



memorandum

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Communication
cw: Nov 26/13
Item: 39

DATE: NOVEMBER 22, 2013

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION - ITEM #39, COMMITTEE OF THE WHOLE, NOVEMBER 26, 2013

SITE DEVELOPMENT FILE DA.12.025
2157160 ONTARIO INC.
WARD 1 – VICINITY OF REGIONAL ROAD 50 AND NASHVILLE ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication, BE RECEIVED, as information.

Background

The Vaughan Development/Transportation Engineering Department has provided additional comments respecting the proposed access driveways for the above-noted Site Development File.

The proposed site plan includes two access driveways from Cold Creek Road, one each at the north and south limits of the site. Cold Creek Road is currently a two lane paved rural road and the existing structure of the road cannot support heavy traffic volumes, especially trucks.

Cold Creek Road intersects with Nashville Road in close proximity (just 50m east) of the intersection of Regional Road 50/Nashville Road/Cold Creek Road and queues from one intersection will adversely impact the other. Also, this section of Nashville Road is only two lanes without left-turn lanes at Cold Creek Road.

The design of the site also poses an operational concern that the site may be utilized as a cut-through route for traffic wanting to avoid the intersection of Nashville Road and Regional Road 50 due to the straight alignment between the future signalized south access from Regional Road 50 to Cold Creek Road.

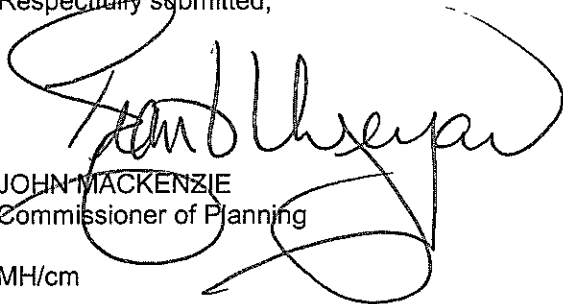
With consideration for the above and that the Traffic Impact Study concludes that the site can be adequately serviced by the two proposed access driveways from Regional Road 50 only, the Development/Transportation Engineering Department recommends that the proposed access driveways from Cold Creek Road be eliminated.

The Vaughan Development/Transportation Engineering Department has also advised that a revised Traffic Impact Study (TIS) and truck maneuvering diagrams have not been submitted as requested on June 20, 2012 and that the revised TIS must address the comments identified above.

Conclusion

The Development/Transportation Department has provided additional comments specifically with respect to the proposed access driveways from Cold Creek Road for the proposed development. The Development/Transportation Engineering Department has advised that given concerns respecting the current road structure, proximity of road intersections in the vicinity of the subject lands, on-site operational concerns, and that the Traffic Impact Study concludes that the site can operate with the proposed accesses from Regional Road 50 only, that the two proposed access driveways from Cold Creek Road be eliminated. A Traffic Impact Study and truck maneuvering diagrams are also outstanding to be submitted.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

MH/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Paul Jankowski, Commissioner of Engineering and Public Works
Andrew Pearce, Director of Development/Transportation Engineering
Grant Uyeyama, Director of Development Planning