



# Yonge Steeles Corridor Collector Roads EA

**Schedule C Municipal Class Environmental Assessment**

Virtual Public Information Centre

November 7, 2024





# Land Acknowledgment

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.

# Agenda

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- Introductions
- Background
- Need and Justification
- Municipal Class Environmental Assessment Process
- Technical and Environmental Studies
- Existing Study Area Conditions
- Evaluation Process
- Recommended Design Concept
- Recommended Interim Design Concept
- Potential Environmental Impacts & Proposed Mitigation Measures
- Schedule / Next Steps
- Contact Information
- Questions

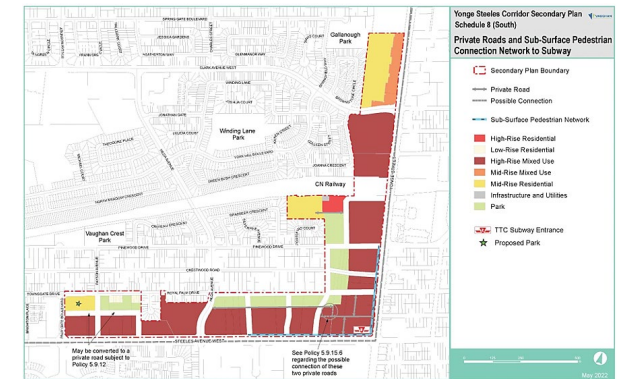


# Introductions

# Background

Yonge-Steeles Corridor Secondary Plan (YSCSP) recommendations based on an assessment of:

- Future land use
- Forecasted population and employment
- Projected future traffic volumes
- Future transit
- Evaluation of transportation options
- Feedback reviewed from the public, agencies, and landowners/developers

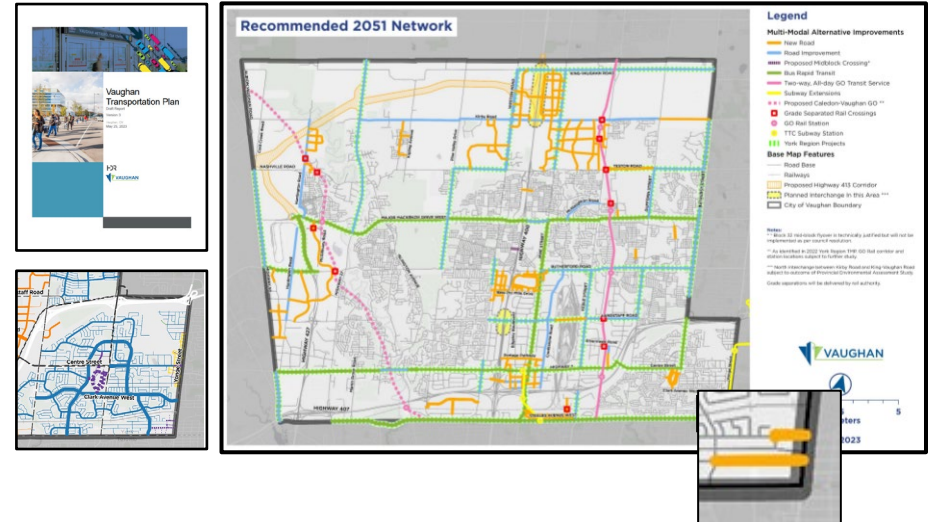


The extensions of Royal Palm Drive and Powell Road envisioned to have visually appealing streetscapes with multi-use trails and cycling facilities to provide connected community services.

# Background

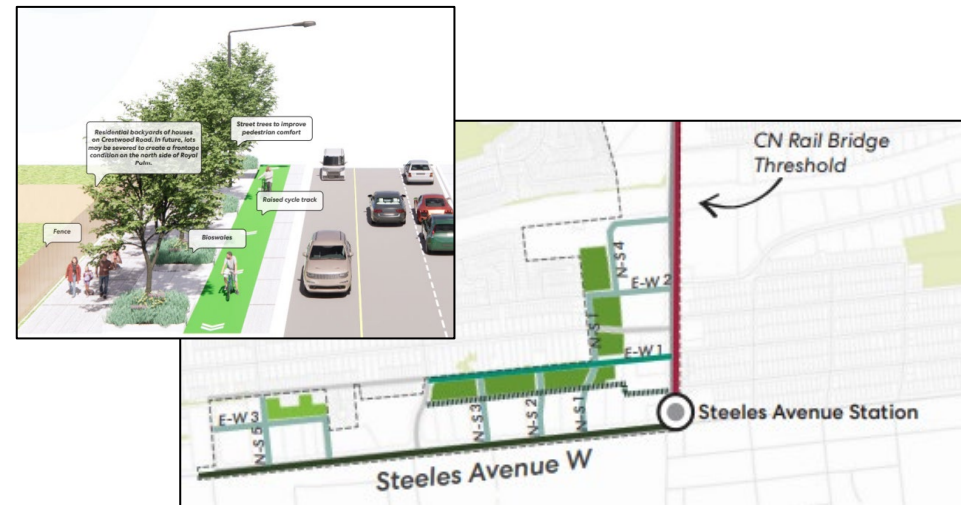
## Vaughan Transportation Plan (VTP)

- Identifies transportation improvements to address existing and future challenges associated with growth and development across the City
- Extension of Royal Palm Drive identified as Schedule C undertaking



## Urban Design Study and Streetscape Plan

- Builds upon YSCSP to guide corridor development
- Envisions attractive, transit-oriented, sustainable urban environment

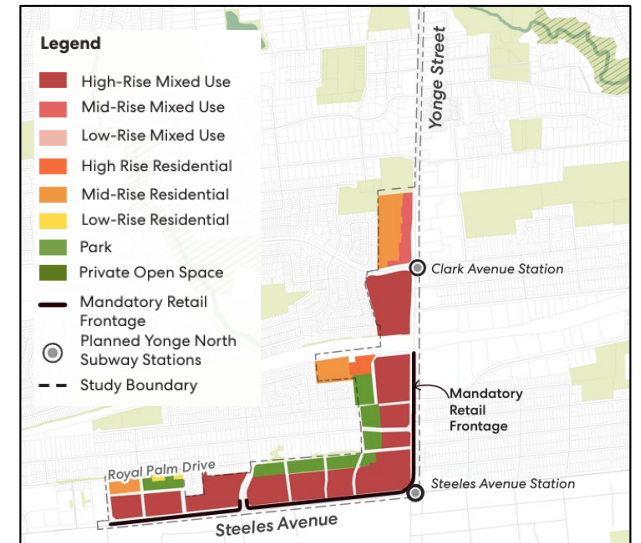


# Background

- Provincial Policy Statement
- York Region Official Plan
- York Region Transportation Master Plan
- York Transit Oriented Development
- City of Vaughan Official Plan
- Yonge Street North Secondary Plan and TMP (City of Toronto)
- Land Use and Built Form Study (City of Markham)
- Active Transportation Master Plan (City of Markham)
- Future BRT, Steeles Avenue West
- Yonge North Subway Extension (Metrolinx)
- YSCSP Development Applications (and supporting studies)



(Metrolinx: Yonge North Subway Extension Project Map)



(City of Vaughan: Yonge-Steeles Urban Design Study and Streetscape Plan, 2023)

# Need and Justification

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The street network is limited and there are no cycling routes within the study area. Modifications to the transportation network are intended to:

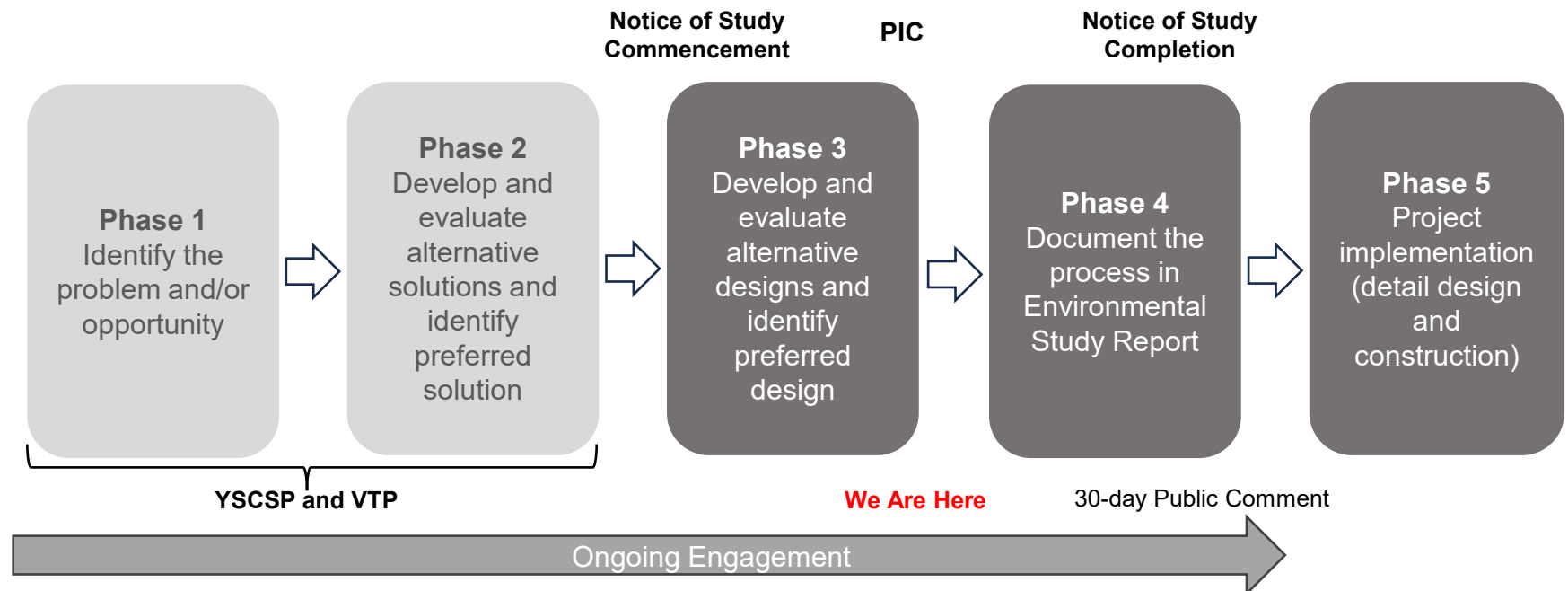
- Improve connectivity within the study area
- Form a grid network with other local roads
- Provide continuous active transportation connections
- Improve access to main streets by foot, bicycle or motorized vehicle
- Establish a fine-grained cycling network
- Support transit improvements and make new stations accessible by walking and cycling

A multi-modal transportation analysis is being prepared as part of this study.



# Municipal Class EA Process

- Municipal planning for infrastructure improvements must be completed in accordance with the Municipal Engineers Association’s MCEA document (2024)
- Approved process under the *Environmental Assessment Act*
- Proposed extensions of Royal Palm Drive and Powell Road are Schedule C projects and required to follow Phases 1 through 4 of MCEA process
- YSCSP and VTP generally addressed Phases 1 and 2 of the MCEA process. City is completing Phases 3 and 4



# Technical & Environmental Studies

- Traffic Impact Study
- Socio-Economic Assessment
- Natural Heritage Assessment
- Cultural Heritage Resource Assessment
- Archaeological Assessment
- Contamination Overview Study
- Geotechnical and Hydrogeological Assessment
- Stormwater Management
- Traffic Noise Assessment
- Air Quality Impact Assessment
- Arborist Report
- Climate Change Assessment



# Existing Study Area Conditions

## Archaeological Assessment (AA)

- Stage 1 AA completed in 2023
- Stage 2 AA for portions of study area in 2024
- No further assessment required for surveyed areas. Unsurveyed areas require Stage 2AA

## Cultural Heritage Overview

- No cultural heritage resources/landscapes identified within or surrounding the study area

## Contamination Overview Study

- Potentially contaminating activities within and surrounding the study area
- Automotive repair, sales and fuel storage, fill, waste generation, historic spill



# Existing Study Area Conditions

## Socio-Economic Review

- Single detached homes to north and west, commercial to south and east
- 117 businesses and high-density residential

## Ecological Assessment

- No rare vegetation communities, species at risk (SAR) or species of conservation concern (SOCC) observed
- Potential bat maternity roosts for SAR and non-SAR bat species identified
- Vegetation communities and wildlife habitats (suitable for breeding birds, urban species)

## Arborist

- 202 trees inventoried in study area
- No rare or endangered tree species

## Geotechnical

- Subsurface sand, gravel, silt and clay mixtures
- No weak or out of the ordinary subgrade conditions identified

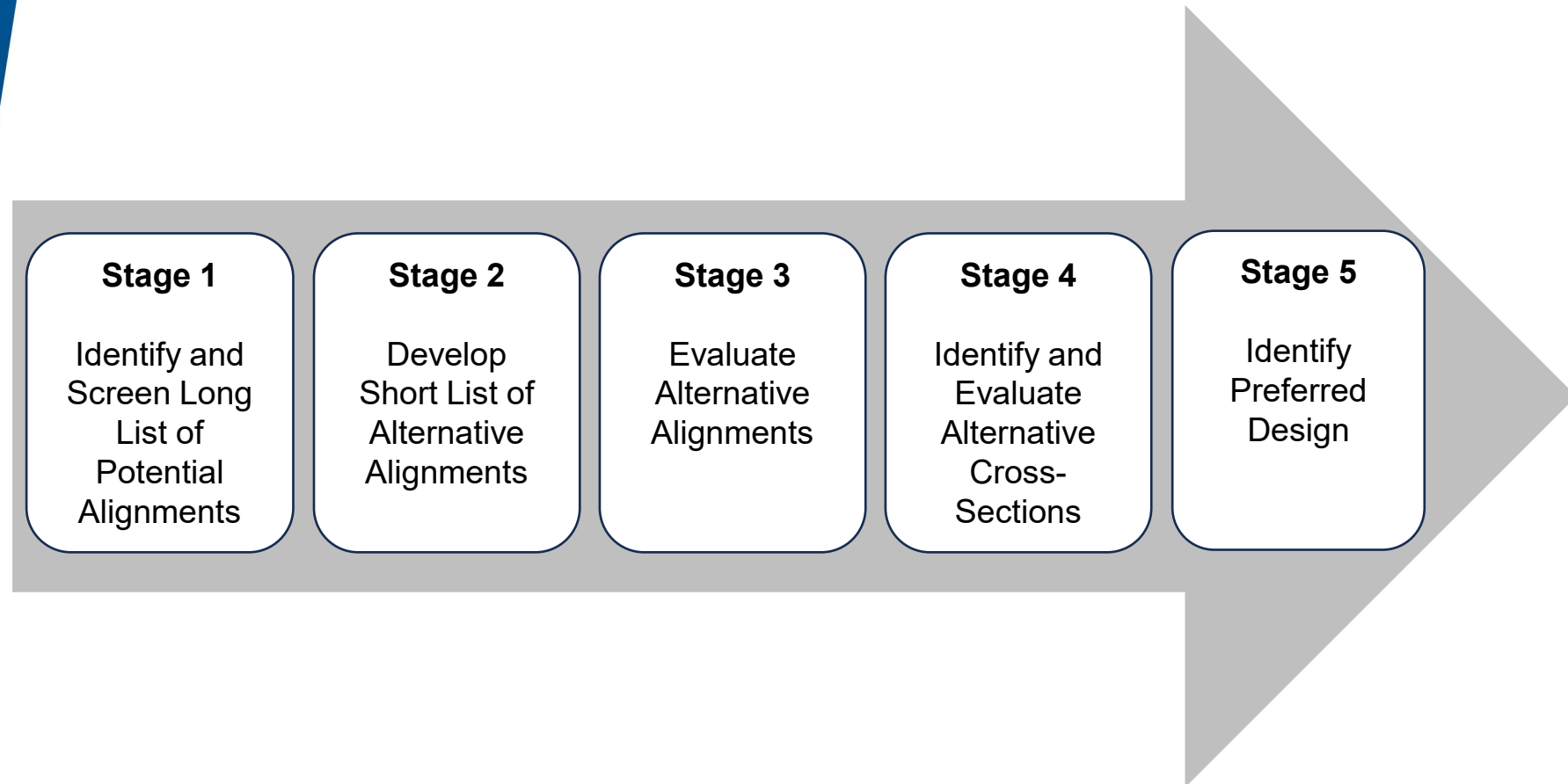
## Hydrogeological

- No watercourses within 500 m
- Not within Source Water Protection Area

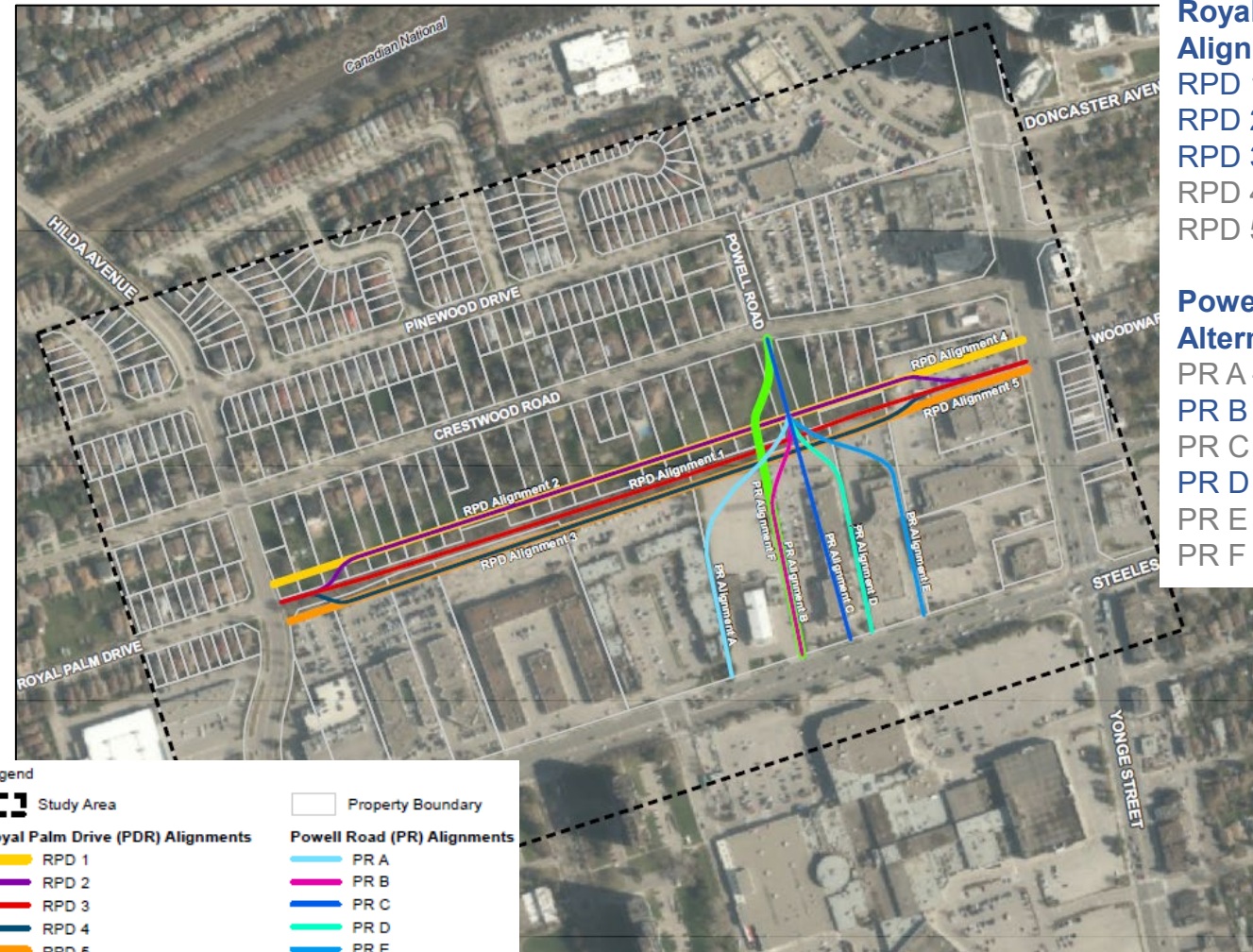


# Evaluation Process

A staged approach has been used to identify and evaluate alternative design concepts:



# Long List of Potential Alignments Screening Summary



**Royal Palm Drive Alignment Alternatives:**  
 RPD 1 – Carried Forward  
 RPD 2 – Carried Forward  
 RPD 3 – Carried Forward  
 RPD 4 – Not Carried Forward  
 RPD 5 – Not Carried Forward

**Powell Road Alignment Alternatives:**  
 PR A – Not Carried Forward  
 PR B – Carried Forward  
 PR C – Not Carried Forward  
 PR D – Carried Forward  
 PR E – Not Carried Forward  
 PR F – Not Carried Forward

# Short List of Alternative Alignments Royal Palm Drive



**Alternative 1  
(Straight)**















**Alternative 2  
(Veer North)**



**Alternative 3  
(Veer South)**

# Evaluation Summary

## Royal Palm Drive Alignments

Criteria Category	Alternative 1	Alternative 2	Alternative 3
Technical			
Cultural Heritage			
Socio-Economic			
Natural Heritage			
<b>Overall Conclusion</b>	<b>Recommended</b>	<b>Not Recommended</b>	<b>Not Recommended</b>

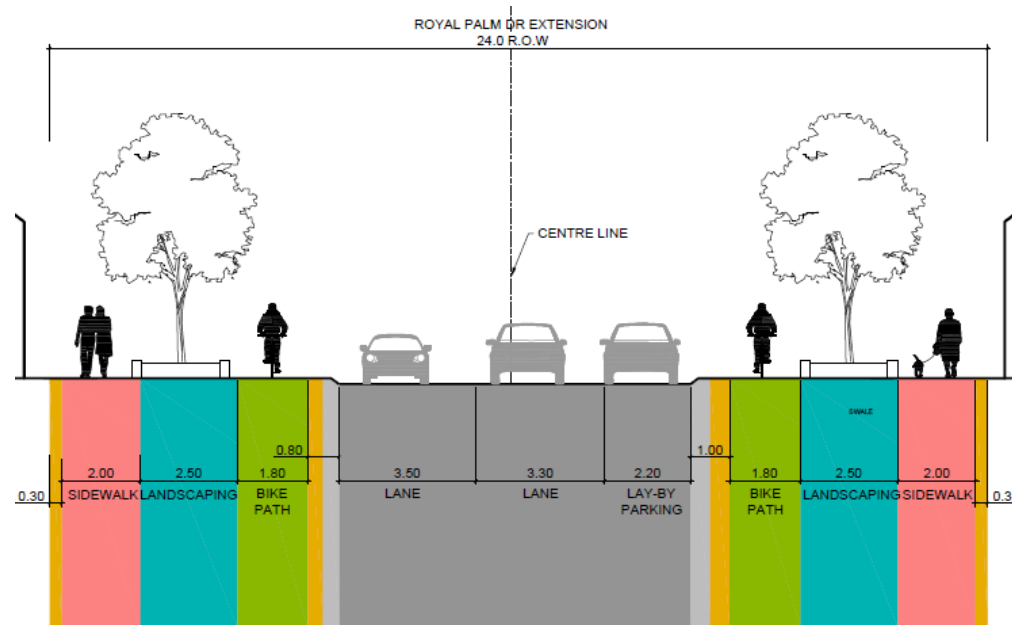
Least Preferred  →  →  Preferred



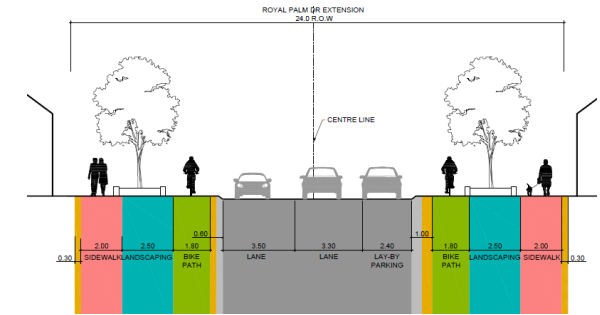
# Assessment of Cross-Section Options - Royal Palm Drive

Option 1 is recommended because it provides a more suitable width for lay-by parking and greater separation between cyclists and vehicles.

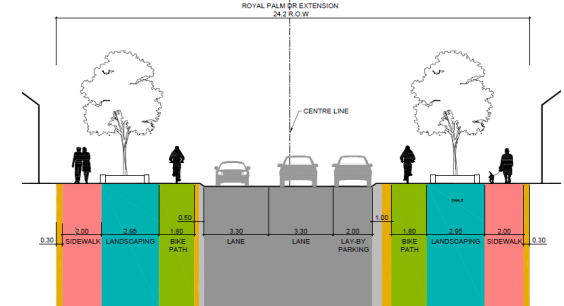
Option 1 (Recommended)



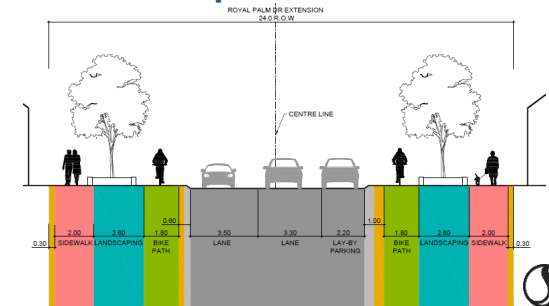
Option 2



Option 3 (Urban Design Study)



Option 4

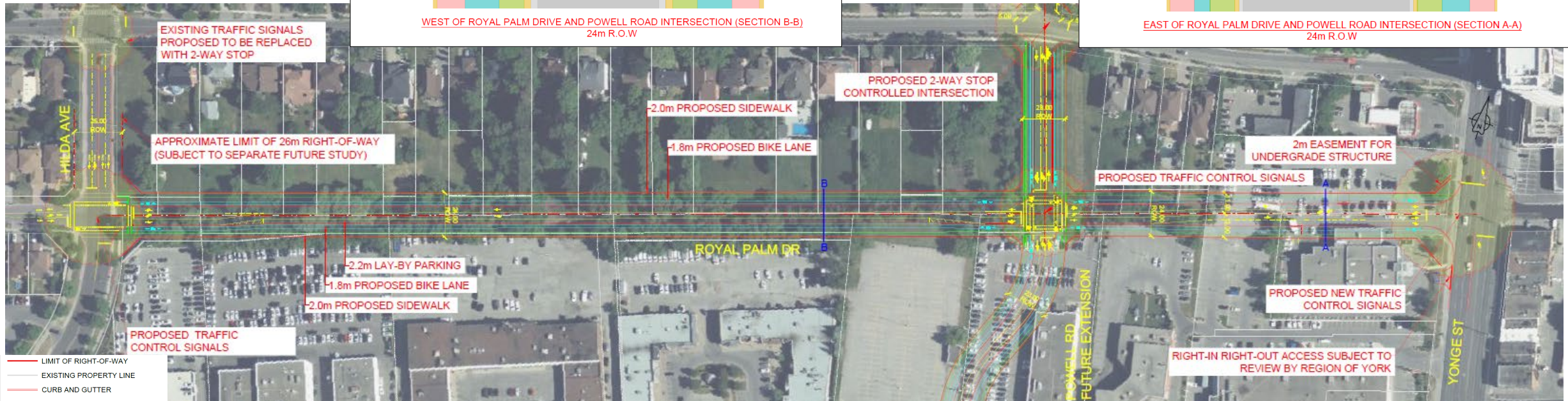
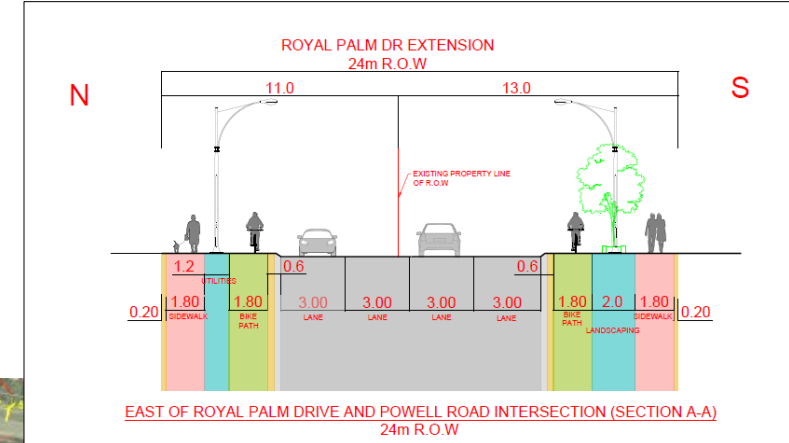
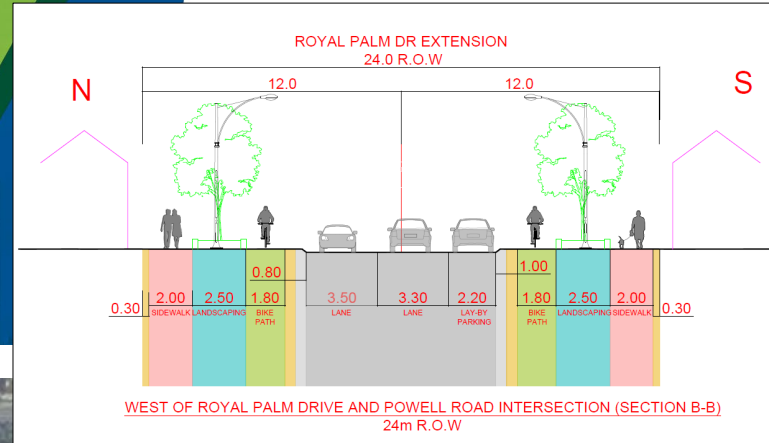


# Royal Palm Drive



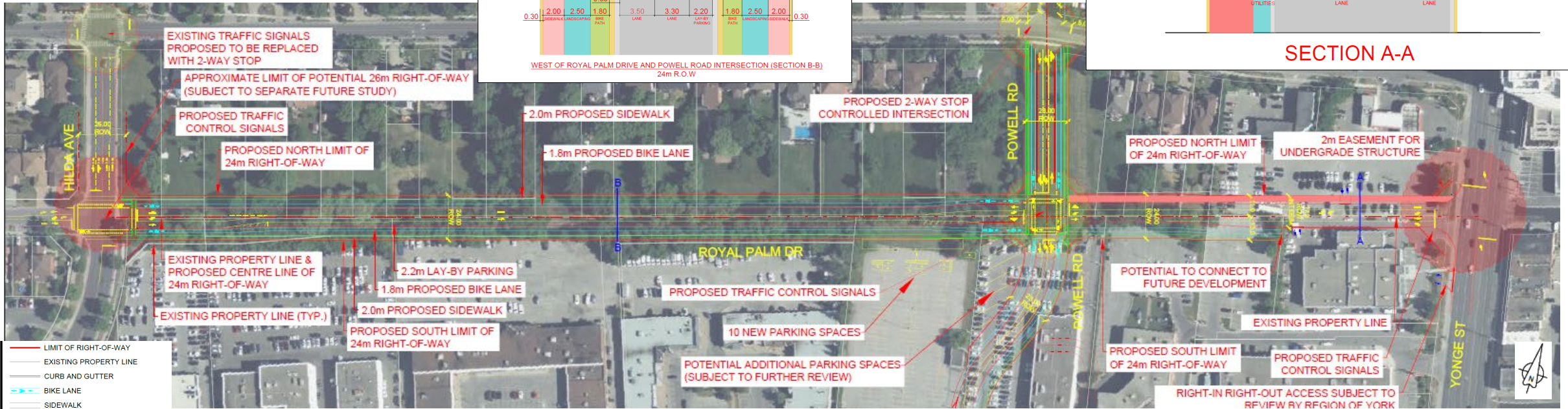
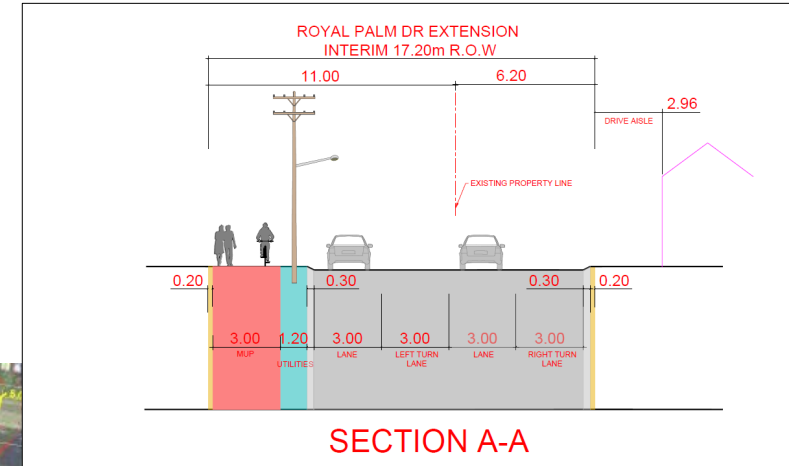
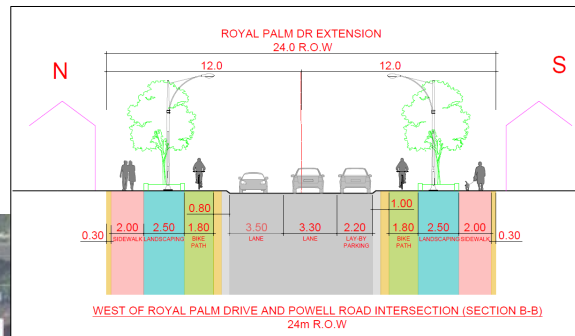
Source: Yonge Steeles Corridor Urban Design and Streetscape Plan, Figure 78. Rendering of Royal Palm/E-W 1

# Recommended Design Concept Royal Palm Drive



- LEGEND**
- LIMIT OF RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - CURB AND GUTTER
  - BIKE LANE
  - SIDEWALK
  - TRAVEL/PARKING LANE

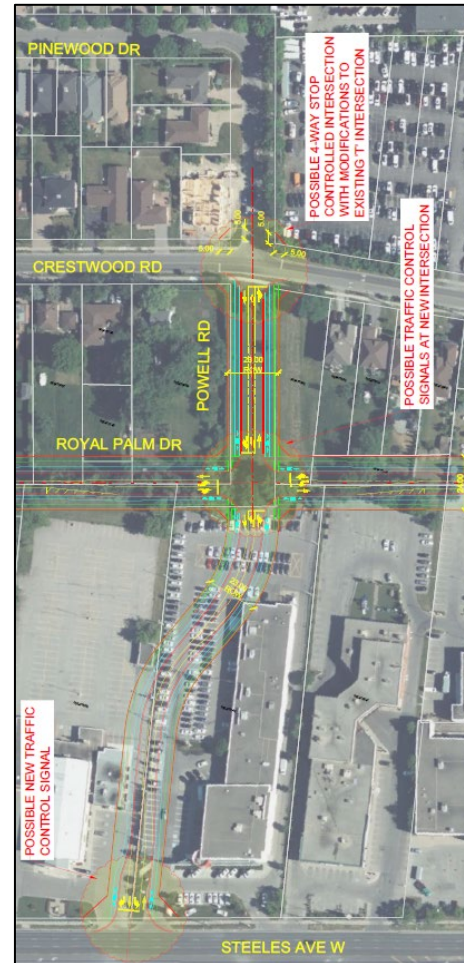
# Interim Design Concept Royal Palm Drive



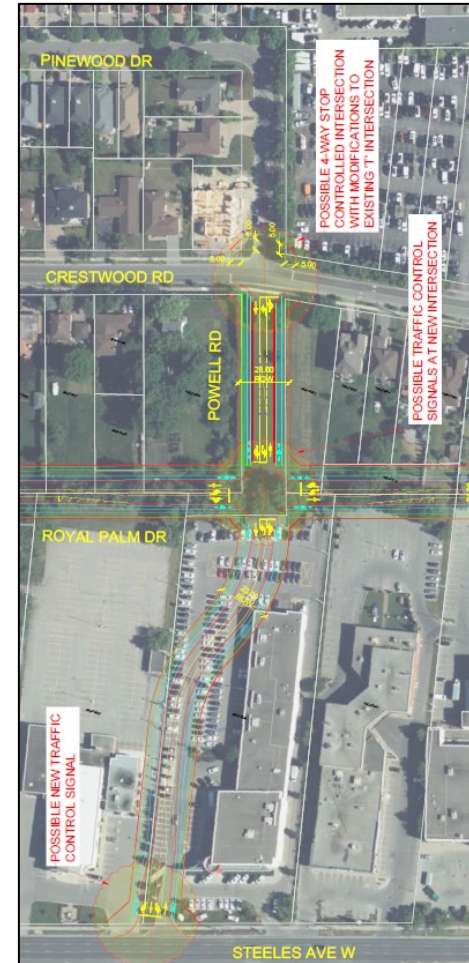
- LEGEND**
- LIMIT OF RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - CURB AND GUTTER
  - BIKE LANE
  - SIDEWALK
  - TRAVEL/PARKING LANE

# Short List of Alternative Alignments Powell Road

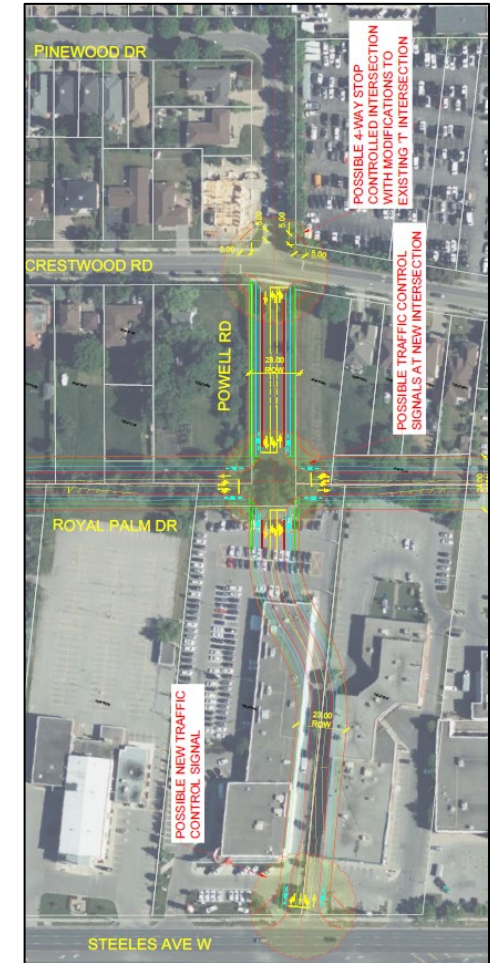
**Alternative B1  
(Veer Further West)**



**Alternative B2  
(Veer West)**















**Alternative D  
(Veer East)**



# Evaluation Summary

## Powell Road Alignments

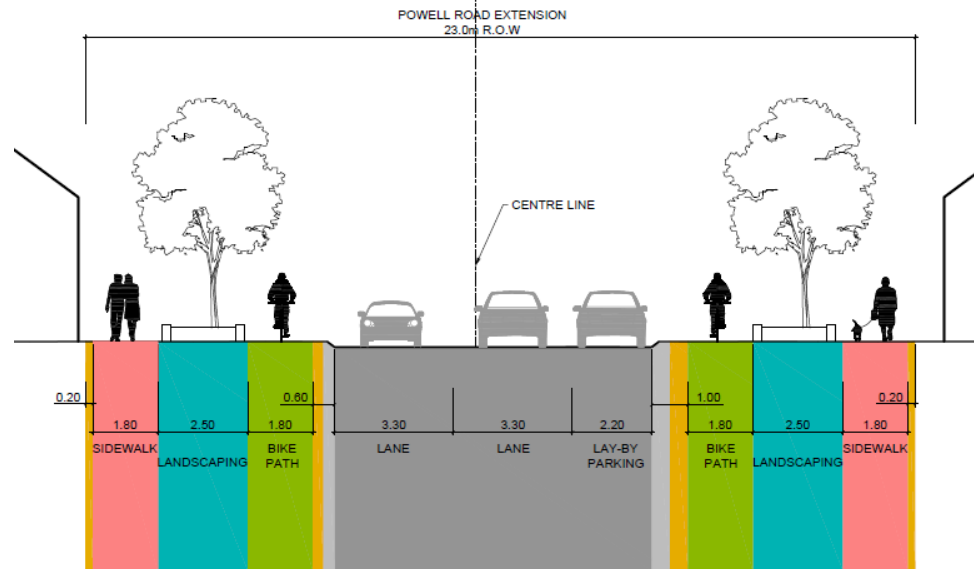
Criteria Category	Alternative B1	Alternative B2	Alternative D
Technical			
Cultural Heritage			
Socio-Economic			
Natural Heritage			
<b>Overall Conclusion</b>	<b>Recommended</b>	<b>Not Recommended</b>	<b>Not Recommended</b>

Least Preferred  →  →  Preferred

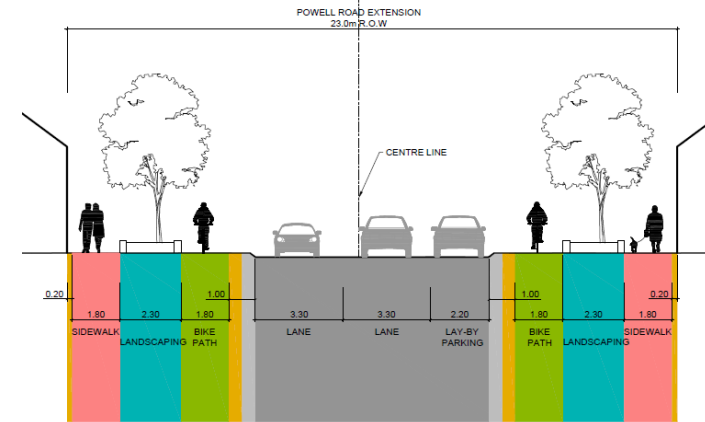
# Assessment of Cross-Section Options - Powell Road

Option 1 is recommended because it provides a suitable width for lay-by parking and landscaping, and acceptable separation between cyclists and vehicles.

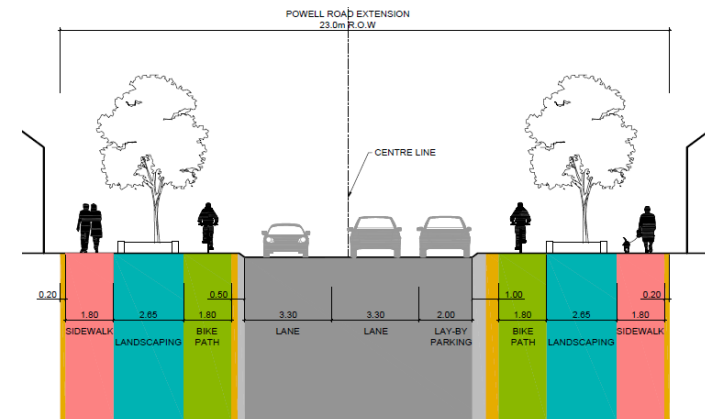
Option 1 (Recommended)



Option 2



Option 3 (Urban Design Study)



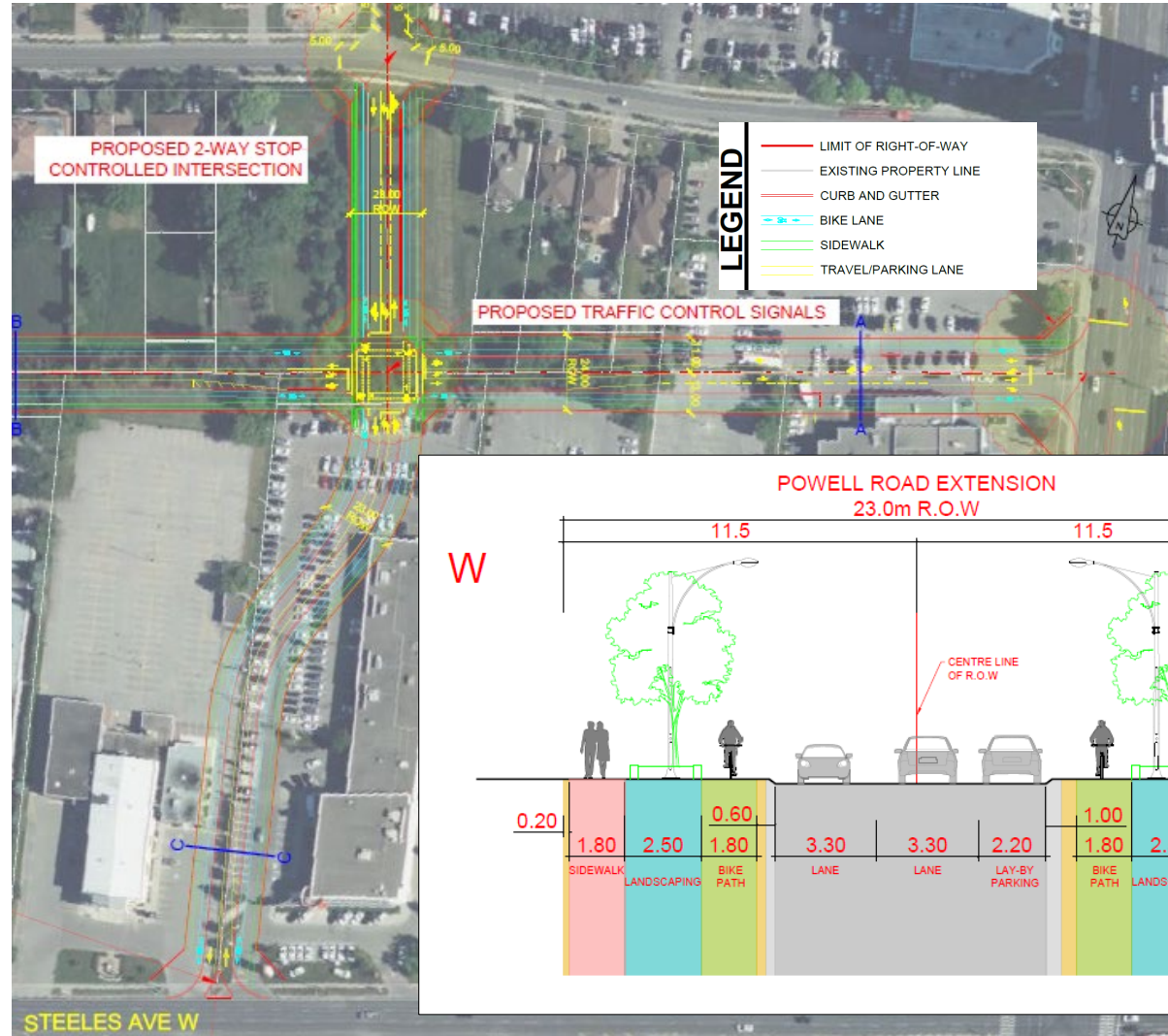
# Powell Road



Source: Yonge Steeles Corridor Urban Design and Streetscape Plan, Figure 80. Rendering of New Local Streets



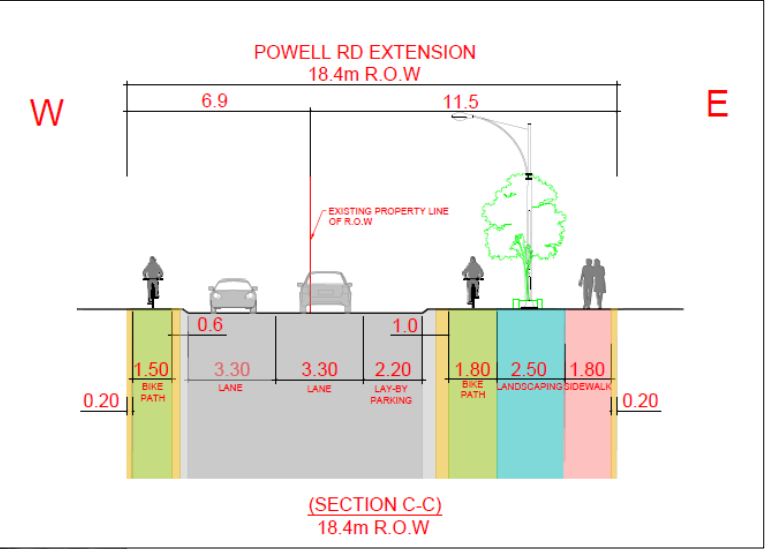
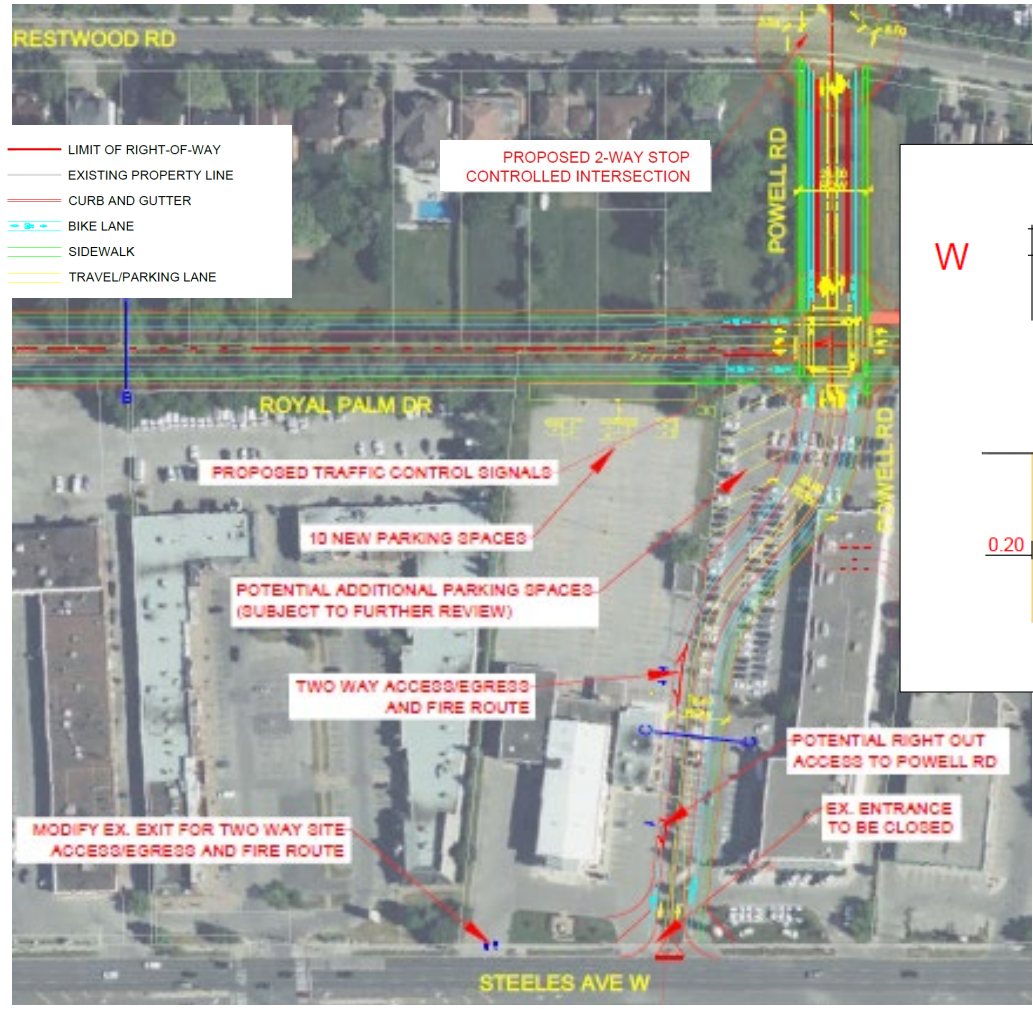
# Recommended Design Concept Powell Road



# Interim Design Concept Powell Road



**LEGEND**



# INTERIM DESIGN CONCEPT - ROYAL PALM DRIVE AND POWELL ROAD



**LEGEND**

- LIMIT OF RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BIKE LANE
- SIDEWALK
- TRAVEL/PARKING LANE

**DRAFT**

- ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES UNLESS OTHERWISE INDICATED.
  - DRAWINGS ARE NOT TO BE SCALED.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON FINDING.
  - THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY CONSULTING THE UTILITY COMPANIES CONCERNED; THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
  - BENCHMARKS FOR LAYOUT ARE TO BE OBTAINED FROM THE CITY OF VAUGHAN ENGINEERING DEPARTMENT.
- NOTE:**  
EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING ON THIS PLAN IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION TO BE RELIABLE, HOWEVER, THE CITY OF VAUGHAN ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERRORS OR OMISSIONS.

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1	PRELIMINARY DESIGN	L.L.	10/29/2024
NO.	DESCRIPTION	BY	DATE
UPDATES & REVISIONS			

ENGINEERING COMPANY NAME:

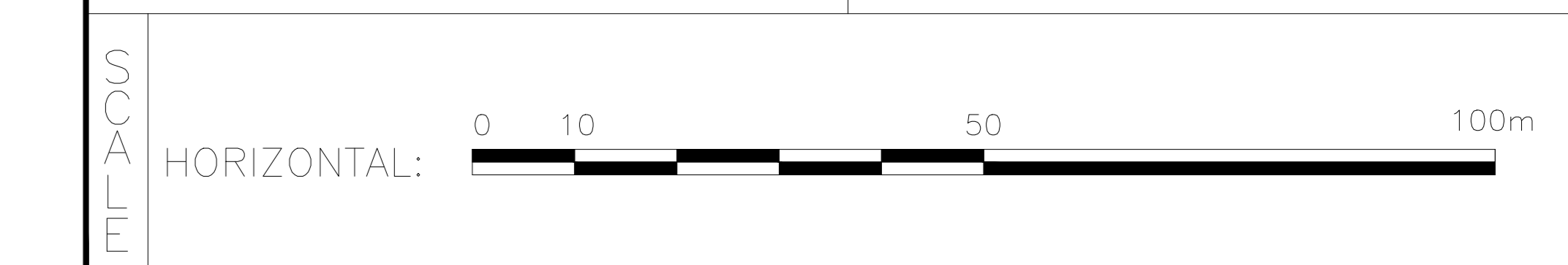
**Stantec**

Stantec Consulting Ltd.  
100 - 475 Commerce Drive, West Tower  
Markham, Ontario L3R 9V6  
Tel: 905.477.0700  
www.stantec.com

ENGINEER'S STAMP:

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF THE CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATIONS.

DATE



YONGE-STEELES COLLECTOR ROADS EA  
ROYAL PALM DR AND POWELL RD  
INTERIM DESIGN CONCEPT

**VAUGHAN**

DESIGNED & DRAWN BY: _____	CHECKED BY: _____	TENDER No. _____
SURVEYED BY: _____	APPROVED BY: _____	<b>T18-</b> _____
SCALE: _____	PROJ. No. _____	DWG. No. _____
HORIZONTAL: 1:500	<b>18-</b> _____	_____ of _____
VERTICAL: 1:100		

# RECOMMENDED DESIGN CONCEPT - ROYAL PALM DRIVE AND POWELL ROAD



**LEGEND**

- LIMIT OF RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BIKE LANE
- SIDEWALK
- TRAVEL/PARKING LANE

DRAFT

1. ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES UNLESS OTHERWISE INDICATED.
  2. DRAWINGS ARE NOT TO BE SCALED.
  3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON FINDING.
  4. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY CONSULTING THE UTILITY COMPANIES CONCERNED; THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
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4			
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2			
1	PRELIMINARY DESIGN	L.L.	10/29/2024
NO.	DESCRIPTION	BY	DATE
UPDATES & REVISIONS			

ENGINEERING COMPANY NAME:

**Stantec**  
Stantec Consulting Ltd.  
 900 - 475 Commerce Drive, West Tower  
 Vaughan, Ontario L4L 1C7  
 Tel: 905.444.7700  
 www.stantec.com

ENGINEER'S STAMP:

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF THE CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATIONS.

DATE: \_\_\_\_\_



**YONGE-STEELES COLLECTOR ROADS EA  
 ROYAL PALM DR AND POWELL RD  
 RECOMMENDED DESIGN CONCEPT**



DESIGNED & DRAWN BY: _____	CHECKED BY: _____	TENDER No. _____
SURVEYED BY: _____	APPROVED BY: _____	<b>T18-</b> _____
SCALE: _____	PROJ. No. _____	DWG. No. _____
HORIZONTAL: 1:500	<b>18-</b> _____	<b>_ of _</b>
VERTICAL: 1:100		

# Potential Impacts and Proposed Mitigation

Environmental Factor	Potential Impacts, Mitigation Measures and Commitments
Trees	<ul style="list-style-type: none"> <li>• Tree removal will be required to accommodate construction of the new roadways.</li> <li>• A Tree Management Plan has been developed as part of this study.</li> <li>• The streetscape design will adhere to the Yonge Steeles Urban Design and Streetscape Study’s policies and guidelines for plantings and trees.</li> </ul>
Wildlife/Habitat	<ul style="list-style-type: none"> <li>• No rare vegetation, species at risk (SAR) or species of conservation concern.</li> <li>• Potential bat maternity roosts for SAR and non-SAR bat species and suitable breeding bird habitats for urban species may be present.</li> <li>• Bat surveys will be carried out during detail design.</li> <li>• Tree removals will be completed outside of the migratory bird nesting season/active bat roost period.</li> </ul>
Archaeology	<ul style="list-style-type: none"> <li>• Portions of study area retain potential for recovery of archaeological resources and will require Stage 2 archaeological assessment prior to construction.</li> <li>• No construction will take place until the Ministry of Citizenship and Multiculturalism has confirmed in writing that all licensing and review requirements have been satisfied.</li> </ul>
Property	<ul style="list-style-type: none"> <li>• Private property will be required to accommodate construction of the new roadways.</li> <li>• The City will negotiate with impacted property with discussions scheduled to begin early 2025.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• A Noise Assessment is being completed in accordance with Provincial guidelines to determine if measures are required to mitigate potential increases in traffic noise.</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• An Air Quality Assessment is being completed in accordance with Provincial guidelines to assess the potential changes in local and regional air quality, and to determine mitigation measures as required.</li> </ul>

# Schedule / Next Steps

Key Point in Study Process	Approximate Timing
Notice of Study Commencement	June 8, 2023
Technical Advisory Committee (TAC) and Stakeholder Group (SG) Meeting 1	October 2023
Property Owner Meetings	Summer 2024
TAC and SG Meeting 2	Summer/Fall 2024
<b>Public Information Centre</b>	<b>November 2024</b>
Confirm Recommended Design	Winter 2024
Additional Consultation as Required	Winter 2024
Notice of Completion / ESR 30-Day Comment Period	January 2025



# Your feedback is important!

Please use the below link to access a comment form or contact one of the below study team members directly. We would greatly appreciate receiving any comments or questions you may have by **Friday, December 6, 2024**.

**Hilda Esedebe, P.Eng.**

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Senior Project Manager,  
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Markham, ON L3R 0A8  
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**Diana Addley**

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T: 905-415-6401  
E: [Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)

For additional information, please visit the study website ([vaughan.ca/YongeSteeles](http://vaughan.ca/YongeSteeles)).



# Questions?