



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** April 9, 2018

**Report Number:** SRPR.18.086

**Department:** Planning and Regulatory Services  
**Division:** Development Engineering & Transportation

**Subject:** **SRPRS.18.086 – Red Maple Road Follow-Up Review**

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### **Purpose:**

To update Council on the recommendations identified for Red Maple Road (between High Tech Road and Highway 7) in the Red Maple Road Follow-Up Study, and to seek funding approval to carry out a Schedule 'B' Class Environmental Assessment Study for the implementation of these intersection operational and safety improvements.

### **Recommendation(s):**

- a) That Council receive the Red Maple Follow-Up: Operations and Safety Review, conducted by LEA Consulting Limited and dated January 30, 2018
- b) That Council authorize staff to carry out a Schedule 'B' Class Environmental Assessment Study to evaluate the implementation of traffic operational and safety improvements for Red Maple Road, from High Tech Road to Highway 7; and
- c) That Council approve funding of up to \$120,000, including HST, from the Town-Wide Engineering Development Charges Reserve Fund, for the completion of the Schedule 'B' Class Environmental Assessment identified in recommendation b).

### **Contact Person:**

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### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

## **Background:**

In 2015, Council received Staff Report SRPRS.15.091 (included as Appendix 1 for reference) which summarized the key findings and recommendations from the Red Maple Road and High Tech Road (RMHT) Operations Study completed by LEA Consulting Limited in May 2015.

The findings of the RMHT Operations Study confirmed that Red Maple Road, between High Tech Road and Highway 7, had traffic operational constraints, while presenting safety concerns to pedestrian and drivers. The study area and key properties of interest on Red Maple Road are illustrated in Map 1.

The RMHT Operations Review also provided initial recommendations to the Town to improve the traffic operational and safety concerns along on Red Maple Road.

However, implementation of these recommendations required the participation and cooperation from various landowners in the area including Metrolinx, Metrus Properties (which currently also have a number of tenants on their properties including Home Depot and Tim Horton's), and Infrastructure Ontario, since the proposed improvements involved modifications to the Langstaff GO Station and Home Depot parking lots as well as a consolidation and sharing of entrances.

As directed by SRPRS.15.091, staff having been engaging these stakeholders in a series of discussions and meetings in order to try and negotiate a mutually beneficial and agreed upon solution between all parties that would allow for the implementation of the recommended improvements for Red Maple Road. However, an amicable solution (which would involve integrating parking facilities and providing a shared signalized access) cannot be reached at this time, largely because of existing agreements and obligations that Metrus Properties currently has with the tenants on their lands.

In order to continue to move forward with safety improvements for Red Maple Road, Town staff asked LEA Consulting Limited to review other options than those recommended by the RMHT Operations Study in order to test the feasibility of implementing safety and operational improvements along Red Maple Road without the involvement of these stakeholders.

## **Summary of Analysis**

The Red Maple Road follow-up review examined existing up-to-date collision data along Red Maple Road and re-confirmed that safety concerns are still present on Red Maple Road south of High Tech Road. The majority of collisions reported between 2013 and 2017 involved turning movements. This is a result of limited gap opportunities for outbound turning vehicles from the commercial accesses on Red Maple Road. Due to

the access capacity constraints and continuing growth in the surrounding Richmond Hill Centre area, drivers appear to become impatient and conduct unsafe turning maneuvers. Operationally, the outbound left turning movements onto Red Maple Road are also operating at or near capacity with delays including the driveways serving the Langstaff GO Station and the driveways at Home Depot/Tim Horton's and 45 Red Maple Road.

Considering the consultation with the stakeholders and recognizing that travel demands in the area will continue to increase, a set of preliminary options has been identified by the Red Maple Road follow-up review that may be able to address both the traffic operational and safety concerns, without the need to modify or consolidate private side parking facilities or accesses. A copy of the Red Maple Follow-Up: Operations and Safety Review is contained in Appendix 2 of this report.

One of the potential feasible roadway improvements on Red Maple Road will include restriction of all inbound and outbound left-turning movements at the northerly Home Depot driveway by introducing a raised centre median along Red Maple. Furthermore, the southerly Home Depot/Tim Horton's driveway is recommended to be signalized with formalized pedestrian crossings in order to safely maintain full-movements access to the subject properties.

These improvements can effectively reduce the number of turning vehicle collisions at the northerly and southerly Home Depot driveways while improving pedestrian safety and connectivity via the provision of a protected crossing on Red Maple Road. In addition, the improvements will allow the constrained outbound movements from Home Depot to operate with a good level of service during peak hours.

It is expected that operational improvements to the Langstaff GO Station driveway will be an indirect benefit with the signalization of the southerly Home Depot/Tim Horton's driveway. This is attributed to the potential upstream metering of traffic flow from the proposed signalized intersection which provides longer gaps for vehicles to exit the Langstaff GO Station driveway when the north/south traffic is controlled.

## **Implementation**

The Red Maple Follow-Up Study indicates that implementation of the recommended improvements should be carried out by the Town and should follow the Municipal Class Environmental Assessment process, which is consistent with the Environmental Assessment Act.

Based on criteria set forth in the Municipal Class Environmental Assessment process, a Schedule 'B' Class Environmental Assessment is recommended for this project, which recognizes of the potential consultation effort required with affected stakeholders resulting from propose access restrictions and any potential property implications for the signalization of the intersection.

## **Financial/Staffing/Other Implications:**

The cost of carrying out this Schedule 'B' Class Environmental Assessment Study is estimated to be up to \$120,000 including HST. The actual cost will be confirmed through the procurement process.

The source of the funding for the Environmental Assessment Study is recommended to come from the Town-Wide Engineering Development Charges Reserve Fund. The proposed improvements, including the traffic signals, serve to increase access capacity on Red Maple Road and improve traffic safety and operations in light of the continued growth in Richmond Hill Centre. Red Maple Road is an important collector road connecting to Highway 7 serving the residential and commercial traffic in the Centre.

Upon completion and approval of the Environmental Assessment Study for the Red Maple Road, staff will develop a business case through the normal capital projects budget process to secure funding to design and construct the preferred improvement project.

## **Relationship to the Strategic Plan:**

The recommendations of this report are consistent with the Town's Strategic Plan to enhance community safety. It leads to achieving the objectives to build "strong connections in Richmond Hill" and "providing better choices for Town residents". The recommendations meet Goal One of the Town's Strategic Plan of providing "stronger connections in Richmond Hill by improving the function of buildings, streets, and neighborhoods".

## **Conclusion:**

Recommendations were provided by LEA Consulting in the Red Maple Road Follow-Up review to address the traffic operational and safety concerns on Red Maple Road south of High Tech Road. The recommendations include restricting all inbound and outbound left-turning movements at the northerly Home Depot driveway and to signalize the southerly Home Depot/Tim Horton's driveway with a formalized pedestrian crossing.

In order to implement these recommended improvements on Red Maple Road, a Schedule 'B' Class Environmental Assessment Study needs to be carried out. Staff recommends that Council approve the funding of up to \$120,000.00 for a Schedule 'B' Class EA Study on Red Maple Road, from High Tech Road to Highway 7.

## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 – Study Area
- Appendix 1 - SRPRS.15.091
- Appendix 2 – Red Maple Follow-Up: Operations and Safety Review – January 30, 2018

### Report Approval Details

Document Title:	SRPRS.18.086 - Red Maple Road Follow-Up Study.docx
Attachments:	- Map 1 - Study Area.docx - Appendix 1- SRPRS.15.091 Red Maple Road and HighTech Road Operations Study.pdf - Appendix 2 -Red Maple Road Follow-Up study.pdf
Final Approval Date:	Apr 3, 2018

This report and all of its attachments were approved and signed as outlined below:

**Dan Terziewski - Apr 3, 2018 - 9:34 AM**

**No Signature found**

**David Dexter - Apr 3, 2018 - 11:05 AM**

**Kelvin Kwan - Apr 3, 2018 - 12:08 PM**

**Neil Garbe - Apr 3, 2018 - 2:20 PM**