TOWN OF CALEDON

Council Meeting Minutes
Tuesday, February 11, 2014
9:30 a.m.
Council Chamber, Town Hall

Mayor M. Morrison
D. Beffort
N. de Boer
P. Foley
G. McClure
R. Mezzapelli
R. Paterak
A. Thompson
R. Whitehead

Chief Administrative Officer: D. Barnes
Director of Administration/Town Clerk: C. deGorter
Manager of Planning Law/Solicitor: P. De Sario
Fire Chief: D. Forfar
Council/Committee Co-ordinator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Manager of Corporate Communications: B. Lee
Manager of Economic Development: N. Lingard
Director of Public Works: D. Loveridge
Director of Human Resources: J. Porter
Director of Parks & Recreation: K. Scott
Deputy Treasurer: P. Tollett

1. CALL TO ORDER

Mayor Morrison called the meeting to order in the Committee Room at 9:33 a.m.

2. APPROVAL OF AGENDA

Moved by D. Beffort - Seconded by R. Mezzapelli 2014-044

That the agenda for the February 11, 2014 Council Meeting, be approved as amended.

Carried.

3. CLOSED MEETING

Council adopted the required procedural motion and resumed in Closed Meeting in the Committee Room at 9:33 a.m.

Moved by R. Paterak – Seconded by N. de Boer 2014-045

That Council shall go into closed session under Section 239 of the *Municipal Act* for the purpose of:

- A proposed disposition of land:
  - Confidential Report CS-2014-025 - Palgrave Community Centre, Ward 4

Carried.

Mayor M. Morrison, Councillor Thompson, Councillor Whitehead, Councillor McClure, Councillor Beffort, Councillor Mezzapelli, Chief Administrative Officer: D. Barnes, Director of Administration/Town Clerk: C. deGorter, Director/Chief Financial Officer/Deputy CAO: R. Kaufman, Project Manager – Real Estate: D. Osborn, were present for this portion of the meeting.

Councillor Foley and Councillor Paterak joined the meeting at 9:35 a.m.

Council adopted the required procedural motion at 9:40 a.m. and resumed in Open Session.

Council recessed and resumed in the Council Chamber at 9:46 a.m.

4. PRAYER AND O CANADA

Councillor Foley resumed the meeting with a prayer, those in attendance joined in singing O Canada.

5. SUMMARY OF ADDENDUM ITEMS

Added Correspondence

CP1 Correspondence received from AMO dated February 7, 2014 re: Recent Developments in Joint and Several Liability – Municipal Action Needed.

CP2 Correspondence received from received Bob Shapton dated February 10, 2014 re: Workshop on Recycling in Pits and Quarries.

CP3 Correspondence received from Bill Stubbs dated February 10, 2014 re: More Damage at 18424 Hurontario Street.

6. INTRODUCTION OF NEW STAFF

1. Hillary Bryers, Manager of Revenue introduced Kelly Burden, Senior Financial Analyst.
2. Peggy Tollett, Deputy Treasurer introduced Maria Voutos, Supervisor Payroll.

7. DISCLOSURE OF PECUNIARY INTEREST – none stated

8. DELEGATIONS/PRESENTATIONS

D1 – Mayor Morrison acknowledged the Director of Parks and Recreation, Fire Chief and the Director of Public Works on behalf of Council for the efforts of their staff during the Ice Storm of December 21, 2013. She expressed her appreciation and presented each of them with a plaque.

D2 - Paul A. King, Planning & Development Consultant provided a delegation on behalf of Caledon Villa Corporation requesting support for a speed limit reduction along Old Church Road east of Innis Lake. Members of Council asked a number of questions concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Mr. King for his delegation.

Moved by R. Whitehead - Seconded by N. de Boer 2014-046

That staff in the Public Works Department be directed to contact the Region of Peel regarding the request submitted by Paul King on behalf of Caledon Villas Corporation to lower the speed limit along Old Church Road east of Innis Lake.

Carried.

D3 – OPP Inspector T. Melanson provided a presentation regarding the 2013 4th Quarterly Report. Members of Council asked a number of questions concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Inspector Melanson for his presentation.

D4 - Janet McDougald, Chair of the Peel District School Board provided a delegation regarding "Fix the Formula" – the funding formula for special education and requested that Council support the Peel District School Board's prediction model developed by the Peel District School Board. Members of Council asked a number of questions concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Ms. McDougald for her delegation.

Moved by D. Beffort - Seconded by N. de Boer 2014-047

That the Mayor write a letter in support of the prediction model developed by the Peel District School Board to include the comments provided by the members of the Town of Caledon Council; and

That the letter be forwarded to the Premier of the Province, Minister of Education, Minister of Finance, MPP's, Peel municipalities and the Peel District School Board.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Beffort	X			
Councillor de Boer	X			
Councillor Foley	X			
Councillor McClure	X			
Mayor Morrison	X			
Councillor Paterak	X			
Councillor Mezzapelli	X			
Councillor Thompson	X			
Councillor Whitehead	X			
TOTAL	9			

Carried.

D5 – David Vanstone, President, Bolton Wanderers Soccer Club provided a delegation regarding 2014 User Fees. Members of Council asked a number of questions concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Mr. Vanstone for his delegation.

Moved by P. Foley - Seconded by N. de Boer 2014-048

That Parks and Recreation Department staff be directed to work with the Bolton Wanderers Soccer Club and a staff report be brought back to Council.

Carried.

D6 – John Fleming, Integrity Commissioner provided a presentation regarding the Annual Report concerning the Council Code of Conduct. Members of Council asked a number of questions concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Mr. Fleming for his delegation.

9. REGULAR BUSINESS

ADM-2014-007 re: Office of the Integrity Commissioner's Annual Report for 2013.

Moved by D. Beffort – Seconded by P. Foley 2014-049

That Report ADM-2014-007 regarding Office of the Integrity Commissioner's Annual Report for 2013, be received.

Carried.

ADM-2014-008 re: Appointment to the Board of Management of the Bolton Business Improvement Area.

Moved by P. Foley – Seconded by R. Mezzapelli 2014-050

That Report ADM-2014-008 regarding Appointment to the Board of Management of the Bolton Business Improvement Area, be received; and

That By-law 81-29 be amended by replacing Schedule "A" to revoke the appointment of Rose Marchese and Larry Polsinelli as Directors of the Board of Management of the Bolton Business Improvement Area and appoint Jerry Gorman as a Director on the Board of Management of the Bolton Business Improvement Area for the balance of the 2010-2014 term of Council ending November 30, 2014.

Carried.

ADM-2014-010 re: Delegation of Authority – Permission to Enter Agreements with Owners in the Town of Caledon.

Moved by N. de Boer – Seconded by R. Whitehead 2014-051

That Report ADM-2014-010 regarding Delegation of Authority – Permission to Enter Agreements with Owners in the Town of Caledon, be received; and

That Project Manager of Real Estate be authorized to negotiate with owners of properties in the Town of Caledon for the purpose of conducting various temporary and/or preliminary works; and

That the Director of Public Works, or their designate be authorized, to enter into and execute standard Permission to Enter Agreements to permit entry onto the lands for the purpose of conducting various temporary and/or preliminary works.

Carried.

ADM-2014-013 re: Report requesting authority to negotiate and if necessary, to expropriate the acquisition of property required for the widening and reconstruction of Kennedy Road.

Moved by A. Thompson – Seconded by R. Whitehead 2014-052

That Report ADM-2014-013 regarding Report requesting authority to negotiate and if necessary, to expropriate the acquisition of property required for the widening and reconstruction of Kennedy Road, be received; and

That the Project Manager, Real Estate be authorized to negotiate land acquisitions for the widening of Kennedy Road from Mayfield Road, 800 M north to the south community limits of Mayfield West Phase 1 to be funded from the approved 2008 Capital Project; and

That the Mayor and Clerk be authorized to execute the negotiated Purchase and Sale Agreements between the affected Property Owners and the Town, and any other documents necessary to accommodate the transfer of the lands; and

That the Project Manager, Real Estate be authorized to expropriate the remaining lands as may be required if negotiations are unsuccessful in order to complete the Kennedy Rd. Road Project Widening.

Carried.

10. MATTERS ARISING FROM CLOSED MEETING

Confidential Report CS-2014-025 re: A proposed disposition of land by the Town of Caledon known as the Palgrave Community Centre, Ward 4.

Moved by N. de Boer – Seconded by R. Paterak 2014-053

That Confidential Report CS-2014-025 regarding a proposed disposition of land by the Town of Caledon known as the Palgrave Community Centre, Ward 4, be received; and

That the Offer of Purchase submitted by "Pant Lisgar Properties Inc." for the sale of the Palgrave Community Centre be accepted; and

That the Mayor and Clerk be authorized to execute an agreement of purchase and sale, and any other documents necessary for the purpose of selling the lands municipally known as 17090 Regional Road 50, legally described as Part of Lot 26, Con. 6 Albion, also known as Parts 1, 2, 3, 4, 5, 6, 43R-32209, Town of Caledon; and

That the Town of Caledon fund the costs for the repair of the septic tank.

Carried.

Council recessed from 12:13 p.m. to 1:04 p.m.

11. WORKSHOP

Moved by R. Mezzapelli - Seconded by R. Paterak 2014-054

That Council convene into Council Workshop.

Carried.

1. BOLTON RESIDENTIAL EXPANSION STUDY: PRELIMINARY FINDINGS.

Nick McDonald, Meridian Planning provided an overview of the Bolton Residential Expansion Study: Preliminary Findings and introduced Jim Dougan of Meridian Planning who provided a presentation regarding the environmental aspects. (See attached Presentation) Members of Council asked a number of questions throughout the presentation concerning the information provided and received responses from the presenter.

Mr. McDonald then introduced Chris Hamel of Meridian Planning who provided a presentation regarding waste water and water servicing within the proposed options. (See attached Presentation) Members of Council asked a number of questions throughout the presentation concerning the information provided and received responses from the presenter.

Mr. McDonald then introduced Phil Grubb of Paradigm Transportation Solutions who provided a presentation regarding the transportation concerns within the proposed options. (See attached Presentation). Members of Council asked a number of questions throughout the presentation concerning the information provided and received responses from the presenter.

Mayor Morrison thanked Mr. McDonald, Mr. Dougan, Mr. Hamel and Mr. Grubb for their presentation.

Moved by N. de Boer – Seconded by R. Mezzapelli 2014-055

That Council rise out of Council Workshop.

Carried.

Council recessed from 3:20 p.m. to 3:34 p.m.

12. REGULAR BUSINESS (Continued)

CS-2014-015 re: Town of Caledon's Response to Proposed Ontario Provincial Police Billing Reform.

Moved by A. Thompson – Seconded by G. McClure 2014-056

That Report CS-2014-015 regarding Provincial Consultation on Proposed Ontario Provincial Police Billing Reform, be received; and

That the Town of Caledon not support the proposed new Ontario Provincial Police Billing model; and

That a copy of report CS-2014-015 be forwarded to the Ministry of Community Safety and Correctional Services, OPP Billing Steering Committee of AMO, ROMA and the Ontario Provincial Police as the Town of Caledon's response to the Provincial consultation on the Ontario Provincial Police Billing Reform.

Carried.

CS-2014-024 re: Bolton Business Improvement Area Proposed 2014 Operating Budget.

Moved by P. Foley – Seconded by G. McClure 2014-057

That Report CS-2014-024 regarding Bolton Business Improvement Area Proposed 2014 Operating Budget, be received; and

That the Bolton Business Improvement Area (Bolton BIA) 2014 Operating Budget in the amount of $93,120.00 be approved as outlined in Appendix A of Report CS-2014-024; and

That the Bolton BIA 2014 Operating Budget be funded by:

a) A special tax rate levy of $81,120 to be included in the 2014 Final Tax Levy By-law;
b) $10,000 preliminary surplus (unaudited) from 2013 Bolton BIA budget; and
c) $2,000 in general event revenues.

That if on the conclusion of the audit of the Bolton BIA's 2013 financial results, the surplus from 2013 is found to be less than $10,000 the Bolton BIA will reduce the 2014 events expenses accordingly; and

That Town staff be authorized to advance one quarter of the Bolton BIA's 2014 special tax rate levy in the amount of $20,280 to the Bolton Business Improvement Area Board of Management on March 7, 2014, the day following the first Interim property tax installment; and

That Town staff be authorized to advance the next one quarter of the Bolton BIA's 2014 $81,120 special tax rate levy in the amount of $20,280 to the Bolton Business Improvement Area Board of Management on, or after, May 2, 2014 upon receipt of the 2013 audited financial statements; and

That Town staff be authorized to issue the balance of $40,560 to the Bolton BIA Board equally after the last two tax installment due dates in July and September 2014.

Carried.

DP-2014-017 re: Proposed Zoning By-law Amendment Application, 8144 King Street, Bolton, Aldo Villanovich on behalf of Banas Properties Inc., Part Lot 11, Concession 5, Albion, North side of King Street, East of Humber Station Road, RZ 12-13.

Moved by N. de Boer – Seconded by R. Whitehead 2014-058

That Report DP-2014-017 regarding Proposed Zoning By-law Amendment Application by Aldo Villanovich on behalf of Banas Properties Inc. at 8144 King Street, Bolton, Ward 4 (file number RZ 12-13) be received; and

That Council enact a By-law to amend Zoning By-law 2006-50, as amended, to rezone the subject lands from Unserviced Industrial (MU) and Agricultural (A1) to Unserviced Industrial Exception (MU-550) and Environmental Policy Area 1 Exception (EPA 1-403).

Carried.

PREC-2014-001 re: Caledon Community Development Fund Policy Revisions.

Moved by A. Thompson – Seconded by G. McClure 2014-059

That Report PREC-2014-001 concerning Caledon Community Development Fund Policy Revisions be referred back to staff in the Parks and Recreation Department for further consideration; and

That staff and Councillors meet with the community groups before staff report back to Council.

Carried.

PREC-2014-002 re: Changes to Recreation Membership.

Moved by R. Paterak – Seconded by A. Thompson 2014-060

That Report PREC-2014-002 regarding Changes to Recreation Memberships, be received; and

That Council approve the increase in discounts for all full time Town of Caledon staff from 25% to 50% effective April 1, 2014; and

That Council approve a 25% discount for all casual, permanent part time, contract and temporary full time staff that work a minimum of 10 hours per week effective April 1, 2014; and

That a discounted rate of 20% is officially approved by Council and applied to all memberships listed in this report for Adults 60+ and Youth ages 11-17 years of age, and

That Schedule F – Parks and Recreation Schedule of the Fees By-law 2013-131 be amended to replace the following fees:

Fitness and Lifestyle Memberships $15.00-$800.00
Pay as you go/Services Personal Training $65.00 - $3500.00.

Carried.

PW-2014-004 re: Partial Assumption of Municipal Services, South Fields Community Inc., Ward 2, Plan of Subdivision 43M-1800.

Moved by A. Thompson – Seconded by G. McClure 2014-061

That Report PW-2014-004 regarding Partial Assumption of Municipal Services for South Fields Community Inc., Ward 2, Plan of Subdivision 43M-1800, be received; and

That a by-law be enacted assuming the municipal services and portions thereof on Plan 43M-1800 as shown on Schedule 1 of Staff Report PW-2014-004; and

That staff in the Public Works Department be authorized to reduce the current value of the development securities held in connection with Plan 43M-1800 to $600,000.00 to guarantee the satisfactory completion of works within the Plan.

Carried.

PW-2014-005 re: Release of Securities, Top of the Ridge Townhouse Developments, 43M-1729.

Moved by R. Mezzapelli – Seconded by P. Foley 2014-062

That Report PW-2014-005 regarding the Release of Securities for Top of the Ridge Townhouse Developments, 43M-1729 be received; and

That the remaining development securities in the amount of $125,667.98 held by the Town of Caledon in connection with the Top of the Ridge Townhouse Development, Plan of Subdivision 43M-1729 be released.

Carried.

13. RECEIPT OF MINUTES

Moved by P. Foley - Seconded by D. Beffort 2014-063

That the minutes of the following meetings be adopted as written and distributed:

- Council Meetings held January 14, 2014 and January 21, 2014
- Closed Council Meetings held January 14, 2014 and January 21, 2014

And that the minutes of the following meetings be received as written and distributed:

- Accessibility Advisory Committee Meeting held November 14, 2013
- BIA Board of Management Meeting held November 25, 2013

Carried.

Councillor Beffort requested that the BIA Minutes of November 25, 2013, item 6A reflect that the funds are coming from the Caledon Council Community Golf Tournament Proceeds rather than Council.

14. COUNCIL COMMUNICATIONS/INQUIRIES AND ANNOUNCEMENTS

Urgent Business – None.

Announcements – None.

Notices of Motion – printed with the agenda - None.

Notices of Motion.

Councillor Whitehead advised that a Notice of Motion will be presented at the next meeting regarding the Palgrave Orange Hall.

Council Inquiries:

Members of Council addressed a number of inquiries and received responses from Town Staff.

15. CORRESPONDENCE

Moved by D. Beffort – Seconded by R. Mezzapelli 2014-064

That the correspondence items as listed in the correspondence package for the February 11, 2014, Council meeting, be received as amended to include:

1. Correspondence received from AMO dated February 7, 2014 re: Recent Developments in Joint and Several Liability – Municipal Action Needed.
2. Correspondence received from received Bob Shapton dated February 10, 2014 re: Workshop on Recycling in Pits and Quarries.
3. Correspondence received from Bill Stubbs dated February 8, 2014 re: More Damage at 18424 Hurontario Street.

Carried.

Moved by A. Thompson – Seconded by G. McClure 2014-065

That in response to the bulletin received by the Association of Municipalities of Ontario dated February 7, 2014 regarding the recent developments in joint and several liability, a letter be forwarded by the Mayor to the Ministry of the Attorney General and copied to Sylvia Jones, MPP, noting the Town of Caledon's support of the government's consideration and adoption of measures which will limit the punishing impact of joint and several liability on municipalities.

Carried.

16. PUBLIC QUESTION PERIOD – No one in attendance came forward.

17. BY-LAWS

Moved by D. Beffort - Seconded by R. Whitehead 2014-066

That the following by-laws be read a first, second and third time and finally passed:

BL-2014-011	To amend By-law 81-29 with respect to the appointment of members to the Bolton Business Improvement Area.
BL-2014-012	To amend Comprehensive Zoning By-law 2006-50, as amended, with respect to part of Lot 11, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8144 King Street West, Bolton.
BL-2014-013	To name and assume roads on Plan 43M-1800.
BL-2014-014	To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 11th day of February, 2014.

Carried.

18. ADJOURNMENT

On verbal motion moved by Councillor Beffort and seconded by Councillor Mezzapelli, Council adjourned at 5:00 p.m.

Marolyn Morrison, Mayor

Carey deGorter, Town Clerk

TOWN OF CALEDON

BOLTON RESIDENTIAL EXPANSION STUDY

Consultant Presentation on Option 1 and 3 lands:

Status Update

February 11, 2014

BluePlan ENGINEERING CONSULTANTS LIMITED

Aquafor Beech Limited

DOUGAN & ASSOCIATES ECOLOGICAL CONSULTING & DESIGN

paradigm TRANSPORTATION SOLUTIONS LIMITED

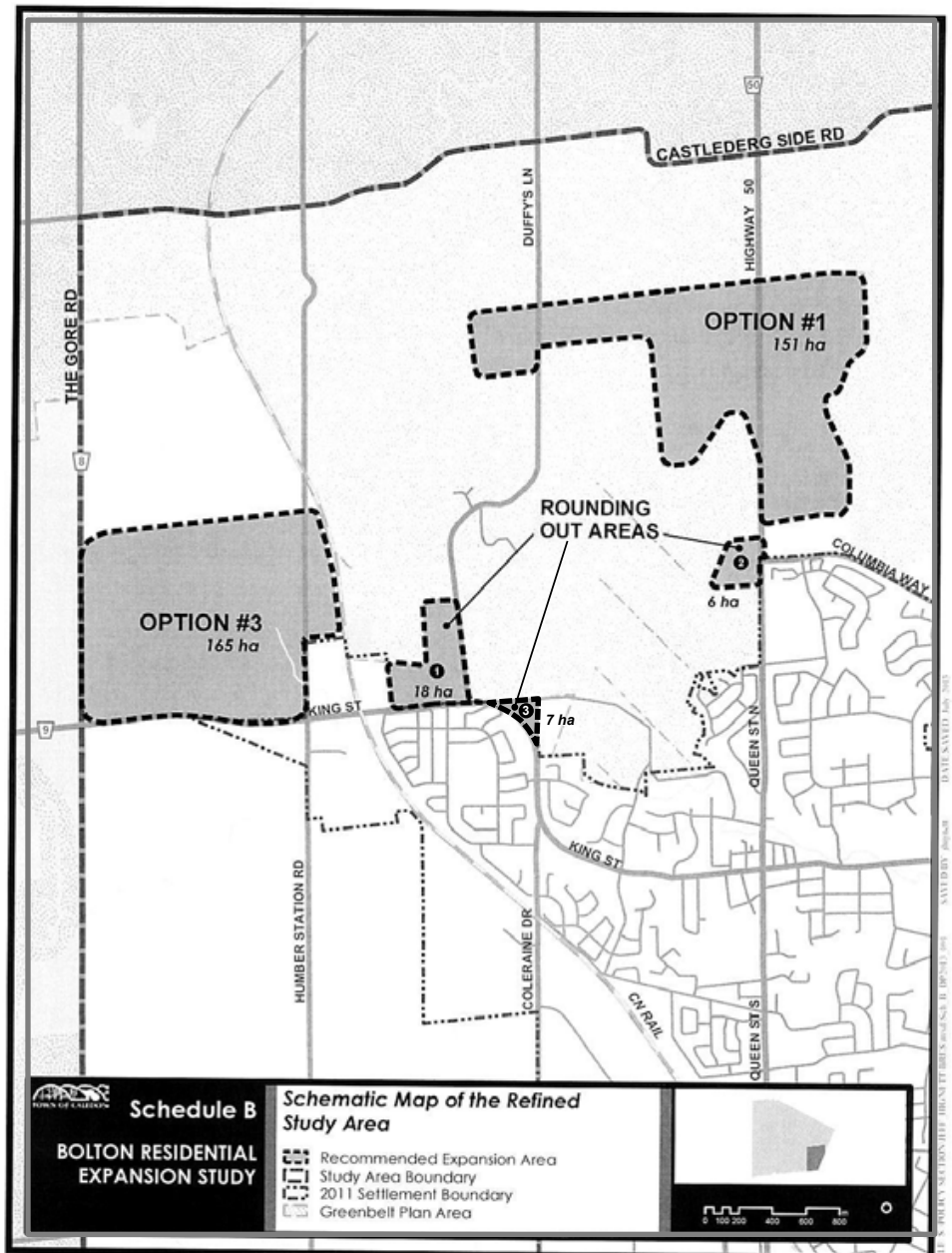
pA planningAlliance

MERIDIAN PLANNING

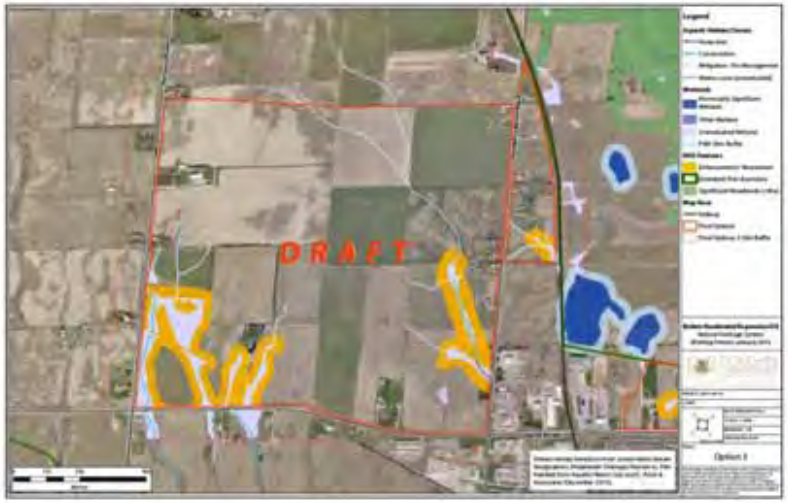
BRES: Review

1. Direction received from Council in July 2013;
2. Work completed since that time;
3. Preliminary findings; and,
4. Next steps in the process.

Study Area



Natural Heritage System – Options 1 & 3



- No Provincially Significant Wetlands (PSW) in option area;
- Small wetland in fields west of Hwy 50 and small wetlands within Significant Woodland (SW);
- PSWs in 120 m Adjacent Lands along eastern edge and in Humber River valley;
- SW extends into northern edge of area west of Hwy 50;
- Restoration/enhancement (R&E) areas identified mostly in buffers around south edge of area, west of Hwy 50;
- R&E opportunity area along south side of SW;
- R&E areas in west corner and in regulated watercourse E of Hwy 50;
- Option 1 Draft NHS: 8.27 ha (Incl. natural features and R&E).

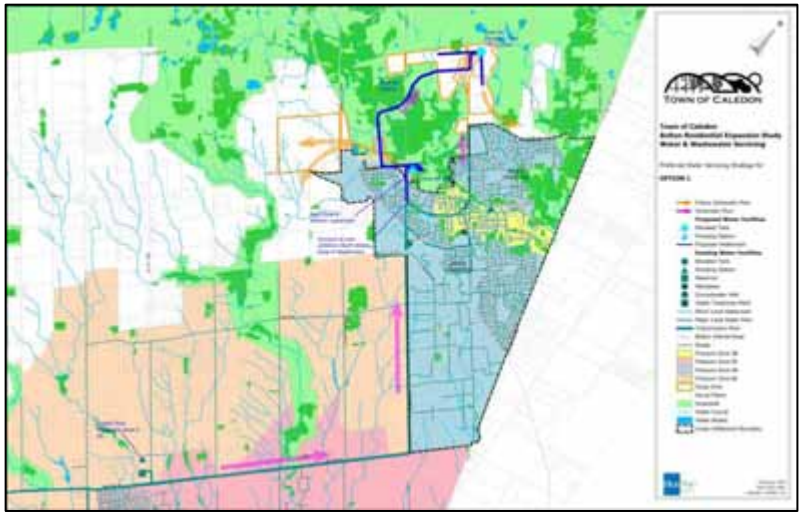
- Streams mostly headwaters, only SE tributary has floodplain functions;
- One watercourse ranked as “Conservation” (i.e. must remain on landscape but can be moved/realigned) in southwest corner;
- No occupied Redside Dace (Endangered fish) habitat present;
- Few natural heritage features in option area;
- Unevaluated wetlands associated with tributaries at south end;
- No PSW in area, one located in 120 m Adjacent Lands east of tracks;
- No SW, or other woodlands, in option area;
- R&E areas exist in SW corner due to tributaries & existing farm pond;
- Regulated floodplain area west of Humber Station Rd;
- Option 3 Draft NHS: 20.70 ha (Incl. natural features and R&E)

Natural Heritage System Rounding Out Areas

- Few natural heritage features in Rounding Out Areas (ROA);
- No watercourses with categories of Conservation or Protection;
- Chickadee ROA has no key natural features but small areas within 120 m of Greenbelt;
- Small E&R area in the Highway 50/Columbia way ROA;
- Small wetland feature exists in the Duffy's Lane ROA;
- Greenbelt boundary is within 120 m of the Duffy's Lane ROA;
- ROA Draft NHS: 1.53 ha; all R&E (i.e. no natural features present).

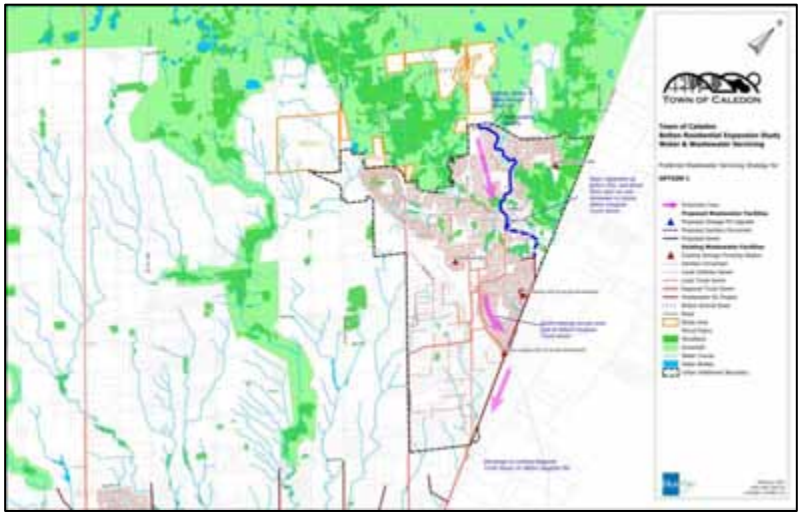
Preliminary Preferred Water and Wastewater Servicing Strategy for Option 1

Water Servicing



- Option 1 requires creation of a new local pressure zone (Zone 6A min.)
- Opportunity to enhance existing level of water servicing in North Hill and northwest Bolton
- Some flexibility to support servicing of growth areas to the west
- Additional feedermain and greater cost compared to Option 3
- Greater complexity of water infrastructure upgrades due to watermain construction along Bolton Arterial Road

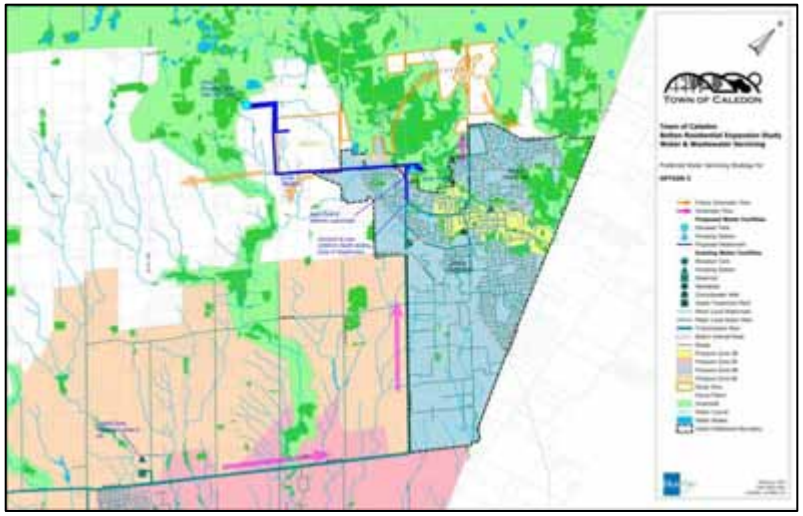
Wastewater Servicing



- Option 1 internal wastewater servicing requires one local sewage pumping station and forcemain to overcome topography and requires servicing through Bolton Sewage Pumping Station
- Makes use of capacity in future Albion-Vaughan Trunk Sewer
- Greater complexity of wastewater infrastructure upgrades due to extensive twinning through residential neighbourhood in North Hill
- Major expansion required at Bolton Sewage Pumping Station and new forcemain to divert flows east to Albion-Vaughan Trunk Sewer
- Greater potential for impacts / disruption due to construction, compared to Option 3

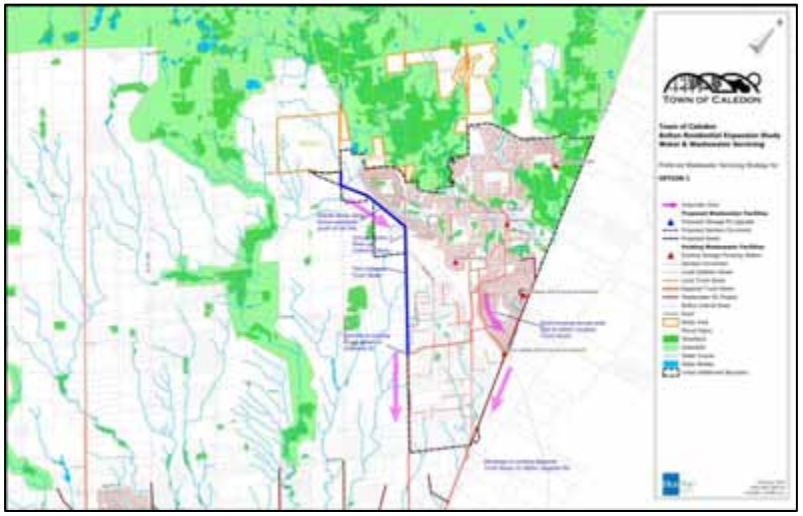
Preliminary Preferred Water and Wastewater Servicing Strategy for Option 3

Water Servicing



- Option 3 can be serviced within future Pressure Zone 7
- Opportunity to enhance existing level of water servicing in northwest Bolton
- Greater flexibility to support servicing of growth areas to the west
- Ability to oversize elevated tank to service potential growth areas within Pressure Zone 7
- Lower feedermain length and lower cost compared to Option 1
- Watermain along King Street requires a rail crossing

Wastewater Servicing



- Option 3 can be fully serviced by gravity wastewater system
- Maximizes use of available capacity in wastewater system (Albion-Vaughan and Coleraine Trunk Sewers)
- Lower complexity of wastewater infrastructure upgrades, compared to Option 1
- Lower cost compared to Option 1
- Less potential for impacts / disruption due to construction, compared to Option 1

Preliminary Findings

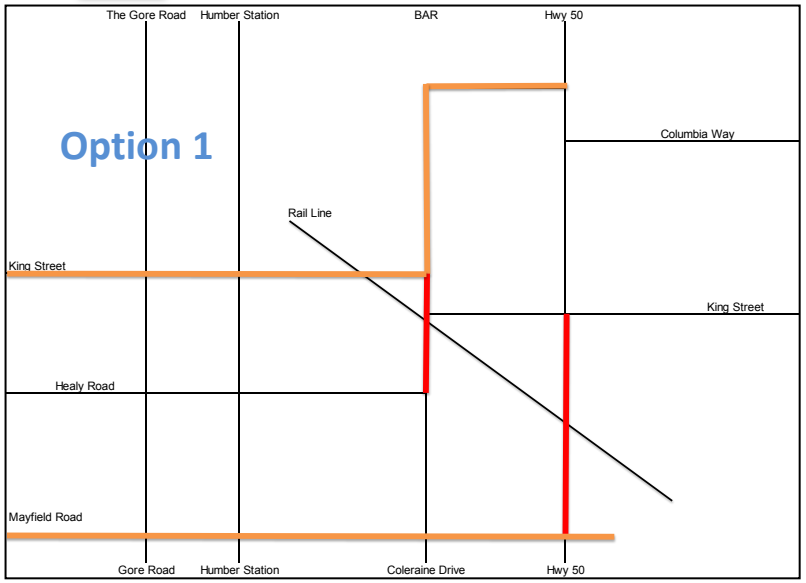
Summary of Findings

- Option 3 is the preliminary preferred option for the Bolton residential expansion area from an infrastructure servicing standpoint;
- In general, Option 3 servicing:
  - Is generally less complex than Option 1 servicing;
  - Involves logical extension of infrastructure;
  - Requires fewer wastewater upgrades than Option 1;
  - Requires less water infrastructure than Option 1;
  - Provides ability to oversize elevated tank to service potential growth areas within pressure zone 7;
  - Requires less complex (fewer SWM ponds) stormwater management strategy than Option 1;
  - Could be staged to support servicing of Option 1 at a later time; and,
  - Is less costly than Option 1 for all infrastructure.

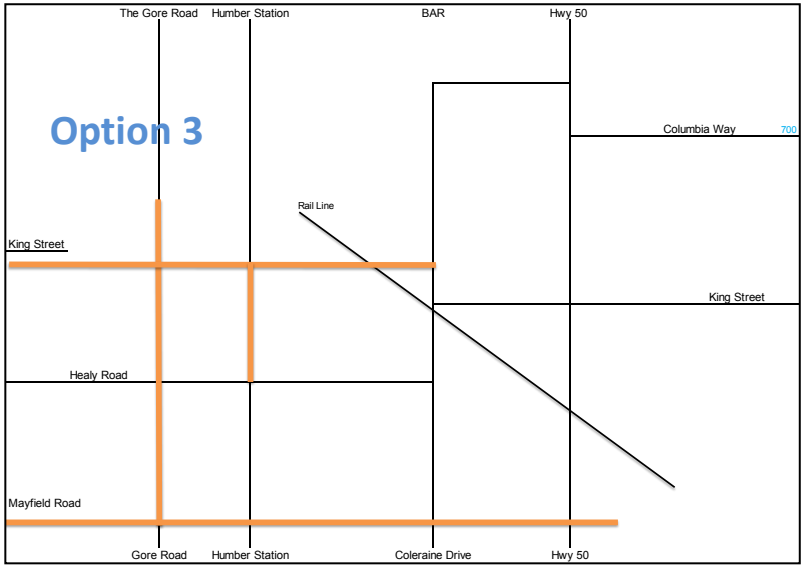
EVALUATION CONSIDERATIONS

- ✓ Lower complexity of the water and wastewater infrastructure upgrades
- ✓ Servicing Flexibility - opportunity to support long term servicing of other growth areas
- ✓ Opportunity to enhance level of service in existing service area

Transportation - Options 1 & 3



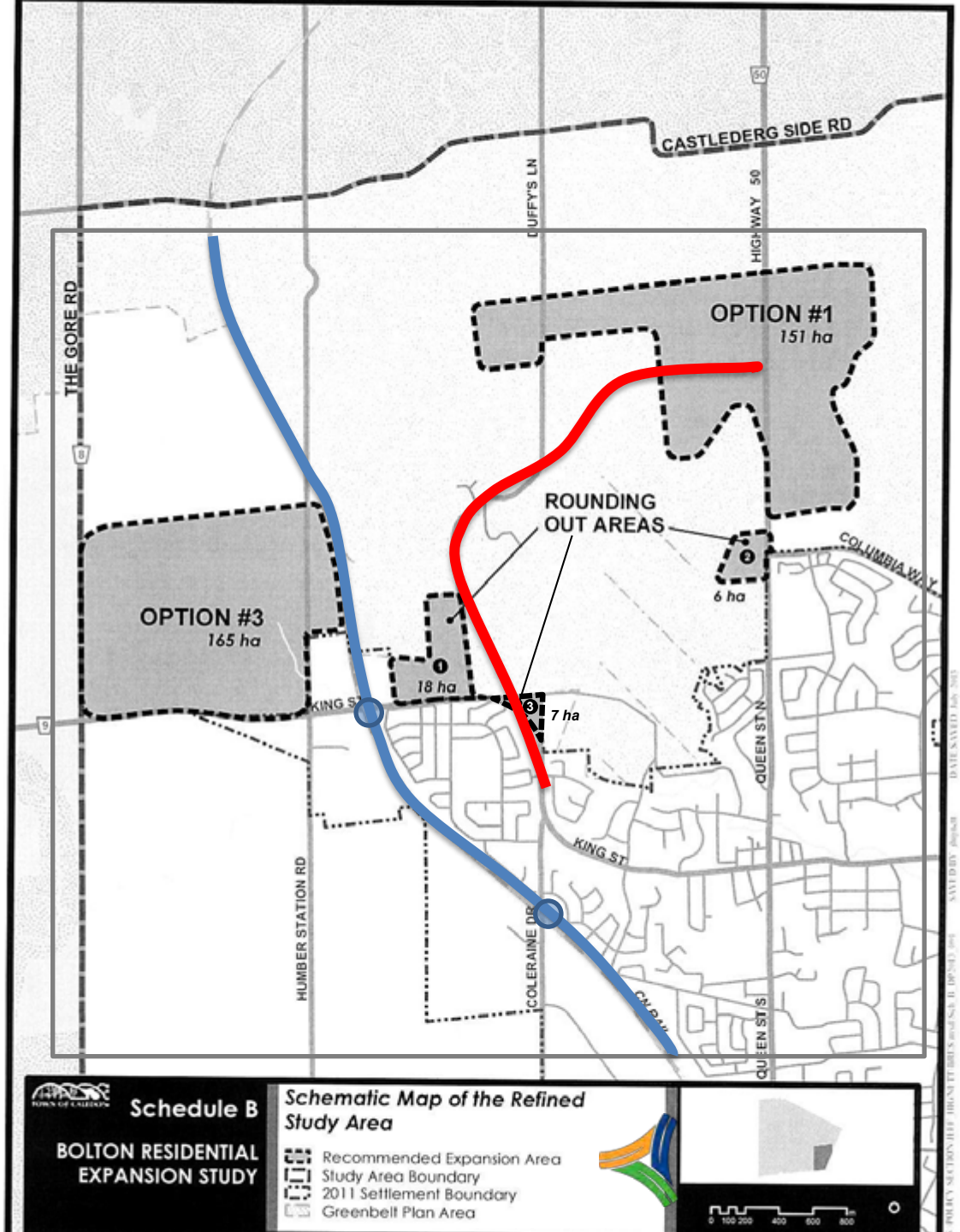
1) Requires widening of Mayfield Road and King Street to 4 lanes by 2031;
2) Requires widening of the BAR from 2 lanes to 4 lanes;
3) Requires widening of Queen Street south of King Street to 6 lanes;
4) Requires sections of Coleraine Drive to be widened to 6 lanes;



1) Requires widening of Mayfield Road and King Street to 4 lanes by 2031;
2) Requires widening of The Gore Road & Humber Station north of Healy Road;

Legend
- Widening to 4 Lanes
- Widening to 6 Lanes

l Crossing Impacts



Option 1:

- Triggers rail crossing grade separation at King Street
- Generates more traffic across rail crossings at both King Street and Coleraine Drive

Option 3

- Triggers rail crossing grade separation at King Street.

Summary

- No significant differences between Options 1 & 3 from an environmental perspective.
- There is a significant strategic advantage to servicing Option 3 than Option 1.
- Less expensive to service Option 3 than Option 1.
- Option 1 and 3 both trigger rail grade separations on King Street.

Next Steps

1. Carry-out further work on the servicing analysis;
2. Carry-out additional field investigations to confirm boundaries of NHS;
3. Evaluate fiscal impact;
4. Obtain public and agency input;
5. Public open house scheduled for March 4, 2014; and,
6. Staff recommendation report to be prepared for June 2014 Council meeting.