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MAJOR MACKENZIE DRIVE WEST JOG ELIMINATION AT HUNTINGTON ROAD CITY OF VAUGHAN

The Transportation Services Committee recommends the adoption of the recommendations contained in the following report dated November 17, 2011, from the Commissioner of Transportation Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the acquisition of lands described in *Council Attachment 1* for the Major Mackenzie Drive West (Y.R. 25) jog elimination at Huntington Road.
2. The Major Mackenzie Drive West (Y.R. 25) jog elimination at Huntington Road, in the City of Vaughan be dedicated as public highway and incorporated into the Regional Road system as Major Mackenzie Drive West (Y.R. 25).
3. The stop control at the intersection of Major Mackenzie Drive (Y.R. 25) and Huntington Road be changed from Major Mackenzie Drive (Y.R. 25) to Huntington Road, as outlined in this report.
4. Council authorize the execution of an agreement between the Region and the Nashville Developers Group governing the acquisition and reconveyance of lands and the construction and removal of works required for the interim jog elimination at Major Mackenzie Drive West (Y.R. 25) and Huntington Road, based on the guiding principal that there will be no cost to the Region for the required lands, associated works, or restorations.
5. The existing speed limit of 80 kilometres per hour on Major Mackenzie Drive West (Y.R. 25) between Highway 50 and Huntington Road, be reduced to 70 kilometres per hour, in the City of Vaughan.
6. The existing speed limit of 80 kilometres per hour on Major Mackenzie Drive West (Y.R. 25) between Huntington Road and 900 metres west of Highway 27, be reduced to 60 kilometres per hour, in the City of Vaughan.
7. The existing load restriction (R-1472-2007-086) that limits the gross weight of commercial vehicles to five tonnes per axle on Major Mackenzie Drive West (Y.R. 25) between Highway 27 and Highway 50 be amended to include the proposed jog elimination.
8. The Regional Solicitor be authorized to prepare the required by-laws.

9. The Regional Clerk circulate this report to the Clerk of the City of Vaughan and to the Chief of York Regional Police.

2. PURPOSE

This report seeks Council authorization to assume the jog elimination at the intersection of Major Mackenzie Drive West and Huntington Road and the realignment of Major Mackenzie Drive West at Huntington Road.

3. BACKGROUND

The existing jog at the intersection of Major Mackenzie Drive West and Huntington Road must be eliminated in order to allow for development to proceed in the Block 61 West Development Area in Vaughan

The Nashville Developers Group is proposing to develop a parcel of land situated on the north side of Major Mackenzie Drive West, between Huntington Road and the Canadian Pacific Railway in the City of Vaughan. These lands form part of the City of Vaughan's Block 61 West development area, and will consist of primarily residential development and some mixed use commercial blocks. The plan appended to this report (*see Attachment 2*) shows the development area.

Regional staff expressed concerns that the existing jog at Major Mackenzie Drive West and Huntington Road does not have sufficient capacity to accommodate the development proposed in this area. The traffic study submitted as part of the subdivision application for these lands confirmed a jog elimination is required at Major Mackenzie Drive West and Huntington Road in order to accommodate the traffic generated by the first phase of this development.

The timing of the Highway 427 extension to Major Mackenzie Drive West is uncertain

The Ministry of Transportation's (MTO) approved Environmental Assessment for the extension of Highway 427 from Highway 7 to Major Mackenzie Drive West identifies a realignment of Major Mackenzie Drive West, which would eliminate the jog at Huntington Road (*see Attachment 2*). However, while the Highway 427 extension is identified as part of the MTO "Planning for the Future" project, this extension is not currently programmed within the MTO's five-year construction plan. As such, MTO has no plans at this time to proceed with the detailed design or commence construction.

There is an opportunity to eliminate the jog at the intersection of Major Mackenzie Drive West and Huntington Road as part of development-related works

As the timing of the Highway 427 extension is uncertain at this time, the Nashville Developers Group require an interim jog elimination at Major Mackenzie Drive West and Huntington Road in order to proceed with phase one of their subdivision.

As part of the requirements to permit the development of the Block 61 west development area, the Nashville Developers Group was required to construct a sanitary sewer, a portion of which is situated within the original Major Mackenzie Drive West road allowance. The installation of this sanitary sewer required the complete removal of the existing Major Mackenzie Drive West roadway, from Huntington Road to approximately 700 metres east. Since this section of Major Mackenzie Drive West has been removed, and a jog elimination is ultimately required as a condition of their subdivision approval, the Nashville Developers Group has proposed to reinstate approximately the first 300 metres of Major Mackenzie Drive West east of Huntington Road in a new alignment which would eliminate the jog at Huntington Road. This new alignment is identified in *Attachment 2*. The realignment would occur over lands owned by the Nashville Developers Group. The restoration of the remaining 400 metres of Major Mackenzie Drive West situated east of the realignment would continue in its original alignment, as previously approved for the sewer project.

4. ANALYSIS AND OPTIONS

An agreement is required for the temporary conveyance of the necessary lands from Nashville Developer Group to York Region

As the proposed jog elimination is currently contained within lands owned by Nashville Developer Group, the additional lands required for the temporary realignment of Major Mackenzie Drive West will need to be conveyed to the Region. An agreement is required as part of this conveyance in order to formalize the parties' positions on a series of issues. The guiding principle of this agreement is that there will be no cost to the Region for the lands or the works required for this interim jog elimination nor will the Region have to incur costs for the removal of these works and the restoration of these lands when the jog elimination is no longer required. The agreement will identify the right-of-way ("ROW") required for the road, and address the terms related the conveyance of the required lands, the cost responsibilities of land conveyance, construction, and restoration, environmental matters, liability matters, maintenance obligations, and the timing of the reconveyance of the lands from the Region to the developer group.

A speed reduction is required for these lands due to environmental constraints which impact the alignment of the jog elimination

Major Mackenzie Drive West, between Highway 50 and Highway 27 is a two-lane rural roadway with a posted speed limit that transitions from 80 to 60 kilometres per hour. There are limited residential driveways with no signalized intersections or sidewalks on this section of Major Mackenzie Drive West. In addition, this road section currently restricts the gross weight of commercial vehicles to five tonnes per axle. A location plan is appended to this report (*see Attachment 3*).

The section of Major Mackenzie Drive West proposed for realignment is situated between Huntington Road and a Toronto and Region Conservation Authority (TRCA) regulated watercourse situated approximately 300 metres to the east. This section is a two-lane rural roadway with a posted speed limit of 80 kilometres per hour.

In order to be able to accommodate a safe road design through the new alignment of Major Mackenzie Drive West within the restricted area, the geometric design elements necessitate a speed reduction. It is recommended that the existing posted speed limit on Major Mackenzie Drive West, between Highway 50 and Huntington Road be reduced to 70 kilometres per hour; and Major Mackenzie Drive West, between Huntington Road and 900 metres west of Highway 27 be reduced to 60 kilometres per hour. This speed reduction will provide lower operating speeds leading up to and through the new alignment of Major Mackenzie Drive West which will create more consistent travel speeds and increased decision sight distance.

Local municipal staff has been advised of the proposed speed limit change on this road section and have not raised any objections.

The proposed improvements will minimize construction impact and improve traffic operations and safety

Implementation of this work will minimize further short-term disruptions and the need for future closures through this section of Major Mackenzie Drive West as part of the phase one subdivision works in Block 61 West development area.

In addition, the jog elimination will improve operations for existing traffic passing through this intersection, and provide the necessary capacity to continue to permit growth in this area of the Region.

Motorists travelling on Major Mackenzie Drive will no longer be required to stop at Huntington Road

Major Mackenzie Drive is a major road carrying approximately 40% more traffic volume in comparison to Huntington Road. The street carrying the lowest traffic volume is typically stop control which in this case is Huntington Road. Research has shown that

installing stop control on the major street will encourage drivers to make a rolling stop or not stop due to driver expectation that vehicles are not seen regularly using the intersections on the minor street.

In addition, as part of the Highway 427 extension, Major Mackenzie Drive has been identified as a through road. Therefore, it is proposed the existing stop control on Major Mackenzie Drive be changed to Huntington Road.

Link to Key Council – approved Plans

The Major Mackenzie Drive jog elimination at Huntington Road is essential for continued growth of the Block 61 West development area and supports the document From Vision to Results: 2011 to 2015 Strategic Plan under the priority area of focusing growth along Regional Centres and Corridors.

5. FINANCIAL IMPLICATIONS

There are no costs to the Region for the conveyance of the required property, the construction or removal of this road, or the restoration and reconveyance of these lands. The lands are to be conveyed to the Region free of all costs and encumbrances. Neither the lands to be conveyed, nor the jog elimination works are eligible for Regional development charge credits.

There will be continued road maintenance costs once the lands are dedicated as public highway which are expected to be similar or less than the costs of maintaining the existing Major Mackenzie Drive West alignment.

6. LOCAL MUNICIPAL IMPACT

The City of Vaughan will benefit from improved local traffic operations within the Kleinburg-Nashville Area and from the development that will be permitted to occur in Block 61 West development area.

7. CONCLUSION

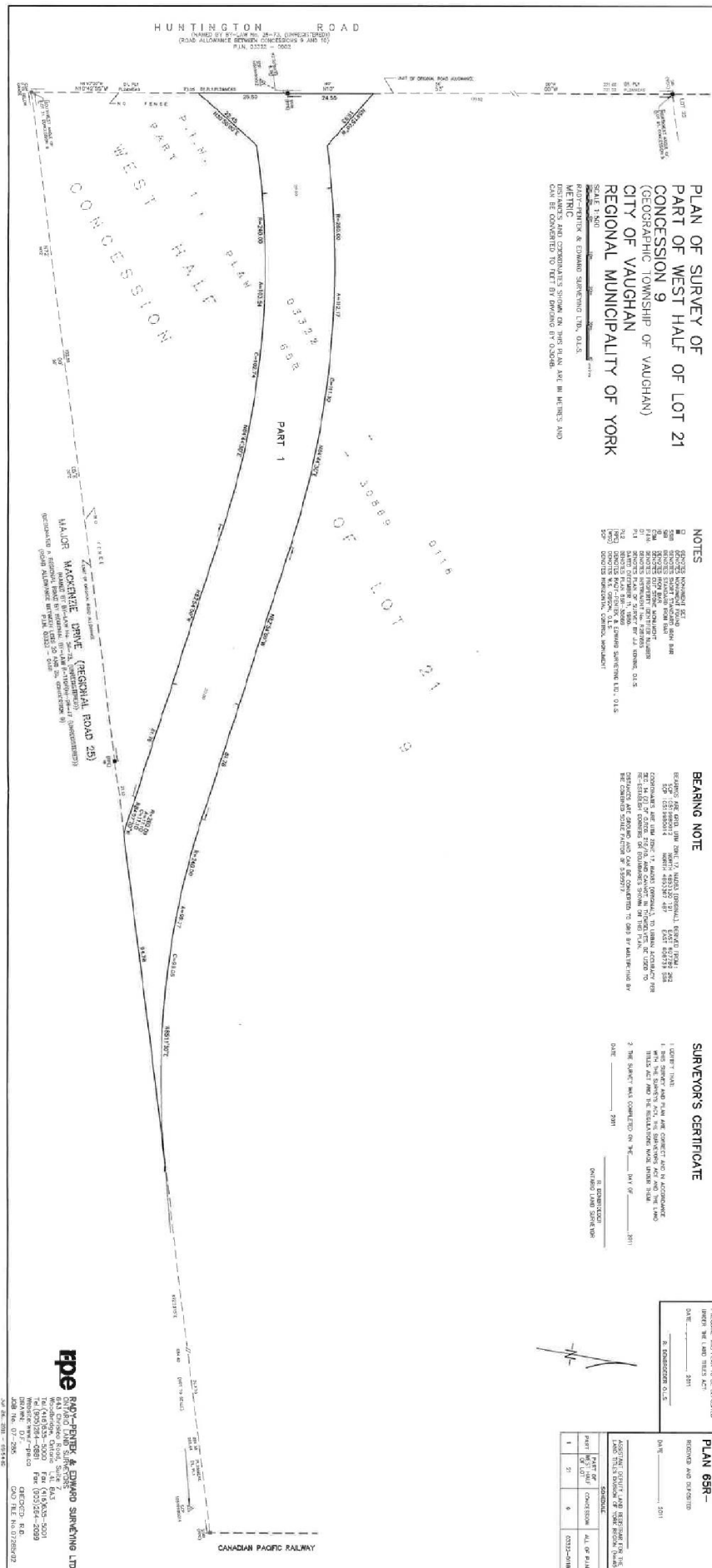
The elimination of the existing jog at Major Mackenzie Drive West and Huntington Road is required to permit continued growth in this area of the Region and in particular, of Block 61 West development area. Implementing the temporary jog elimination at this time will improve traffic conditions until such a time as Highway 427 is extended to Major Mackenzie Drive West and the improvements associated with the extension of Highway 427 are implemented.

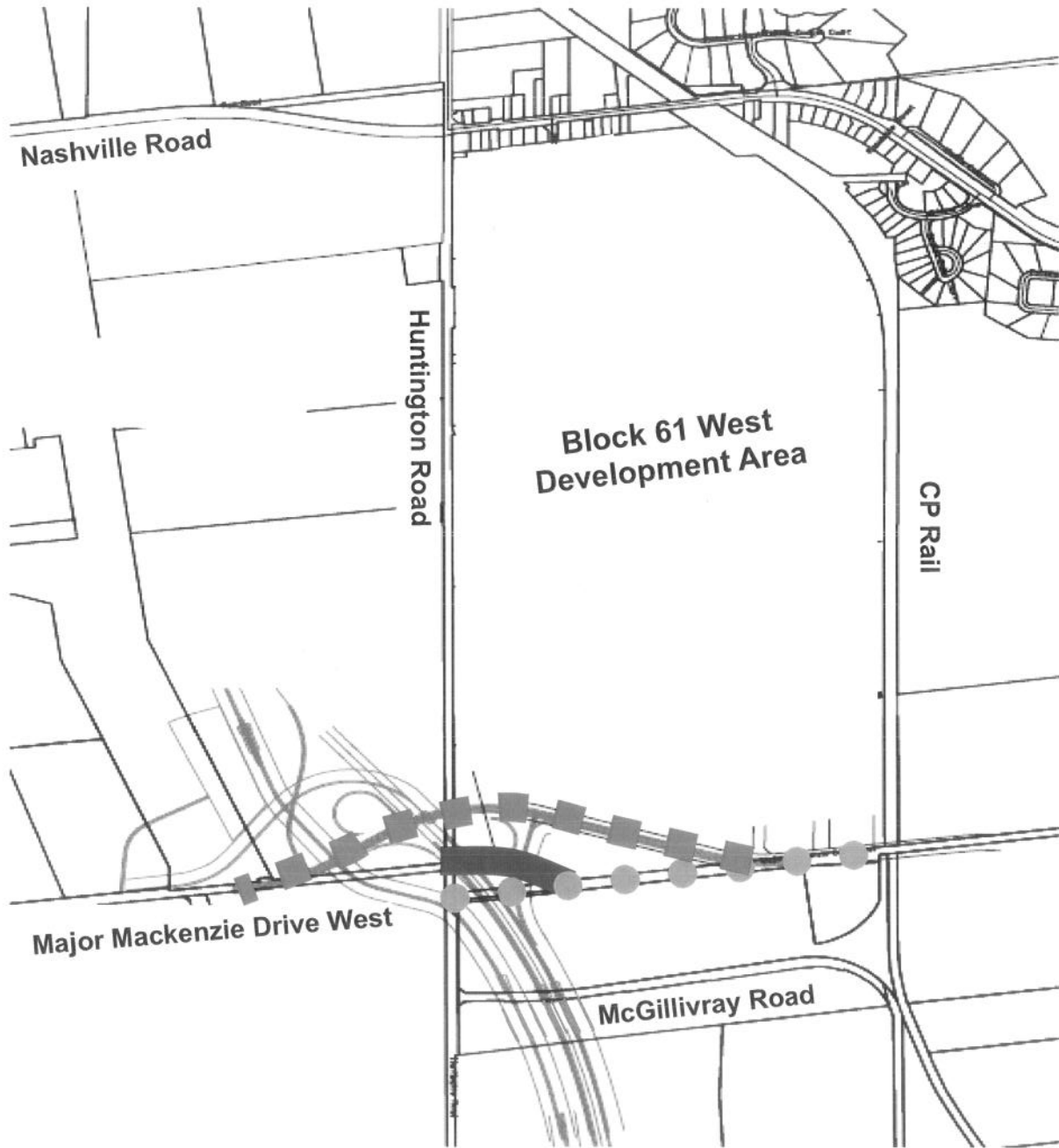
Due to geometric constraints based on TRCA regulated areas east of Huntington Road, the introduction of this jog elimination will require the speed limit on this section of Major Mackenzie Drive West to be reduced from 80 kilometres per hour to 60 kilometres per hour.

For more information on this report, please contact Dan Terzievski, Manager, Development Approvals at Ext. 5750.

The Senior Management Group has reviewed this report.

(The three attachments referred to in this clause are attached to this report.)





LOCATION PLAN

**Major Mackenzie Drive West (Y.R. 25)
Jog Elimination at Huntington Road
City of Vaughan**

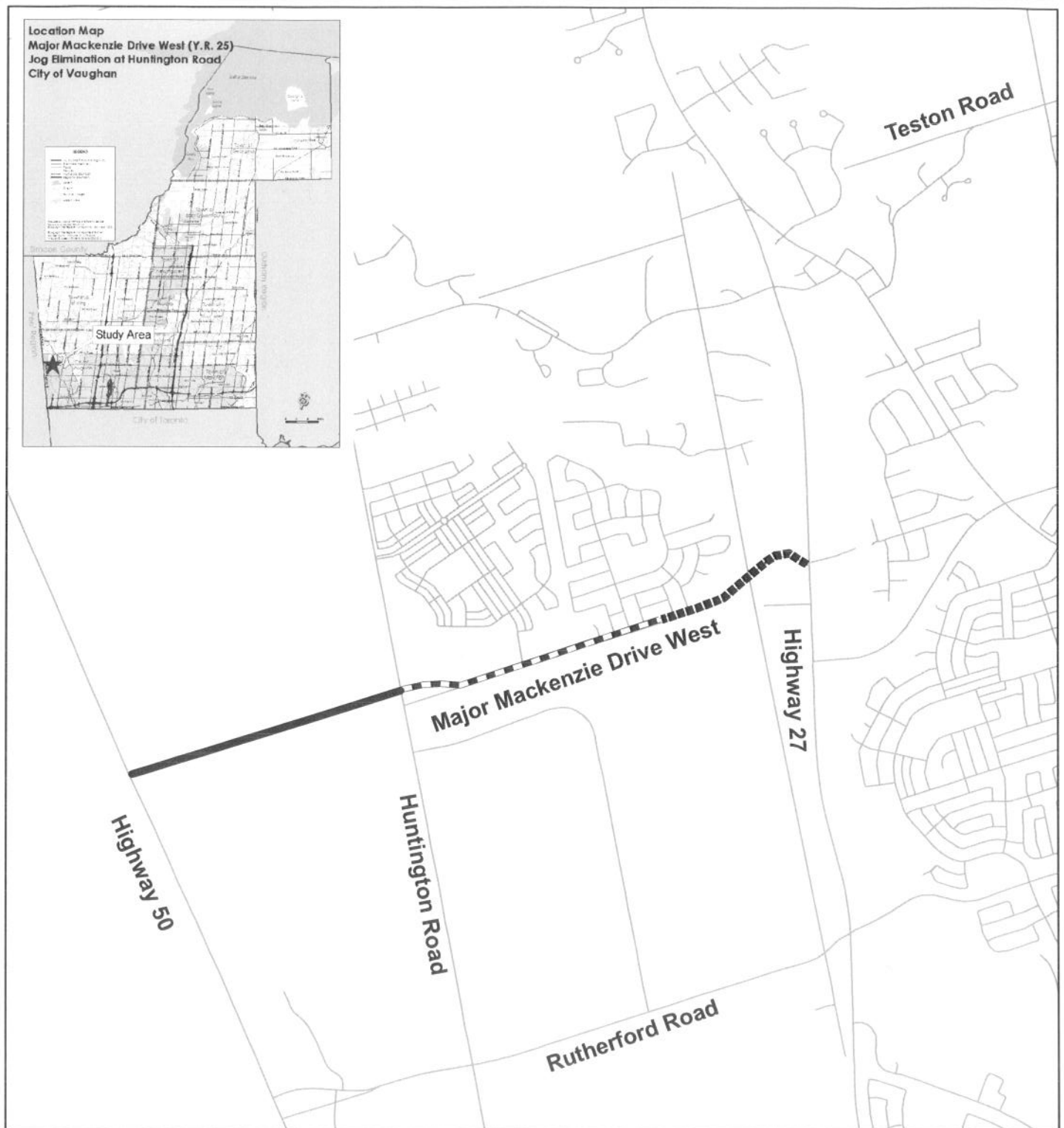


Existing Major Mackenzie Drive West Alignment ● ● ● ●

Major Mackenzie Drive West Jog Elimination ———

Major Mackenzie Drive West Re-alignment
as part of Highway 427 Extension - - - - -

TRANSPORTATION SERVICES



**Major Mackenzie Drive West (Y.R. 25)
Jog Elimination at Huntington Road
City of Vaughan**



Existing 60 km/h

