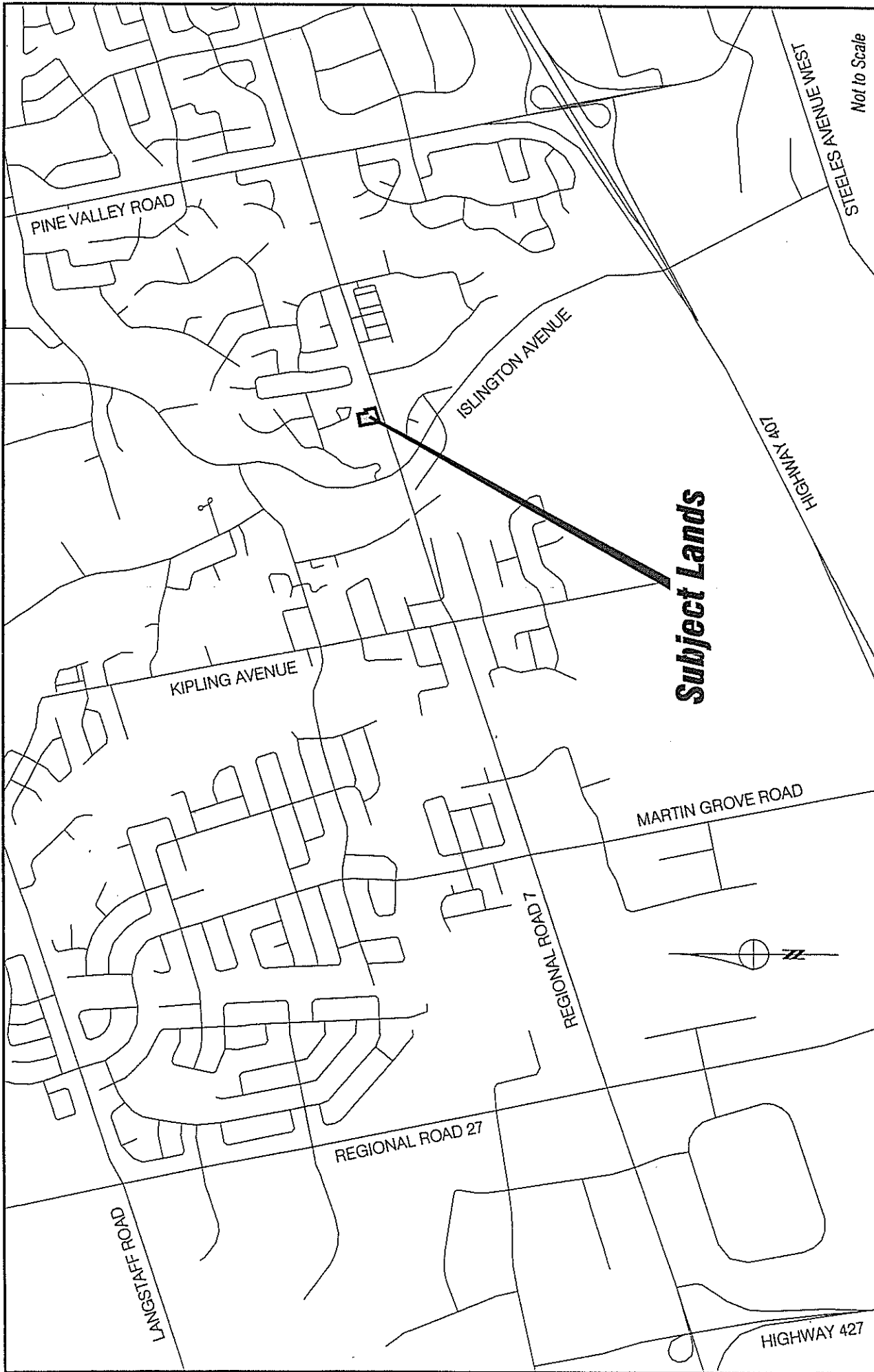
JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MC/cm

Attachment

1. Context Map
2. Location Map

Copy To: Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Andrew Pearce, Director of Development Engineering and Infrastructure Planning



Not to Scale

Attachment

FILES:
Z.13.012, DA.15.057
DATE:
April 5, 2016



Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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