

Attachment 4
Council Report Attachment

*Transportation and Works
Infrastructure Planning
Fax No 905-895-0191*

MEMORANDUM

TO: Michael Mallette, Senior Planner, Planning and Development Services

FROM: John Barnes, Senior Transportation Planner

DATE: January 26, 2005

RE: **Richmond Hill OPA 225 (Riotrin Lands)**

I support the Richmond Hill staff engineering report, specifically that:

- The plan should show the planned future extension to the collector road to the north.
- That the collector road be planned as a four lane roadway with turn lanes at both Leslie and at Elgin Mills.
- That Block K has insufficient frontage along Elgin Mills.
- That a 3m reserve be required along Elgin Mills Road and along Leslie Street.

However, from a Regional standpoint, since the timing of development to the north is uncertain and due to the scale of the proposed plan:

- That a full extension of the collector road to Leslie Street be sought as a condition of this development.
- That the proposed driveway be provided +/- 400m north of Elgin Mills at a location to match an access point to the west and that signals be provided by the developer.
- That parking lot access along this driveway not be permitted within 75m of the driveway intersection and recommend that all access points along the driveway be located opposite each other.
- That the increased frontage for Block K should allow a continuous driveway past the Costco site.
- That access to Elgin Mills be limited to 2 right-in/right-out accesses and one signalized collector road opposite the cemetery.
- That access to Leslie Street be limited to 2 right-in/right-out accesses and a full signalized intersection.
- That the full Regional road allowances of 36m for Elgin Mills and for Leslie Street be dedicated to the Region free of all encumbrances and at no cost to the Region.
- That suitable arrangements be made for transit stops, sidewalks and street lighting along both Leslie Street and Elgin Mills Road.
- That landscaping plans be approved by the Region.
- That no physical noise barriers be erected along the Regional roads unless approved by the Region.

JB/gr

Copy to: Faris Georgis, Manager, Development Review
Loy Cheah, Manager, Transportation Planning