

Clause 6 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 21, 2015.

6

Doane Road Interim Improvements  
Winged Foot Trail to 2<sup>nd</sup> Concession  
Town of East Gwillimbury

Committee of the Whole recommends adoption of the following recommendations contained in the report dated April 24, 2015 from the Commissioner of Transportation Services:

1. Recommendations

It is recommended that:

1. Council authorize an agreement with Winged Foot Development Inc. c/o DG Group (formerly Metrus Development Inc.), for a Regional funding contribution of \$100,000, excluding taxes, to undertake interim improvements on Doane Road, from Winged Foot Trail to 2<sup>nd</sup> Concession.
2. The Commissioner of Transportation Services be authorized to execute the agreement, subject to the approval of Legal Services as to form and content.

2. Purpose

This report seeks Council authority to enter into an agreement with Winged Foot Development Inc. (Winged Foot) to complete interim improvements on Doane Road, between Winged Foot Trail and 2<sup>nd</sup> Concession, in the Town of East Gwillimbury.

### 3. Background

Growth is anticipated in the communities of Queensville, Sharon, and Holland Landing in the Town of East Gwillimbury

In response to Provincial growth policies, significant population growth is expected in the Town of East Gwillimbury. The majority of this growth will occur in the communities of Queensville, Sharon and Holland Landing.

Doane Road will provide an important east-west connection between Holland Landing (Yonge Street), Queensville and the future Highway 404 interchange to support the transportation needs of these growing communities. The existing Doane Road is a two-lane, east-west road with a rural cross-section, a 20 metre right-of-way, and a posted speed of 60 km/h to 70 km/h.

At present, there is little traffic using Doane Road, approximately 300 cars per day. However, the Region expects this number to increase as the Queensville, Holland Landing and Sharon communities grow.

Road network improvements have been planned to address the long-term transportation needs

A number of projects are planned to support the long-term transportation needs of the communities of Queensville, Sharon and Holland Landing in the Town of East Gwillimbury. These projects include road improvements for 2<sup>nd</sup> Concession and Doane Road, as well as a new Highway 404 interchange at Doane Road.

Road improvements are currently under construction on 2<sup>nd</sup> Concession from Bristol Road to Queensville Sideroad. The improvements will widen this key north-south corridor from two to four lanes, including cycling facilities, a grade separation at the rail crossing north of Rogers Road, and a new bridge over the East Holland River.

Improvements to Doane Road, between Yonge Street and Woodbine Avenue, were included in an environmental assessment, which was completed and approved in March 2012. The environmental assessment recommended a complete reconstruction of six kilometres of Doane Road between Yonge Street and Woodbine Avenue along the existing alignment. Two lanes will be maintained between Yonge Street and 2<sup>nd</sup> Concession, while widening to four lanes between 2<sup>nd</sup> Concession and Woodbine Avenue. A new Highway 404 interchange will be constructed at Doane Road in coordination with the improvements recommended in the environmental assessment. The future interchange bridge and preliminary grading were completed in 2014 as part of the Highway 404 extension project led by the Ontario Ministry of Transportation.

Doane Road Interim Improvements  
Winged Foot Trail to 2<sup>nd</sup> Concession

The near-term build-out of development in Queensville, Sharon and Holland Landing has taken longer than previously expected. As a result, the construction of the Doane Road improvements, including the new Highway 404 interchange, is scheduled to commence in 2024. Development growth and transportation needs in these communities will continued to be monitored to inform future transportation programming decisions.

A section of Doane Road is in need of interim improvements to address near-term transportation needs

Doane Road, between 2<sup>nd</sup> Concession and Yonge Street, is currently subject to a year-round, five-tonne per axle load restriction. The load restriction is in place as Doane Road does not have structural capacity to accommodate the weight of heavy trucks.

The condition of this section of Doane Road has deteriorated in the last few years, and is in need of improvements in advance of the long-term work planned to commence in 2024.

#### 4. Analysis and Options

Interim improvements to Doane Road are required to remove the load restriction and accommodate approved development

Winged Foot is currently constructing Phase 1 of an approved residential development project south of Doane Road and west of 2<sup>nd</sup> Concession (see Attachment 1). Phase 1 of the project includes 195 residential units with access provided via Doane Road. To accommodate the construction truck traffic required to complete the development, interim improvements are necessary for the section of Doane Road from Winged Foot Trail to 2<sup>nd</sup> Concession. The improvements will address existing pavement issues and allow for removal of the year-round load restriction. Area development by Winged Foot is accelerating the need to complete interim improvements for this section of Doane Road.

Interim improvements will be implemented as part of the construction works required for the residential development

The interim improvements for this section of Doane Road will be completed by Winged Foot this fall as part of construction works required for the residential development. Efficiencies can be realized by implementing these improvements at the same time the new local roads are being constructed. Allowing Winged Foot to implement interim improvements will ensure the work will be coordinated

Doane Road Interim Improvements  
Winged Foot Trail to 2<sup>nd</sup> Concession

with other construction activities and will minimize disruptions to future residents and others who travel Doane Road.

Interim improvements will be required before implementing the long-term improvements

Although the need for interim improvements has been accelerated by the adjacent residential development project, the Region would have needed to undertake some interim improvements regardless. The Regional contribution reflects minimum improvements that would have been required for Doane Road; however, this approach provides an opportunity to realize an enhanced level of service during the interim period at no additional cost to the Region since the year-round load restriction will be removed. For example, the improvements undertaken by the Region for the section of Doane Road east of 2<sup>nd</sup> Concession in 2013 did not enable removal of the year-round load restriction.

Link to key Council-approved plans

Interim improvements to Doane Road, between Winged Foot Trail and 2<sup>nd</sup> Concession, align with the 2015 to 2018 Strategic Plan priority area to manage environmentally sustainable growth. The improvements are consistent with the strategic objective of optimizing critical infrastructure systems capacity.

## 5. Financial Implications

The interim improvements to Doane Road, from Winged Foot Trail to 2<sup>nd</sup> Concession are estimated to cost \$450,000, excluding taxes. This cost estimate has been determined based on separate exercises completed by the Region and Winged Foot. The Region will contribute \$100,000, excluding taxes, to cover the improvements that would have otherwise been necessary to keep this section of Doane Road in a state of good repair until the environmental assessment improvements are implemented in 2024. The remainder of the costs, estimated at \$350,000, will be the responsibility of Winged Foot.

Sufficient funds are available in the approved 2015 Capital budget for this contribution.

## 6. Local Municipal Impact

Interim improvements to Doane Road, between Winged Foot Trail and 2<sup>nd</sup> Concession, support approved development in the Town of East Gwillimbury, and will improve driving conditions for local residents who live in the area or use this section of Doane Road as part of their commute.

## 7. Conclusion

The Region completed an environmental assessment for long term improvements to Doane Road in 2012. Construction of the ultimate improvements is scheduled to commence in 2024; however, Doane Road, between Winged Foot Trail and 2<sup>nd</sup> Concession, is in need of interim improvements to support area development. Having Winged Foot carry out the interim improvements to Doane Road in conjunction with build out of their development provides mutual benefit to all parties until long term improvements are warranted. An agreement to cost-share the interim improvements will satisfy the needs of both Winged Foot and the Region.

For more information on this report, please contact Brian Titherington, Director, Roads and Traffic Operations at ext. 75901 or Salim Alibhai, Director, Capital Planning and Delivery at ext.75229.

The Senior Management Group has reviewed this report.

April 24, 2015

Attachments (1)

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Accessible formats or communication supports are available upon request

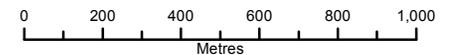


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## Town of East Gwillimbury

### Doane Road Interim Improvements Winged Foot Trail to 2nd Concession

 Interim Improvement Area



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