



## **Appendix H-1 - Public Information Centre No. 1**

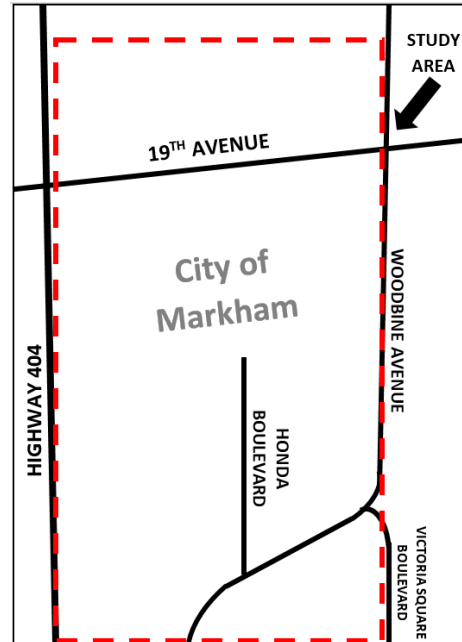


# Notice of Public Information Centre #1

## Municipal Class Environmental Assessment Study

### Highway 404 North Collector Roads

The City of Markham is conducting a Class Environmental Assessment study for the Highway 404 North Collector Roads in the City of Markham. The Markham Highway 404 North Planning District Secondary Plan (OPA 149) requires the completion of a Class Environmental Assessment Study (Class EA) to confirm the final alignment of the new north-south and east-west roads as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The Highway 404 North Planning District area extends from approximately 400 metres north of 19th Avenue and south to approximately 600 metres north of Elgin Mills Road. Highway 404 defines the western limit while the eastern limit is primarily defined by Woodbine Avenue, and is shown on the Key Plan. In consultation with the public and external agencies, a preferred road network will be determined.



Key Plan

#### The Study Process

The project is being planned under **Schedule C** of the Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 and 2015) process.

Two Public Information Centres (PICs) will be held to review the study findings and receive public feedback. The first PIC is scheduled for June 13, 2018 to present the study progress and obtain public input on alternative solutions, evaluation criteria, environmental impacts and mitigation measures. The PIC will be held as follows:

**Date:** Wednesday, June 13, 2018  
**Time:** 7:00 PM to 9:00 PM  
**Location:** Victoria Square Community Centre  
2929 Elgin Mills Rd E  
Gormley, ON L0H 1G0

A key component of this study is public and agency consultation. Public input received following the PIC will be used to confirm the preferred solution for the study. If you have any questions regarding the study, or would like to be included on the project mailing list please contact one of the Project Team members below:

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

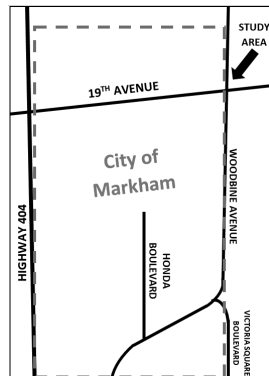
This notice was first issued on May 31, 2018



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#### Nehal Azmy, P. Eng.

City Project Manager  
City of Markham  
101 Town Centre Blvd.,  
Markham, ON L3R 9W3  
**Tel:** 905 477 7000 ext. 2197  
**Email:** nazmy@markham.ca

#### Martin Scott, P.Eng.

Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
**Tel:** 289-288-0287 ext. 6812  
**Email:** martin.scott@cima.ca

**This notice was first  
issued on May 31, 2018**

Personal information submitted (e.g., name, address and phone number) is collected, maintained and disclosed under the authority of the Environmental Assessment Act and the Municipal Freedom of Information and Protection of Privacy Act for transparency and consultation purposes. Personal information you submit will become part of a public record that is available to the general public, unless you request that your personal information remain confidential.



May 31, 2018

Ministry of Environmental and Climate Change

Dear

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

---

The City of Markham has initiated a Schedule 'C' Municipal Class Environmental Assessment to confirm the final alignment of the new north-south and east-west collector roads in the Markham Highway 404 North Planning District as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The purpose of this letter is to invite your agency to attend Public Information Centre (PIC) No.1. A copy of the Notice of PIC No.1 is attached.

The study is being conducted in compliance with Schedule 'C' of the Municipal Class EA, which is approved under the Ontario Environmental Assessment Act. The study will define the problem, identify alternative solutions, analyze and evaluate each alternative based on the potential impacts to the natural, social and economic environments. In consultation with the public and external agencies, a preferred road network will be determined.

Public consultation is an integral component of the Municipal Class EA process and opportunities to comment are welcomed throughout the entire study. PIC No.1 is scheduled for June 13, 2018.

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Sincerely

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City Project Manager  
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May 31, 2018

Ms. Emilee O'Leary  
Environmental Planner/Environmental Assessment Coordinator  
Ministry of Environmental and Climate Change  
5775 Yonge Street, 8th Floor  
Toronto, ON M2M 4J1

Dear Ms. Emilee O'Leary

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Mr. Steven Strong  
Senior District Planner - Aurora District  
Ministry of Natural Resources and Forestry  
50 Bloomington Rd  
Aurora, ON L4G0L8

Dear Mr. Steven Strong

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Aurora McAllister  
Management Biologist - Aurora District  
Ministry of Natural Resources and Forestry  
50 Bloomington Rd  
Aurora, ON L4G0L8

Dear Ms. Aurora McAllister

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Sharon Lingertat  
Senior Planner, Environmental Assessment Planning  
Toronto and Region Conservation Authority  
101 Exchange Ave  
Concord, ON L4K 5R6

Dear Ms. Sharon Lingertat

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Renee Afoom-Boateng  
Senior Planner, Environmental Assessment Planning  
Toronto and Region Conservation Authority  
101 Exchange Ave  
Concord, ON L4K 5R6

Dear Ms. Renee Afoom-Boateng

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Municipal Class Environmental Assessment Study  
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May 31, 2018

Mr. Dan Minkin  
Heritage Planner - Culture Services Unit  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Mr. Dan Minkin

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Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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3027 Harvester Road, Suite 400  
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May 31, 2018

Ms. Rosi Zirger  
Heritage Planner - Culture Services Unit  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Ms. Rosi Zirger

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May 31, 2018

Mr. Daniel de Moissac  
Heritage Planner (Acting)  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Mr. Daniel de Moissac

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May 31, 2018

Corridor Management Office  
Ministry of Transportation  
159 Sir William Hearst Avenue, 7th Floor  
Downsview, ON M3M 1J8

Dear

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May 31, 2018

Ms. Darlene Presley  
Planning Coordinator  
TransCanada Pipelines Limited C/O MHBC Planning  
442 Brant Street, Suite 204  
Burlington, ON L7R 2G4

Dear Ms. Darlene Presley

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Project & Planning Coordinator C/O Lehman & Associates – Urban Planning Consultants  
TransCanada Pipelines Limited  
97 Collier Street  
Barrie, ON L4M 1H2

To Whom it May Concern,

**RE: Highway 404 North Collector Roads  
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May 31, 2018

Mr. Doug Christie  
Field Supervisor  
TransCanada Pipelines Limited

Dear Mr. Doug Christie

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CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

May 31, 2018

Jamie Rochford  
Planning & Design Lead Central Region East, Distribution Planning & Records  
Enbridge Gas Distribution  
101 Honda Blvd  
Markham, ON L6C 0M6

Dear Jamie Rochford

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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The City of Markham has initiated a Schedule 'C' Municipal Class Environmental Assessment to confirm the final alignment of the new north-south and east-west collector roads in the Markham Highway 404 North Planning District as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The purpose of this letter is to invite your agency to attend Public Information Centre (PIC) No.1. A copy of the Notice of PIC No.1 is attached.

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City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

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May 31, 2018

Ms. Diana Velez  
c/o Netricom  
Bell Canada Municipal Operations Centre  
200 Town Centre Boulevard, Suite 300  
Markham, ON L3R 8G5

Dear Ms. Diana Velez

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Mr. Ian Mitchell  
EA Coordinator  
Hydro One Networks Inc.  
65 Kelfield Street  
Rexdale, ON M9W 5A3

Dear Mr. Ian Mitchell

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Mr. Richard Humpage  
EA Coordinator  
Rogers Cable  
244 Newkirk Road  
Richmond Hill, ON L4C 3S5

Dear Mr. Richard Humpage

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Mr. Dave Simpson  
Land and Resources  
Alderville First Nation  
11696 Second Line  
Roseneath, ON KOK 2X0

Dear Mr. Dave Simpson

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Chief Mary McCue-King  
Beausoleil First Nation  
11 O'Gemaa Miikaan  
Christian Island, ON L9M 0A9

Dear Chief Mary McCue-King

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Janice Taylor  
Band Manager  
Chippewas of Georgina Island  
R.R.#2 Box N-13  
Sutton West, ON L0E 1R0

Dear Ms. Janice Taylor

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Cathy Edney  
Communications Manager  
Chippewas of Rama First Nation  
5884 Rama Rd, Suite 200  
Rama, ON L3V 6H6

Dear Ms. Cathy Edney

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Ms. Melissa Dokis  
Lands Consultation Liaison  
Curve Lake First Nation  
22 Wiinookeeda Road  
Curve Lake, ON K0L 1R0

Dear Ms. Melissa Dokis

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Chief Laurie Carr  
Hiawatha First Nation  
123 Paudash Street  
Hiawatha, ON K9J 0E6

Dear Chief Laurie Carr

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

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May 31, 2018

Mr. Dave Mowat  
Consultation, Lands & Membership Supervisor  
Mississaugas of the Scugog Island First Nation  
22521 Island Road  
Port Perry, ON L9L 1B6

Dear Mr. Dave Mowat

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Notice of Public Information Centre No. 1**

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May 31, 2018

Chief Kelly LaRocca  
Mississaugas of the Scugog Island First Nation  
22521 Island Road  
Port Perry, ON L9L 1B6

Dear Chief Kelly LaRocca

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May 31, 2018

Métis Consultation Unit  
Metis Nation of Ontario  
500 Old St. Patrick Street, Unit D  
Ottawa, ON K1N 9G4

To Whom it May Concern

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May 31, 2018

Mr. Steve Mota  
Program Manager – Transportation Planning Transportation & Infrastructure Planning Branch  
Region of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Mr. Steve Mota

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May 31, 2018

Mr. Alan Ho  
Ward 2 Councillor  
101 Town Centre Blvd.  
Markham, ON L3R 9W3

Dear Mr. Alan Ho

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May 31, 2018

Ms. Lisa Myslicki  
Environmental Specialist, Environmental Management  
1 Dundas Street West, Suite 2000  
Toronto, ON M5G 2L5

Dear Ms. Lisa Myslicki

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The study is being conducted in compliance with Schedule 'C' of the Municipal Class EA, which is approved under the Ontario Environmental Assessment Act. The study will define the problem, identify alternative solutions, analyze and evaluate each alternative based on the potential impacts to the natural, social and economic environments. In consultation with the public and external agencies, a preferred road network will be determined.

Public consultation is an integral component of the Municipal Class EA process and opportunities to comment are welcomed throughout the entire study. PIC No.1 is scheduled for June 13, 2018.

If you are unable to attend the PIC and wish to provide any comments on this study, we request that your comments be directed to one of the Project Managers on the attached Notice of PIC No.1.

Sincerely

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

May 31, 2018

Ms. Rita Kelly  
Project Manager, Land Transactions, Hydro Corridors & Public Works  
1 Dundas Street West, Suite 2000  
Toronto, ON M5G 2L5

Dear Ms. Rita Kelly

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 1**

---

The City of Markham has initiated a Schedule 'C' Municipal Class Environmental Assessment to confirm the final alignment of the new north-south and east-west collector roads in the Markham Highway 404 North Planning District as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The purpose of this letter is to invite your agency to attend Public Information Centre (PIC) No.1. A copy of the Notice of PIC No.1 is attached.

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Sincerely

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Email: martin.scott@cima.ca

# **Highway 404 North Collector Roads Class Environmental Assessment**

## **Public Information Centre No. 1**

**Wednesday, June 13, 2018**

**7:00 PM to 9:00 PM**

**Victoria Square Community Centre**

**Please sign in and fill in a comment sheet**





# Purpose of Public Information Centre No. 1

- **Review project information on display**
  - Background to the study
  - Planning and policy context
  - Existing conditions of the study area
  - Problems and opportunities
  - Alternative planning solutions
  - Consideration for design concepts
  - Next steps for the study
- **Ask the Project Team questions**
- **Discuss areas of interest with the Project Team**
- **Fill out and submit a comment sheet**

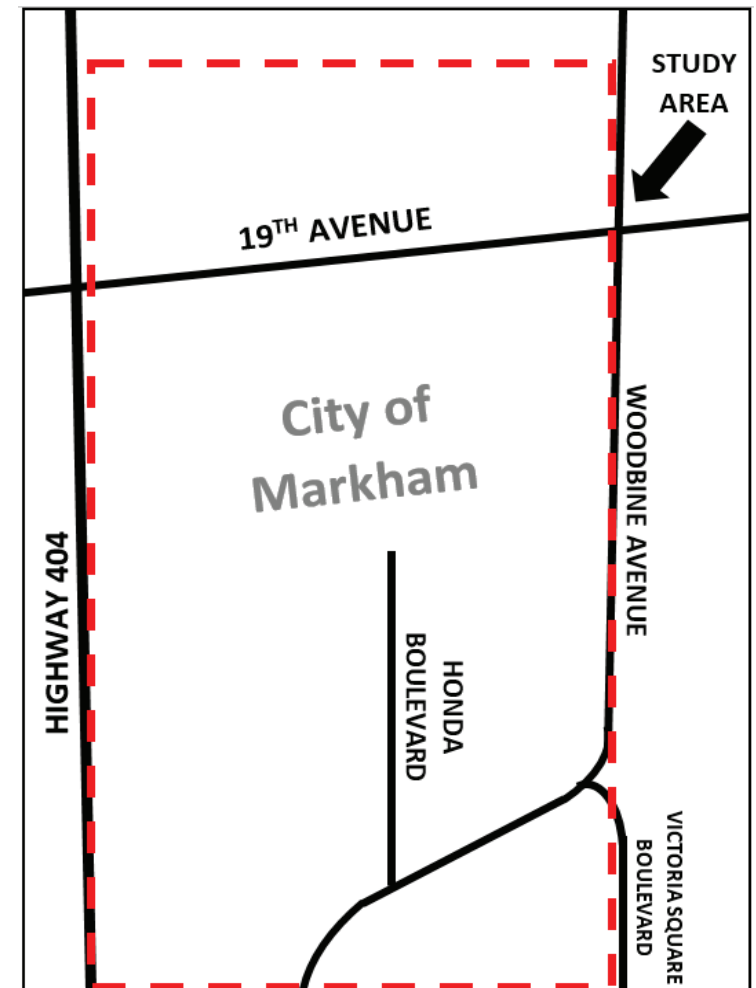


Honda Boulevard Facing North

**Please fill out and  
submit a comment  
sheet by July 11, 2018**

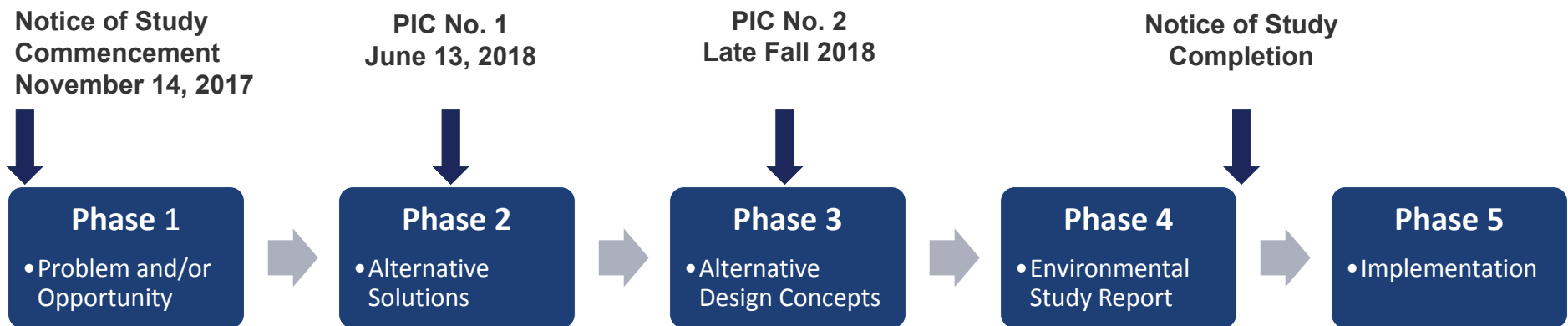
# Background and Study Area

- The Markham Highway 404 North Planning District Secondary Plan (OPA 149) requires the completion of a Class Environmental Assessment Study (Class EA) to confirm the final alignment of the new north-south and east-west collector roads in the Highway 404 North Planning District as per the approved OPA 149 Secondary Plan.
- The Highway 404 North Planning District (the study area for this Class EA) extends:
  - Approximately 400 metres north of 19th Avenue in the north
  - Approximately 600 metres north of Elgin Mills Road in the south
  - Highway 404 in the west
  - Woodbine Avenue in the east



# Background and Study Area

- The Municipal Class EA is a planning and design process approved by the Ministry of Environment and Climate Change to meet the requirements of the Ontario Environmental Assessment Act.
- This Study follows the Class EA process for Schedule 'C' projects and will complete Phases 1 to 4 as outlined below:



# Planning and Policy Context

## HIGHWAY 404 NORTH PLANNING DISTRICT (OPA 149)

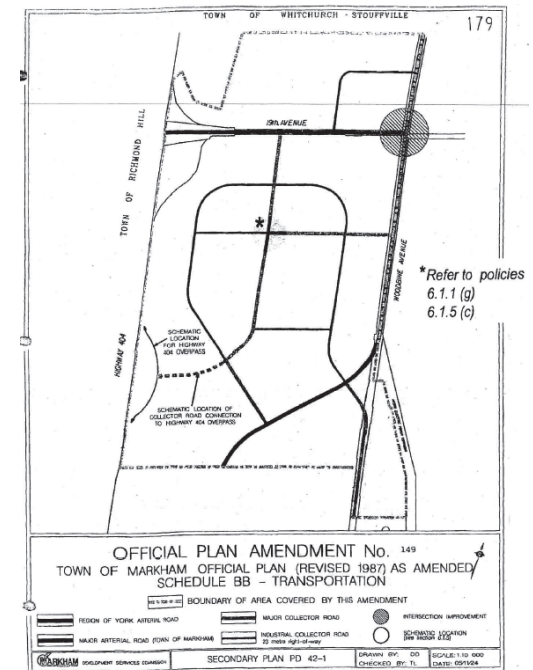
- In 2008, the City of Markham approved an Official Plan Amendment and Secondary Plan for the Highway 404 North Planning District (OPA 149).
- OPA 149 established a proposed layout for the road network within the Highway 404 North Planning District (the Planning District).
- Since the approval of OPA 149, development in the area has proceeded such as the Honda Campus, Mobis Parts Canada and Enbridge.

## MASTER ENVIRONMENTAL SERVICING PLAN

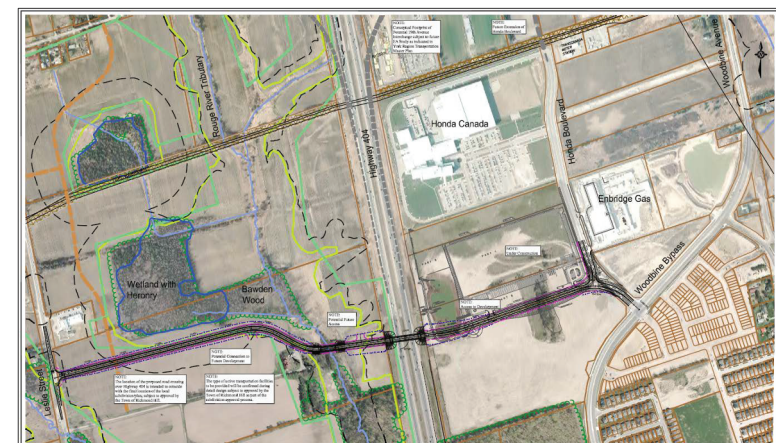
- In 2008, the Master Environmental Servicing Plan (MESP) was prepared for the 404 North Developers Group for OPA 149.
- The purpose of the MESP was to characterize and analyze the natural heritage features and functions within the Planning District, identify developable areas, and identify servicing requirements.

## ROAD CROSSING OF HIGHWAY 404 EA

- In 2015, York Region completed a Schedule C Municipal Class Environmental Assessment Study for a collector road crossing of Highway 404 between Elgin Mills Road and 19th Avenue.
- The study recommends a future mid-block crossing of Highway 404 (between Elgin Mills Road and 19th Avenue) immediately south of the Mobis property where the new Mobis Drive has been constructed.
- The York Region EA also recommends a reconfiguration of the intersection of Honda Boulevard with Mobis Drive to make the mid-block crossing the direct connection to Woodbine Avenue.



OPA 149 Road Network

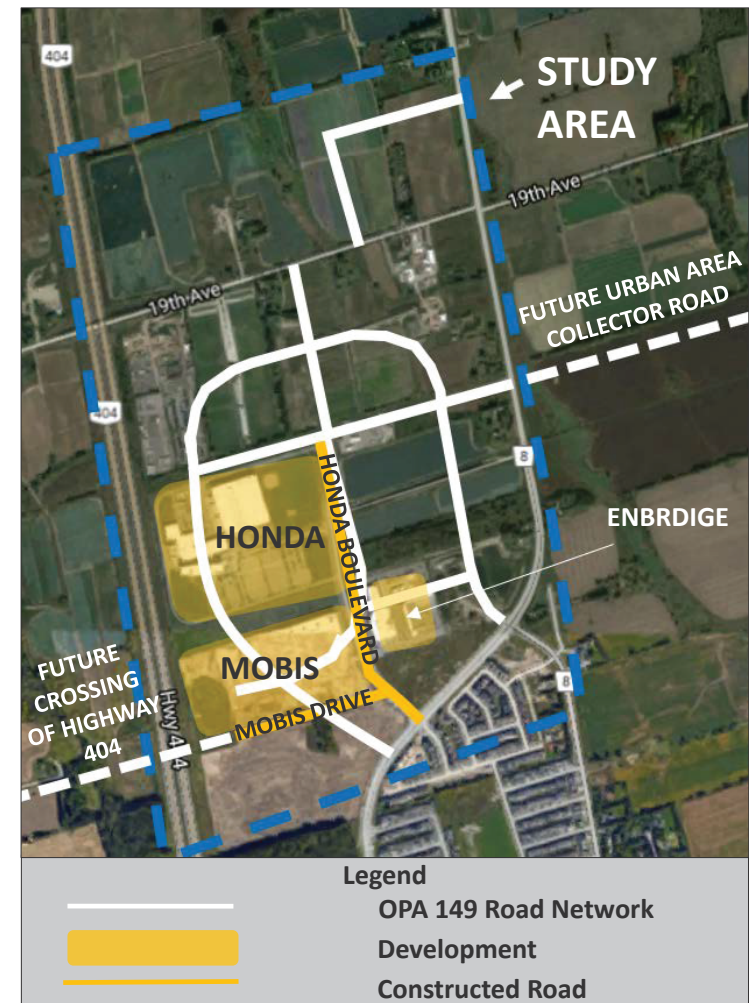


Highway 404 Crossing

# Planning and Policy Context (Continued)

## SUMMARY

- The road network established in OPA 149 is no longer feasible because of large developments proceeding at the west end of the Planning District (Honda, Mobis and Enbridge)
- Therefore, a new road network is required to serve the future developments within the Planning District.



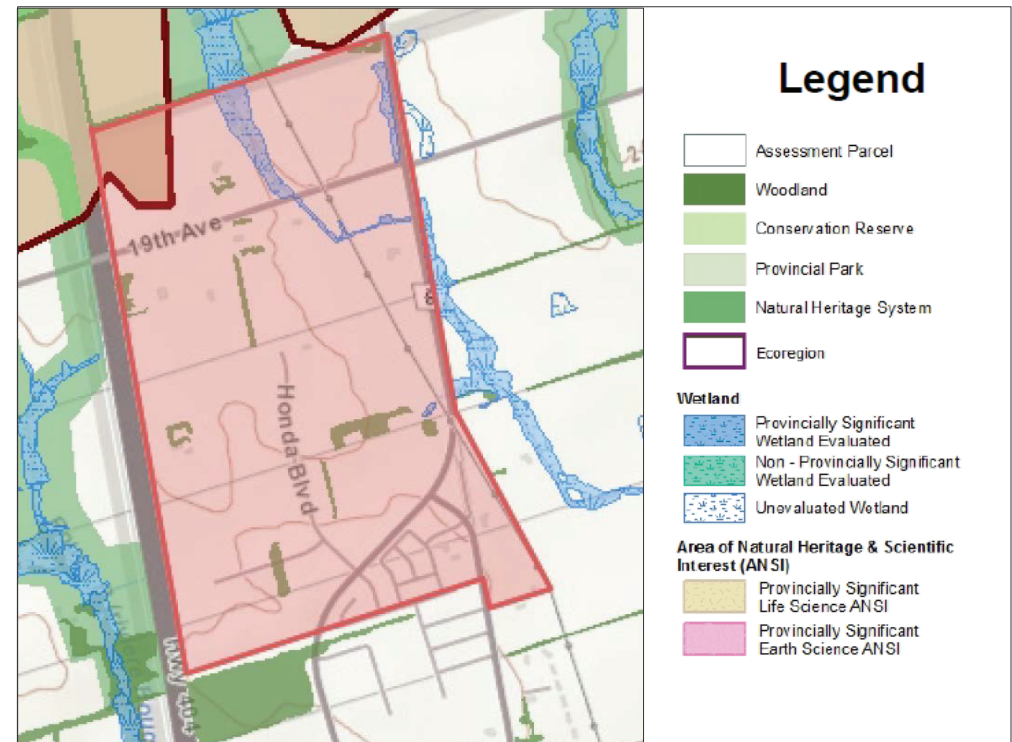
OPA 149 Road Network and Existing Developments



# Existing Conditions

## NATURAL ENVIRONMENT

- A Provincially Significant Wetland Complex named the “Bruce & Berczy Creek Wetland Complex” is situated in the northern portion of the City of Markham and the southern edge of the Town of Whitchurch-Stouffville. This PSW crosses the north end of the Study Area.
- The Berczy Creek portion of the PSW extends from Major Mackenzie Drive north to approximately one kilometre past 19th Avenue, which includes marsh and swamp wetland habitats which are hydrologically linked by watercourses within the complex.
- The undeveloped landscape is dominated by agricultural fields, mixed forb-graminoid old field meadows, treed and shrub thicket hedgerows. Pocket wetland features and patches of forested lands, including a Maple-Beech forest woodlot known as Cathedral Woods, are also present with the project Study Area.
- Aquatic and terrestrial species at risk are known to occur within the Project Study Area which will be addressed throughout the EA process, and included in the impact assessment.



Natural Heritage Features

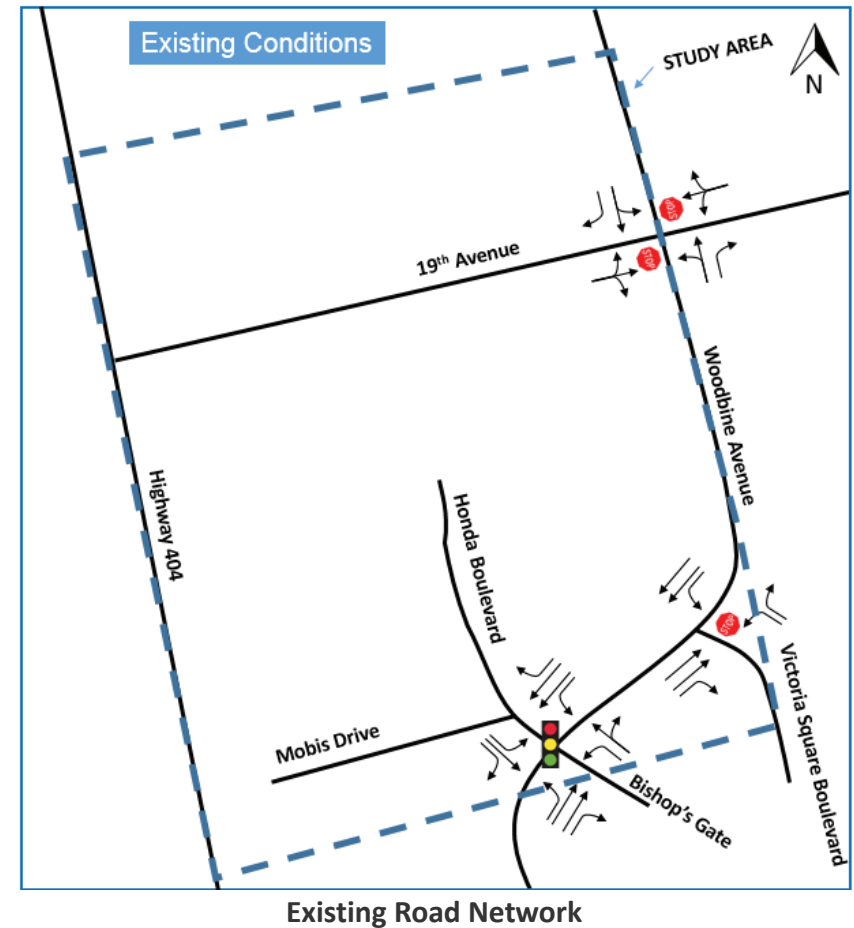
# Transportation

## Existing Conditions

- **Traffic accesses the Planning District lands via the surrounding arterial roads:**
  - Woodbine Avenue
  - 19th Avenue
- **Internal access to developments within the Planning District is provided via the internal road network:**
  - Honda Boulevard
  - Mobis Drive

## Future Conditions

- Woodbine Avenue will eventually be 4-lanes north of Victoria Square Boulevard per the York Region Transportation Master Plan.
- It is assumed that in the long term a traffic signal will be implemented at the intersection of 19th Avenue and Woodbine Avenue.



# Transportation

## LAND USE AND TRIP GENERATION

- As per the designations of OPA 149, the developable lands in the study area are divided into two categories of land use:
  1. Business Park
  2. Business Corridor
- Trip generation was forecast for the developable lands in the study area and considered in future traffic conditions.
- 50% of the total employment and service land within the study area was projected to be developed in the short term (10 years +/-).
- 100% of the total employment and service land was projected to be developed including all employment lands located north of 19th Avenue within the 20-year horizon (by 2037).



Development Areas Land Use (OPA 149)



# Transportation

## FUTURE CONDITIONS WITH DEVELOPMENT

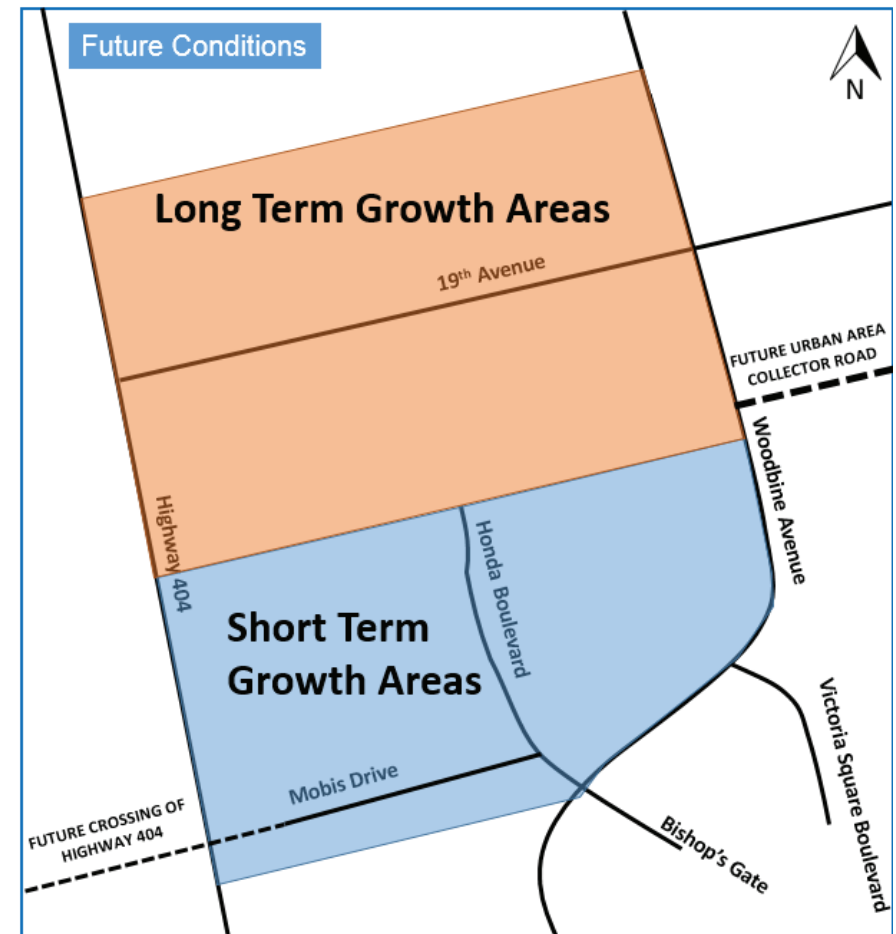
- Given the significant area of land available for development within the Planning District, additional collector roads and intersection improvements are required to provide internal access to the future developments.
- Based on the location of the existing developments in the District it is anticipated that development will begin in the south and proceed northerly.

## SHORT TERM NEEDS:

- At least one new collector road connection to Woodbine Avenue south of 19th Avenue to service the employment area.
- One new signalized intersection with Woodbine Avenue.

## LONG TERM NEEDS:

- Short Term improvements plus:
- An extension of Honda Boulevard to 19th Avenue with a signalized intersection.
- A new collector road to service the employment lands north of 19th Avenue.



Short Term and Long Term Growth Areas

# Problem and Opportunity Statement

**Moving forward, the Markham Highway 404 North Planning District Secondary Plan (OPA 149) requires completion of an environmental assessment study to confirm a collector road network and alignment within this district.**

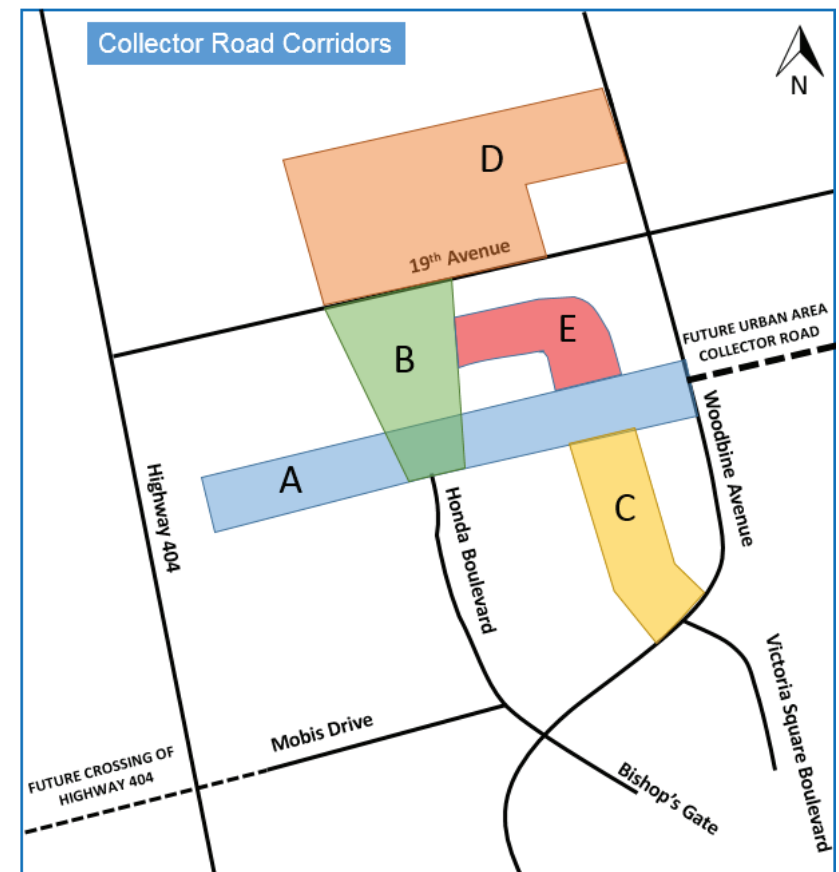


# Alternative Solutions

Based on the future collector road network needs previously established, five corridors are being considered for new collector roads within the Planning District:

- Corridor A: East-West Collector Road
- Corridor B: Honda Boulevard Extension
- Corridor C: Victoria Square Boulevard Extension
- Corridor D: Collector Road North of 19th Avenue
- Corridor E: Collector Road from Victoria Square Boulevard Extension (Corridor C) to Honda Boulevard Extension (Corridor B)

Given that the developable lands within the Planning District are projected for larger parcel development, Corridor E was not carried forward to maximize parcel size and development flexibility within the District.



Collector Road Corridors

# Alternative Solutions

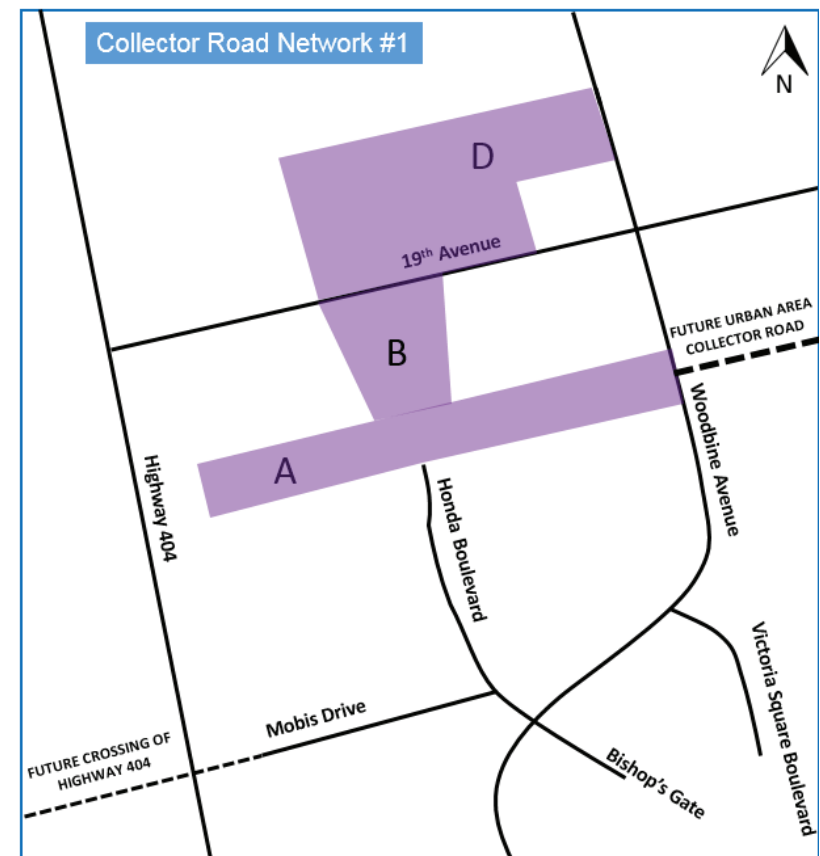
Two alternative road networks are being examined as part of this Class EA study. These road networks are comprised of a combination of the collector road corridors to provide a complete road network within the Planning District.

Alternative Network #1 is comprised of:

- Corridor A: East-west collector road
- Corridor B: Honda Boulevard extension
- Corridor D: Collector road north of 19th Avenue

Alternative Network #1 provides a continuous alternative north-south route for traffic between Woodbine Avenue and 19th Avenue and an east-west route to serve the development parcels in the Planning District.

This network also provides access to development parcels north of 19th Avenue.



Alternative Network #1

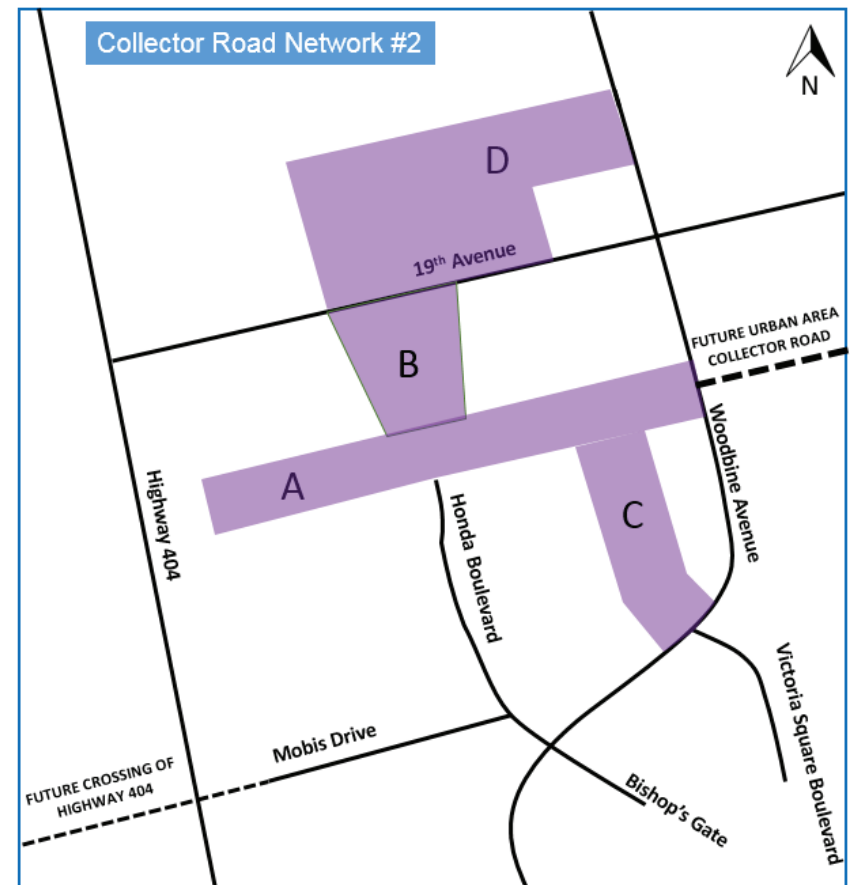
# Alternative Solutions

Alternative Network #2 is comprised of:

- Corridor A: East-west collector road
- Corridor B: Honda Boulevard extension
- Corridor C: Victoria Square Boulevard Extension
- Corridor D: Collector road north of 19th Avenue

Alternative Network #2 also provides a continuous alternative north-south route for traffic between Woodbine Avenue and 19th Avenue and an east-west route to serve the development parcels in the Planning District. Additionally, this network segments the east end of the study area into smaller parcels and provides internal access via Corridor C.

This network also provides access to development parcels north 19th Avenue.












Alternative Network #2

# Analysis and Evaluation of Alternative Solutions

- The key problems and opportunities being considered as part of this study are largely related to land use and network connectivity and as such these are the key factors in the analysis and evaluation of alternative solutions.
- The main difference between the alternative road networks is the number of internal collector roads and the size of the development parcels as both networks effectively address the long term needs.
- As there is a natural heritage feature present within the study area, the impact on the natural environment is also considered in the determination of the preferred solution.

# Analysis and Evaluation of Alternative Solutions

TECHNICAL CRITERIA	Do Nothing	Alternative Network # 1	Alternative Network #2
<b>Land Use</b>	<p>Development parcels remain large with access only permitted on Honda Boulevard.</p> <p>Does not provide improved access to the developable lands in the Planning District.</p> 	<p>Only provides for large development parcels between Honda Boulevard and Woodbine Avenue with access onto Honda Boulevard or the new east-west collector road.</p> <p>Access to lands fronting on Woodbine Avenue would be from the collector road network. Alternative Network #1 would limit development potential.</p> <p>Provides access to development parcels north of 19th Avenue with collector road.</p> 	<p>Provides for smaller development parcels between Honda Boulevard and Woodbine Avenue with access from Corridor 'C'.</p> <p>Access to lands fronting on Woodbine Avenue would be from the collector road network. Alternative Network #2 would provide more flexibility for development.</p> <p>Provides access to development parcels north of 19th Avenue with collector road.</p> 
<b>Network Connectivity</b>	<p>Does not improve network connectivity through the Planning District. Honda Boulevard and Mobis Drive remain the only internal access roads.</p> 	<p>Provides three new internal access roads serving the Planning District which connect directly into the arterial road network (19th Avenue and Woodbine Avenue).</p> 	<p>Provides four new internal access roads serving the Planning District which connect directly into the arterial road network (19th Avenue and Woodbine Avenue).</p> 
<b>Natural Environment</b>	<p>No impact to natural heritage features.</p> 	<p>Alternative Network #1 has potential to impact the Berczy Creek tributary north of 19th Avenue.</p> 	<p>Alternative Network #2 has potential to impact the Berczy Creek tributary north of 19th Avenue.</p> 
<b>Recommendation</b>	Not Carried Forward	Not Carried Forward	<b>Carried Forward</b>



				
Highest Benefit	Fairly High Benefit	Moderate Benefit	Fairly Low Benefit	Least Benefit

# Analysis and Evaluation of Alternative Solutions

Based on the analysis and evaluation of alternative planning solutions, Alternative Network #2 was selected as the recommended solution, subject to public and agency review:

- Establishes five major parcels for development south of 19th Avenue with access onto Honda Boulevard, the new east-west collector road or the Victoria Square Boulevard extension.
- Provides access to development parcels north of 19th Avenue.
- Provides four new internal access roads serving the Planning District which connect directly into the larger road network (19th Avenue and Woodbine Avenue).
- Has potential to impact the Berczy Creek tributary north of 19th Avenue, however this impact can be avoided based on the alignment of Corridor 'D'.



# Consideration for Design Concepts

During the development of design concepts the following will be further considered:

- Final location and alignment of collector roads
- Avoiding impacts to natural heritage features
- Intersection and turning lane requirements
- Maintaining appropriate development parcel size
- Geometric design requirements
- Potential property impacts
- Utilities and municipal infrastructure in the study area



# Next Steps

## Following this PIC the Project Team will:

- Review public comments
- Finalize the problem and opportunity statement
- Select preferred planning solution
- Develop and assess alternative design concepts
- Identify the preliminary preferred design concept
- Meet with technical agencies and stakeholders
- Plan for Public Information Centre No. 2

## How to get involved:

- Request that your name be added to the study mailing list
- Participate in the next PIC
- Provide your feedback by contacting the study team directly

## Please share your comments with either Project Manager:

### Ms. Nehal Azmy, P. Eng.

City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: [nazmy@markham.ca](mailto:nazmy@markham.ca)

### Mr. Martin Scott, P.Eng.

Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: [martin.scott@cima.ca](mailto:martin.scott@cima.ca)

Your comments are welcome at any time throughout the study however, **we kindly ask that you provide comments with respect to the PIC No.1 materials by July 11, 2018** to allow us to incorporate critical information into the next stage of the study.

# Thank you!



# COMMENT SHEET

# MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY

## HIGHWAY 404 NORTH COLLECTOR ROADS

## PUBLIC INFORMATION CENTRE #1 – JUNE 13, 2018

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Please provide your comments below:**

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**Please return this form to one of the contacts below by July 11, 2018 at:**

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: [nazmy@markham.ca](mailto:nazmy@markham.ca)

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Email: martin.scott@cima.ca

# COMMENT SHEET

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY HIGHWAY 404 NORTH COLLECTOR ROADS

PUBLIC INFORMATION CENTRE #1 – JUNE 13, 2018

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Please provide your comments below:

*Alternative solution # 2 is the best.*

Please return this form to one of the contacts below by July 11, 2018 at:

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
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Email: martin.scott@cima.ca



August 28, 2018

**Subject: City of Markham  
Municipal Class Environmental Assessment Study  
Highway 404 North Collector Roads  
Public Information Centre #1**

Dear

Thank you for your comments in response to Public Information Centre (PIC) #1 for the Highway 404 North Collector Roads Class EA. We have noted your preference for alternative solution #2 and your comments will be incorporated into the study and will be considered in the selection of the preferred solution.

Please feel free to contact the undersigned if you have any further comments.

Sincerely,

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
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## COMMENT SHEET

### MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY HIGHWAY 404 NORTH COLLECTOR ROADS

PUBLIC INFORMATION CENTRE #1 – JUNE 13, 2018

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Please provide your comments below:

- ALL CORRESPONDENCE TO BE SENT TO  
EMAIL ONLY.
- I WANT A LETTER CONFIRMING THAT THIS  
STUDY IN NO WAY HAS ANYTHING TO DO  
WITH AN OFF RAMP @ 19TH & 404. FROM  
WHAT THE STUDY SHOWS IT INVOLVES ALL  
INTERNAL ROADWAYS. IF IM WRONG PLEASE  
ADVISE.

Please return this form to one of the contacts below by July 11, 2018 at:

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
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Email: martin.scott@cima.ca



August 28, 2018

**Subject: City of Markham  
Municipal Class Environmental Assessment Study  
Highway 404 North Collector Roads  
Public Information Centre #1**

Dear

Thank you for your comments at our recent Public Information Centre for the above-noted study. This study does not include any proposals for a future interchanges at 19th Avenue and Highway 404. However, both the City of Markham and the Regional Municipality of York have identified an interchange as part of future transportation network improvements. An Environmental Assessment will need to be completed and approved for the interchange before any improvements / changes could be implemented.

Please feel free to contact the undersigned if you have any further comments.

Sincerely,

**Nehal Azmy, P. Eng.**  
City Project Manager  
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101 Town Centre Boulevard  
Markham, ON L3R 9W3  
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## COMMENT SHEET

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PUBLIC INFORMATION CENTRE #1 – JUNE 13, 2018

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Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Please provide your comments below:

Please Be mindful of young child that would be in the residential area as any families take walks on woodbine. As construct begins, it would be good to keep the quality of life as-is or better for the current and future residents.

Please return this form to one of the contacts below by July 11, 2018 at:

**Nehal Azmy, P. Eng.**  
City Project Manager  
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101 Town Centre Boulevard  
Markham, ON L3R 9W3  
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August 28, 2018

**Subject: City of Markham  
Municipal Class Environmental Assessment Study  
Highway 404 North Collector Roads  
Public Information Centre #1**

Dear

Thank you for your comments in response to Public Information Centre (PIC) #1 for the Highway 404 North Collector Roads Class EA. We have noted your concern for pedestrians in the residential south of the study area during construction. Please note that reconstruction of Woodbine Avenue is not being considered as part of this study. Woodbine Avenue is the eastern limit of the study area and therefore construction activities are anticipated to be west of Woodbine Avenue with the potential for new collector roads to intersect with Woodbine Avenue. Prior to construction, a traffic management plan will be developed to mitigate potential impacts to neighbouring residents including pedestrians on Woodbine Avenue.

Thank you for your comments. Please feel free to contact the undersigned if you have any further comments.

Sincerely,

**Nehal Azmy, P. Eng.**  
City Project Manager  
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101 Town Centre Boulevard  
Markham, ON L3R 9W3  
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Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

**From:** [Azmy, Nehal](#)  
**To:**  
**Cc:** [Martin Scott](#); [Jessica Dorgo](#)  
**Subject:** RE: Markham - Highway 404 North Planning District MCEA  
**Date:** Monday, December 17, 2018 2:58:21 PM  
**Attachments:** [image001.png](#)  
[City of Markham - Highway 404 North Collector Roads EA - Notice of Publi....pdf](#)  
[B801\\_Notice of PIC1\\_e01.pdf](#)  
[B801\\_Notice of PIC1\\_e01.pdf](#)

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Hi ,

Here is an update on the Hwy 404 Collector Roads EA Study.

- The first public meeting was held on June 13, 2018. Attached is a copy of notices sent out regarding the public meeting.
- Ongoing consultation with approvals agencies (MTO, TRCA and York Region).
- Contact impacted agencies to present the preferred Collector Roads alignment option (early 2019). \_\_\_\_\_ will be provided a copy of preferred option before the second public meeting.
- Second Public meeting to present the preferred Collector Roads alignment option (tentatively March 2019).
- Present to Council.
- Notice of study completion and filling of the EA Study Report for public review (Spring 2019, subject to obtaining acceptance of the preferred option from impacted agencies).

Please let me know if you require additional information.

Regards,

Nehal Azmy, P.Eng.  
Senior Capital Works Engineer  
T: 905.477.7000 Ext. 2197  
F: 905.479.7773  
E: [nazmy@markham.ca](mailto:nazmy@markham.ca)

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**From:**  
**Sent:** December 14, 2018 11:31 AM  
**To:** Azmy, Nehal <[nazmy@markham.ca](mailto:nazmy@markham.ca)>; 'martin.scott@cima.ca' <[martin.scott@cima.ca](mailto:martin.scott@cima.ca)>  
**Subject:** Markham - Highway 404 North Planning District MCEA

Hi Nehal and Martin,

We have some land holdings in the North Planning District in Markham and I was wondering if you could provide me with an update on the EA?

Thank You,



This message is confidential. It may also be privileged or otherwise protected by work-product immunity or other legal rules. If you have received it by mistake, please let us know by email reply and delete it from your system; you may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed on the Internet.

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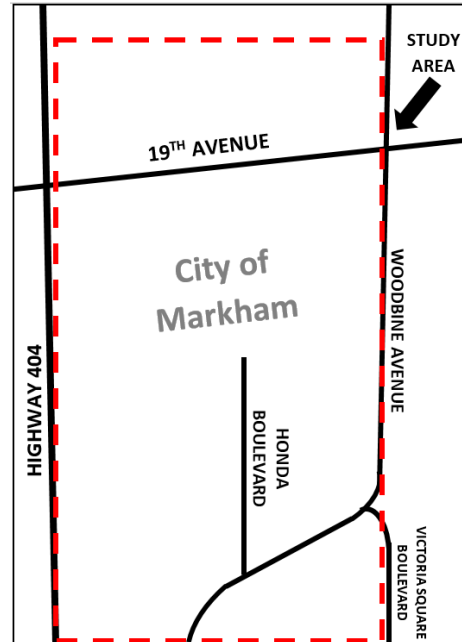
## **Appendix H-2 - Public Information Centre No. 2**



## Notice of Public Information Centre #2

### Municipal Class Environmental Assessment Study Highway 404 North Collector Roads

The City of Markham is conducting a Class Environmental Assessment study for the Highway 404 North Collector Roads in the City of Markham. The Markham Highway 404 North Planning District Secondary Plan (OPA 149) requires the completion of a Class Environmental Assessment Study (Class EA) to confirm the final alignment of the new north-south and east-west roads as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The Highway 404 North Planning District area extends from approximately 400 metres north of 19th Avenue and south to approximately 600 metres north of Elgin Mills Road. Highway 404 defines the western limit while the eastern limit is primarily defined by Woodbine Avenue, and is shown on the Key Plan. In consultation with the public and external agencies, a preferred road network will be determined.



Key Plan

#### The Study Process

The project is being planned under **Schedule C** of the Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 and 2015) process.

Two Public Information Centres (PICs) will be held to review the study findings and receive public feedback. The first PIC was held on June 13, 2018. The second PIC is scheduled for April 24, 2019 to provide members of the public with an opportunity to review the preliminary preferred design plan, provide comments and to discuss next steps with the Study Team. The PIC will be held as follows:

**Date:** Wednesday, April 24, 2019  
**Time:** 7:00 PM to 9:00 PM  
**Location:** Victoria Square Community Centre  
2929 Elgin Mills Rd E  
Gormley, ON L0H 1G0

A key component of this study is public and agency consultation. Public input received following the PIC will be used to confirm the preferred solution for the study. If you have any questions regarding the study, or would like to be included on the project mailing list please contact one of the Project Team members below:

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

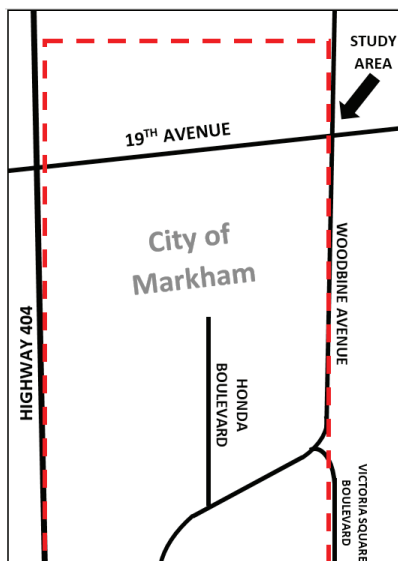
**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

This notice was first issued on April 11, 2019

# NOTICE OF PUBLIC INFORMATION CENTRE #2

## Municipal Class Environmental Assessment Study Highway 404 North Collector Roads

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City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**

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Burlington, ON L7N 3G7  
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**This notice was first issued on April 11, 2019**

Personal information submitted (e.g., name, address and phone number) is collected, maintained and disclosed under the authority of the Environmental Assessment Act and the Municipal Freedom of Information and Protection of Privacy Act for transparency and consultation purposes. Personal information you submit will become part of a public record that is available to the general public, unless you request that your personal information remain confidential.



April 11, 2019

Ms. Emilee O'Leary  
Environmental Planner/Environmental Assessment Coordinator  
Ministry of Environmental and Climate Change  
5775 Yonge Street, 8th Floor  
Toronto, ON M2M 4J1

Dear Ms. Emilee O'Leary

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

---

The City of Markham has initiated a Schedule 'C' Municipal Class Environmental Assessment to confirm the final alignment of the new north-south and east-west collector roads in the Markham Highway 404 North Planning District as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The purpose of this letter is to invite you to attend Public Information Centre (PIC) No.2. A copy of the Notice of PIC No.2 is attached.

At the first PIC the road network corridor alternatives were presented, including an identification of the preferred network. At the second PIC, alternative designs within the corridors will be presented, including and analysis, evaluation and identification of the preliminary preferred roadway alignment.

The study is being conducted in compliance with Schedule 'C' of the Municipal Class EA, which is approved under the Ontario Environmental Assessment Act. The study will define the problem, identify alternative solutions, analyze and evaluate each alternative based on the potential impacts to the natural, social and economic environments. In consultation with the public and external agencies, a preferred road network will be determined.

Public consultation is an integral component of the Municipal Class EA process and opportunities to comment are welcomed throughout the entire study. PIC No.2 is scheduled for April 24, 2019.

If you are unable to attend the PIC and wish to provide any comments on this study, we request that your comments be directed to one of the Project Managers on the attached Notice of PIC No.2.

Sincerely

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City Project Manager  
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Markham, ON L3R 9W3  
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April 11, 2019

Mr. Steven Strong  
Senior District Planner - Aurora District  
Ministry of Natural Resources and Forestry  
50 Bloomington Rd  
Aurora, ON L4G 0L8

Dear Mr. Steven Strong

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Aurora McAllister  
Management Biologist - Aurora District  
Ministry of Natural Resources and Forestry  
50 Bloomington Rd  
Aurora, ON L4G 0L8

Dear Ms. Aurora McAllister

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Bohdan Kowalyk  
District Planner, Aurora District  
Ministry of Natural Resources and Forestry  
50 Bloomington Rd  
Aurora, ON L4G 0L8

Dear Mr. Bohdan Kowalyk

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Sharon Lingertat  
Senior Planner, Environmental Assessment Planning  
Toronto and Region Conservation Authority  
101 Exchange Ave  
Concord, ON L4K 5R6

Dear Ms. Sharon Lingertat

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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3027 Harvester Road, Suite 400  
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Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

April 11, 2019

Renee Afoom-Boateng  
Senior Planner, Environmental Assessment Planning  
Toronto and Region Conservation Authority  
101 Exchange Ave  
Concord, ON L4K 5R6

Dear Renee Afoom-Boateng

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Harsha Gammanpila  
Planner, Environmental Assessment Planning, Planning and Development  
Toronto and Region Conservation Authority  
101 Exchange Ave  
Concord, ON L4K 5R6

Dear Mr. Harsha Gammanpila

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Dan Minkin  
Heritage Planner - Culture Services Unit  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Mr. Dan Minkin

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Rosi Zirger  
Heritage Planner - Culture Services Unit  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Ms. Rosi Zirger

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Daniel de Moissac  
Heritage Planner (Acting)  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7

Dear Mr. Daniel de Moissac

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
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April 11, 2019

Corridor Management Office  
Ministry of Transportation  
159 Sir William Hearst Avenue, 7th Floor  
Downsview, ON M3M 1J8

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

April 11, 2019

Ms. Rebecca Palys  
Senior Project Engineer, Highway Engineering, York/Simcoe  
Ministry of Transportation  
159 Sir William Hearst Avenue, 4th Floor  
Toronto, ON M3M 0B7

Dear Ms. Rebecca Palys

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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The City of Markham has initiated a Schedule 'C' Municipal Class Environmental Assessment to confirm the final alignment of the new north-south and east-west collector roads in the Markham Highway 404 North Planning District as per the approved OPA 149 Secondary Plan and consequently to confirm the pattern of other roads within this District. The purpose of this letter is to invite you to attend Public Information Centre (PIC) No.2. A copy of the Notice of PIC No.2 is attached.

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Sincerely

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
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April 11, 2019

Ms. Darlene Presley  
Planning Coordinator  
TransCanada Pipelines Limited C/O MHBC Planning  
442 Brant Street, Suite 204  
Burlington, ON L7R 2G4

Dear Ms. Darlene Presley

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Project & Planning Coordinator C/O Lehman & Associates – Urban Planning Consultants  
TransCanada Pipelines Limited  
97 Collier Street  
Barrie, ON L4M 1H2

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Municipal Class Environmental Assessment Study  
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April 11, 2019

Dear Mr. Doug Christie

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Jamie Rochford  
Planning & Design Lead Central Region East, Distribution Planning & Records  
Enbridge Gas Distribution  
101 Honda Blvd  
Markham, ON L6C 0M6

Dear Mr. Jamie Rochford

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Diana Velez  
c/o Netricom  
Bell Canada Municipal Operations Centre  
200 Town Centre Boulevard, Suite 300  
Markham, ON L3R 8G5

Dear Ms. Diana Velez

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Ian Mitchell  
EA Coordinator  
Hydro One Networks Inc.  
65 Kelfield Street  
Rexdale, ON M9W 5A3

Dear Mr. Ian Mitchell

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Dear Maria Agnew

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Dear Janet O'Brien

**RE: Highway 404 North Collector Roads  
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Notice of Public Information Centre No. 2**

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Burlington, ON L7N 3G7  
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April 11, 2019

Mr. Richard Humpage  
EA Coordinator  
Rogers Cable  
244 Newkirk Road  
Richmond Hill, ON L4C 3S5

Dear Mr. Richard Humpage

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Dave Simpson  
Land and Resources  
Alderville First Nation  
11696 Second Line  
Roseneath, ON KOK 2X0

Dear Mr. Dave Simpson

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Municipal Class Environmental Assessment Study  
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April 11, 2019

Chief Mary McCue-King  
Beausoleil First Nation  
11 O'Gemaa Miikaan  
Christian Island, ON L9M 0A9

Dear Chief Mary McCue-King

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Janice Taylor  
Band Manager  
Chippewas of Georgina Island  
R.R.#2 Box N-13  
Sutton West, ON L0E 1R0

Dear Ms. Janice Taylor

**RE: Highway 404 North Collector Roads  
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April 11, 2019

Ms. Cathy Edney  
Communications Manager  
Chippewas of Rama First Nation  
5884 Rama Rd, Suite 200  
Rama, ON L3V 6H6

Dear Ms. Cathy Edney

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Notice of Public Information Centre No. 2**

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April 11, 2019

Ms. Melissa Dokis  
Lands Consultation Liaison  
Curve Lake First Nation  
22 Wiinookeeda Road  
Curve Lake, ON K0L 1R0

Dear Ms. Melissa Dokis

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Sincerely

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City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca



April 11, 2019

Chief Laurie Carr  
Hiawatha First Nation  
123 Paudash Street  
Hiawatha, ON K9J 0E6

Dear Chief Laurie Carr

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
Notice of Public Information Centre No. 2**

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April 11, 2019

Mr. Dave Mowat  
Consultation, Lands & Membership Supervisor  
Mississaugas of the Scugog Island First Nation  
22521 Island Road  
Port Perry, ON L9L 1B6

Dear Mr. Dave Mowat

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Notice of Public Information Centre No. 2**

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April 11, 2019

Chief Kelly LaRocca  
Mississaugas of the Scugog Island First Nation  
22521 Island Road  
Port Perry, ON L9L 1B6

Dear Chief Kelly LaRocca

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April 11, 2019

Métis Consultation Unit  
Metis Nation of Ontario  
500 Old St. Patrick Street, Unit D  
Ottawa, ON K1N 9G4

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April 11, 2019

Mr. Steve Mota  
Program Manager – Transportation Planning Transportation & Infrastructure Planning Branch  
Region of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Mr. Steve Mota

**RE: Highway 404 North Collector Roads  
Municipal Class Environmental Assessment Study  
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April 11, 2019

Dear Mr. Barry Laverick

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April 11, 2019

Mr. Alan Ho  
Ward 2 Councillor  
101 Town Centre Blvd.  
Markham, ON L3R 9W3

Dear Mr. Alan Ho

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April 11, 2019

Ms. Lisa Myslicki  
Environmental Specialist, Environmental Management  
1 Dundas Street West, Suite 2000  
Toronto, ON M5G 2L5

Dear Ms. Lisa Myslicki

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April 11, 2019

Ms. Rita Kelly  
Project Manager, Land Transactions, Hydro Corridors & Public Works  
1 Dundas Street West, Suite 2000  
Toronto, ON M5G 2L5

Dear Ms. Rita Kelly

**RE: Highway 404 North Collector Roads  
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April 11, 2019

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April 11, 2019

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# Highway 404 North Collector Roads Class Environmental Assessment

## Public Information Centre No. 2

Wednesday, April 24<sup>th</sup>, 2019

7:00 PM to 9:00 PM

Victoria Square Community Centre

# Purpose of Public Information Centre No. 2

## Review project information on display

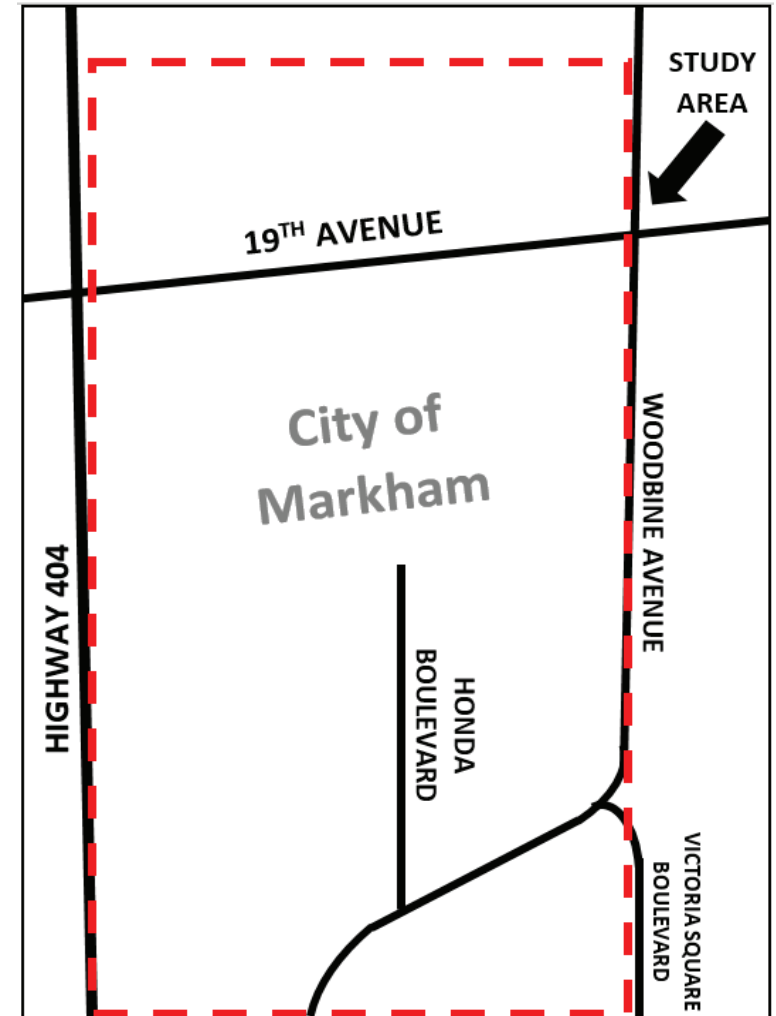
- Background and Study Area
  - Planning and Policy Context
  - Study Process and Schedule
  - Summary of PIC No. 1
  - Study Area Constraints
  - Alternative Design Concepts
  - Analysis and Evaluation of Alternative Design Concepts
  - Preliminary Preferred Collector Road Network
  - Next steps for the study
- 
- **Ask the Project Team questions**
  - **Discuss areas of interest with the Project Team**
  - **Fill out and submit a comment sheet**



**Please fill out and  
submit a comment sheet  
by May 22, 2019**

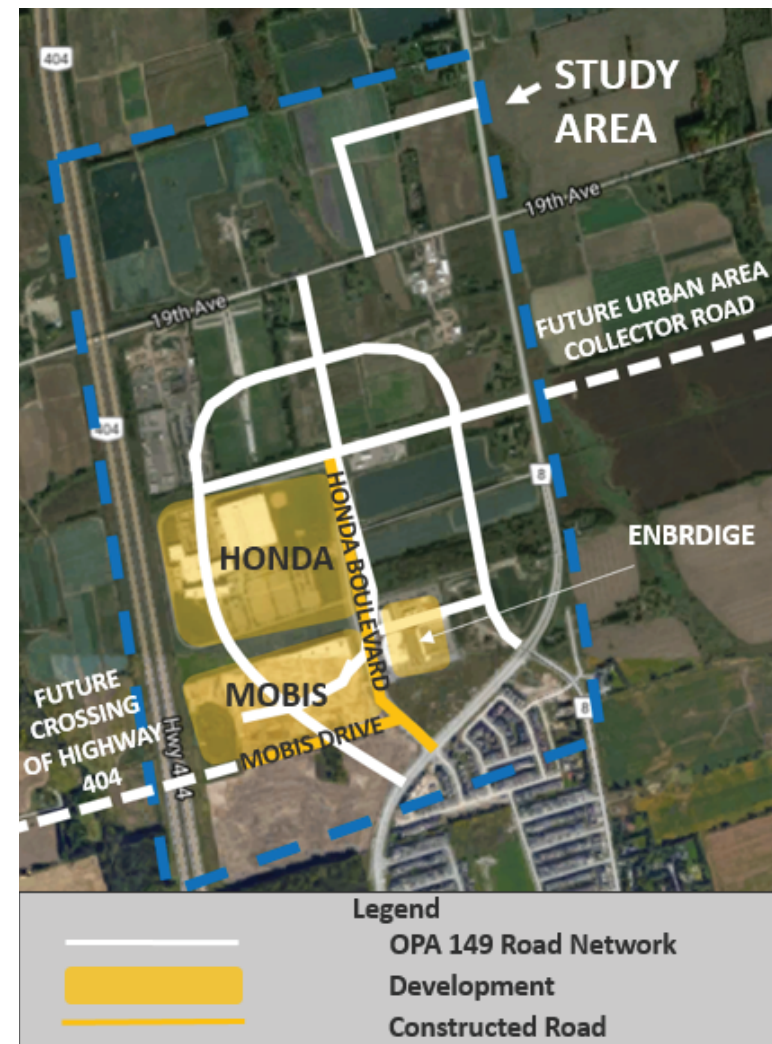
# Background and Study Area

- The Markham Highway 404 North Planning District Secondary Plan (OPA 149) requires the completion of a Class Environmental Assessment Study (Class EA) to confirm the final alignment of the new north-south and east-west collector roads in the Planning District as per the approved OPA 149 Secondary Plan.
- The Highway 404 North Planning District (the study area for this Class EA) extends:
  - Approximately 400 metres north of 19th Avenue in the north (Markham City boundary)
  - Approximately 600 metres north of Elgin Mills Road in the south
  - Highway 404 in the west
  - Woodbine Avenue in the east



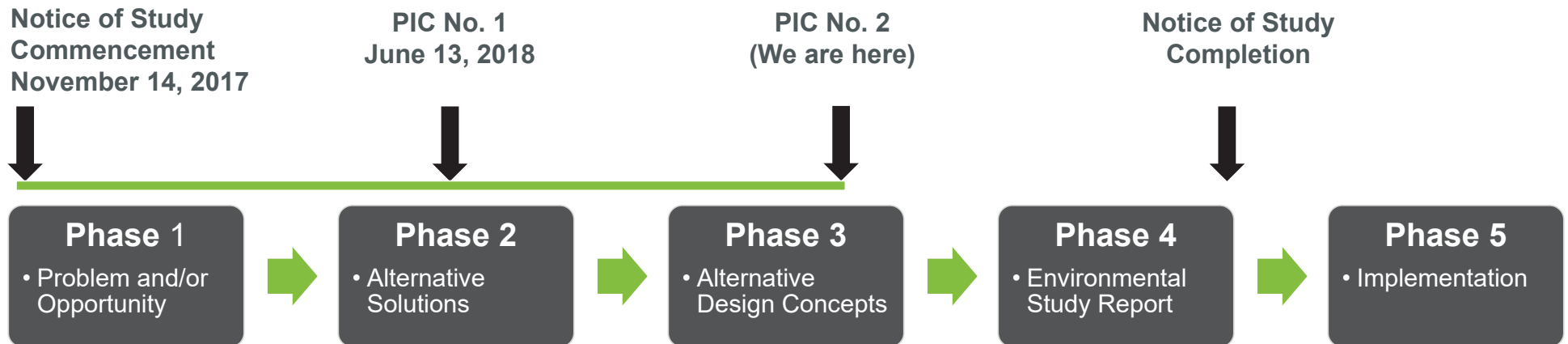
# Planning and Policy Context

- In 2008, the City of Markham approved an Official Plan Amendment and Secondary Plan for the Highway 404 North Planning District (OPA 149).
- OPA 149 established a proposed layout for the road network within the Highway 404 North Planning District (the Planning District).
- OPA 149 requires completion of an Environmental Assessment study to determine the final alignment of the new north-south and east-west road network.



# Study Process and Schedule

- The Municipal Class EA is a planning and design process approved by the Ministry of Environment, Conservation and Parks to meet the requirements of the Ontario Environmental Assessment Act.
- This Study follows the Class EA process for Schedule 'C' projects and will complete Phases 1 to 4 as outlined below:

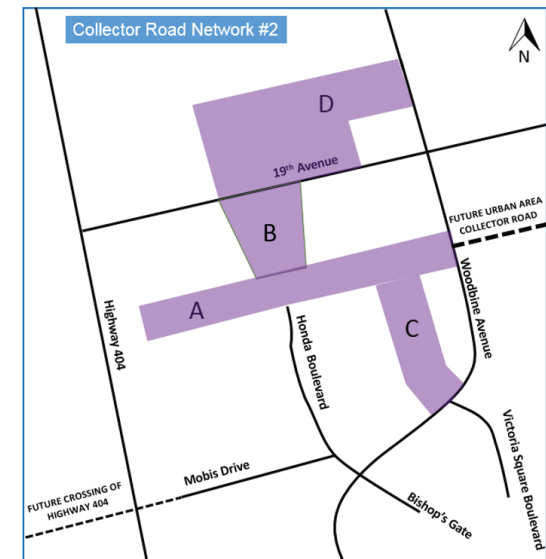
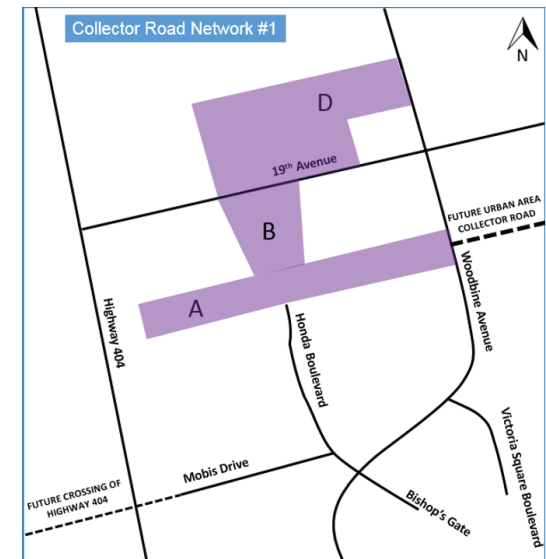




# Summary of PIC No. 1

- Two collector road networks (alternative solutions) were presented at PIC #1.
- Based on the analysis and evaluation of alternative planning solutions, Alternative Network #2 was selected as the recommended solution:
  - Access to lands fronting on Woodbine Avenue would be from the collector road network. Alternative Network #2 would provide more flexibility for development.
  - Provides for smaller development parcels between Honda Boulevard and Woodbine Avenue with access from Corridor 'C'.
  - Provides access to development parcels north of 19th Avenue.
  - Provides four new collector roads serving the Planning District which connect directly into the larger road network (19th Avenue and Woodbine Avenue).
  - Has potential to impact the Berczy Creek tributary north of 19th Avenue, however this impact can be avoided based on the alignment of Corridor 'D'.

**Based on comments received, following the meeting Collector Road Network #2 was confirmed as the preferred solution.**



# Alternative Design Concepts

- Following PIC No. 1, alternative alignments for the recommended collector roads were developed in each of the corridors.
- The following alignments were developed:
  - Road A
  - Road B1 / Road B2
  - Road C1 / Road C2
  - Road D
  - Road E1 / Road E2



# Study Area Constraints

The following features are present within the study area which constrain the collector road alignments:

- A Provincially Significant Wetland Complex named the “Bruce & Berczy Creek Wetland Complex” crosses the north end of the Study Area.
  - Redside Dace habitat (species at risk) downstream of study area
  - A structure would be required for Road B1/B2 to cross the wetland north of 19<sup>th</sup> Avenue
- A TransCanada Pipeline corridor is present across the study area north of Honda Boulevard
  - 2 crossings would be required (Road C and Road E)
- A woodlot is present at the south end of study area.

**Based on the above and feedback received from agencies and stakeholders, Road B1/B2 was not carried forward for further assessment because of the significant impacts of crossing the Berczy tributary.**



# Analysis and Evaluation of Alternative Designs

Each of the road alignments were assessed using factors in the following categories:

- Natural Environment
- Social Environment
- Climate Change
- Technical (including cost)

Collector roads with multiple alignment options (i.e. Road C1/C2 and E1/E2) were evaluated against one another to determine the preferred alignment.

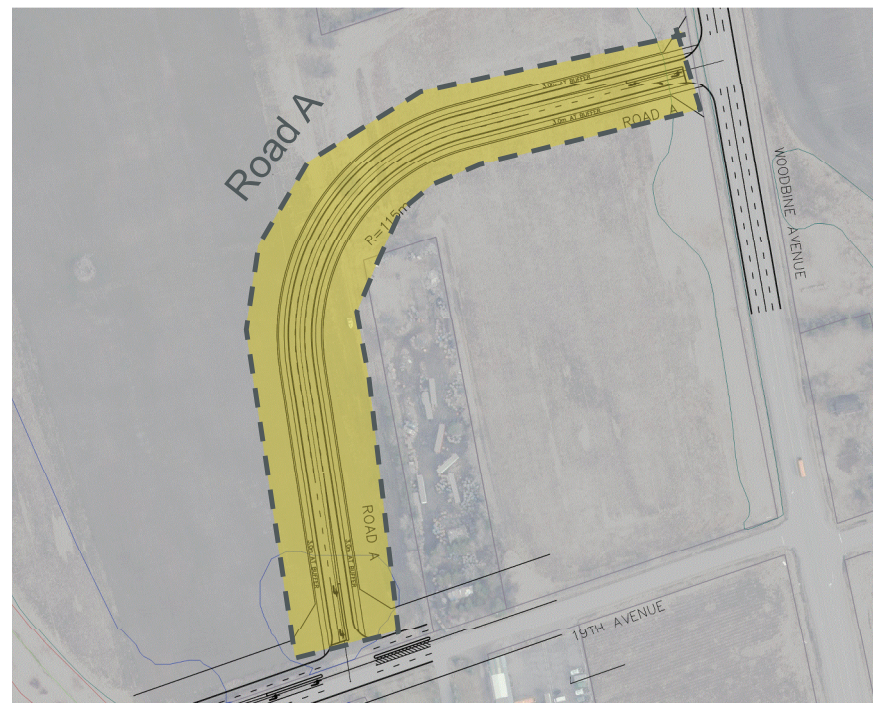
The following boards provide an overview of the analysis and evaluation of alternative designs that led to the determination of the preliminary recommended collector road network.



# Analysis of Alternative Designs – Road A

Main features of Road A include the following:

- Potential impact to a portion of the Bruce and Berczy Creek Provincially Significant Wetland complex however impact is expected to be minimal with appropriate mitigations measures.
- Allows for small and large parcel development north of 19th Avenue with access onto Road A.
- Provides adequate offset from Road C1/C2.



Based on the above, Road A has been carried forward as part of the preliminary recommended network.

# Analysis of Alternative Designs – Road C1/C2

## Main features of Road C1 and C2 include the following:

- Both Road C1/C2 have the potential to impact the PSW however impacts are expected to be minimal with appropriate mitigation.
- Both roads allow for small and large parcel development east and west of Road C1/C2.
- Provides a continuous north-south collector road connecting 19<sup>th</sup> Avenue to Woodbine Avenue (Honda Boulevard).
- Both alignments provide sufficient offset from Highway 404.

## Main differences between Road C1 and Road C2:

- A north leg of the intersection is not possible with Road C2.
- Road C2 is directly adjacent to the PSW and therefore has a higher potential for impact compared to Road C1.



Therefore, Road C1 has been carried forward as part of the preliminary recommended network.

# Analysis of Alternative Designs – Road D

## Main features of Road D include the following:

- Allows for small and large parcel development north of the existing Honda Boulevard with access onto Road D.
- Road D is directly adjacent to a TransCanada Pipeline right-of-way.
- A northerly shift of the intersection with Road D and Woodbine Avenue was considered in order to minimize impact to the wetland.
  - This shift would result in a fragmentation of the properties along Road D which is undesirable (creates undevelopable parcels)
- The proposed alignment maintains provision for future connection to FUA on the east side of Woodbine Avenue.



Therefore, Road D has been carried forward as part of the preliminary recommended network.



# Analysis of Alternative Designs – Road E1/E2

**Main features of Road E1 and E2 include the following:**

- Both alignments allow for large and small parcel development in the south end of the study area with access onto Road E1.
- Both alignments pass through a woodlot

**Main differences between Road E1 and Road E2:**

- Road E1 provides for larger development parcels on the west side compared to Road E2.
- E1 has less fragmentation to the adjacent woodlot than E2.

Therefore, Road E1 has been carried forward as part of the preliminary recommended network.





# Preliminary Recommended Collector Road Network

In summary, based on the analysis and evaluation of alternative road alignments, the preferred collector road network was selected to be a combination of the following:

- Road A
  - Road C1
  - Road D
  - Road E1
- 
- Road B was not carried forward because of the impact to the Berczy Creek tributary and the high cost associated with providing a structure to span the regulation area.
  - Road A crosses a small portion of the PSW however impact is expected to be minimal with appropriate mitigations measures.
  - An access from 19<sup>th</sup> Avenue is provided in place of Road B for the parcels north of 19<sup>th</sup> Avenue and west of the tributary.
  - Road C1 provides less impact to the PSW compared to Road C2.
  - Road E1 provides for larger development parcels on the west side compared to Road E2, and E1 has less fragmentation to the woodlot than E2.

# Stormwater Management

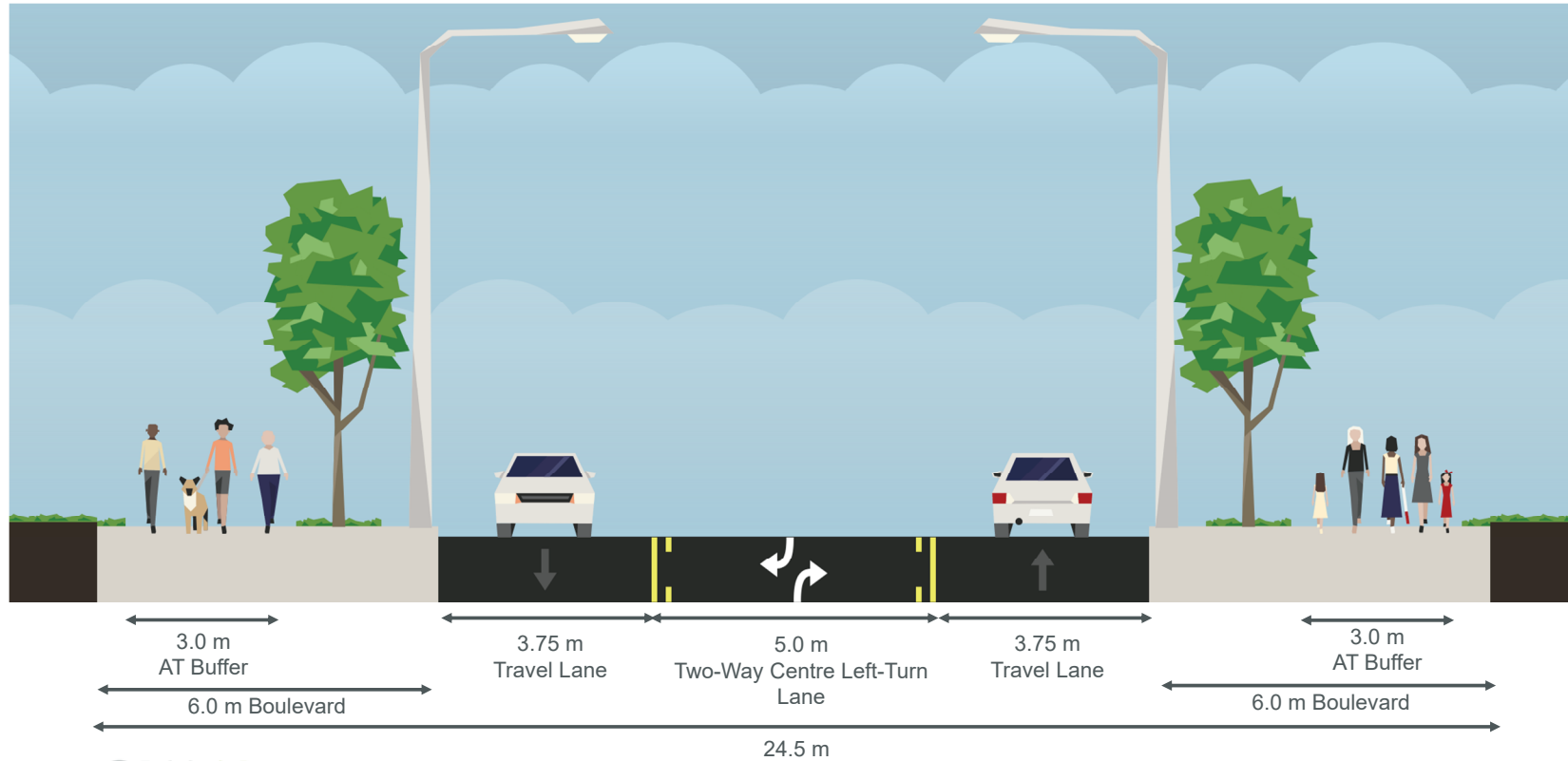
- Stormwater management (SWM) for the collector roads will be incorporated into the SWM for the entire development block. The SWM will be developed as part of the Master Servicing Plan.



# Road Design Elements

Road A, Road D and Road E1 will include the following features:

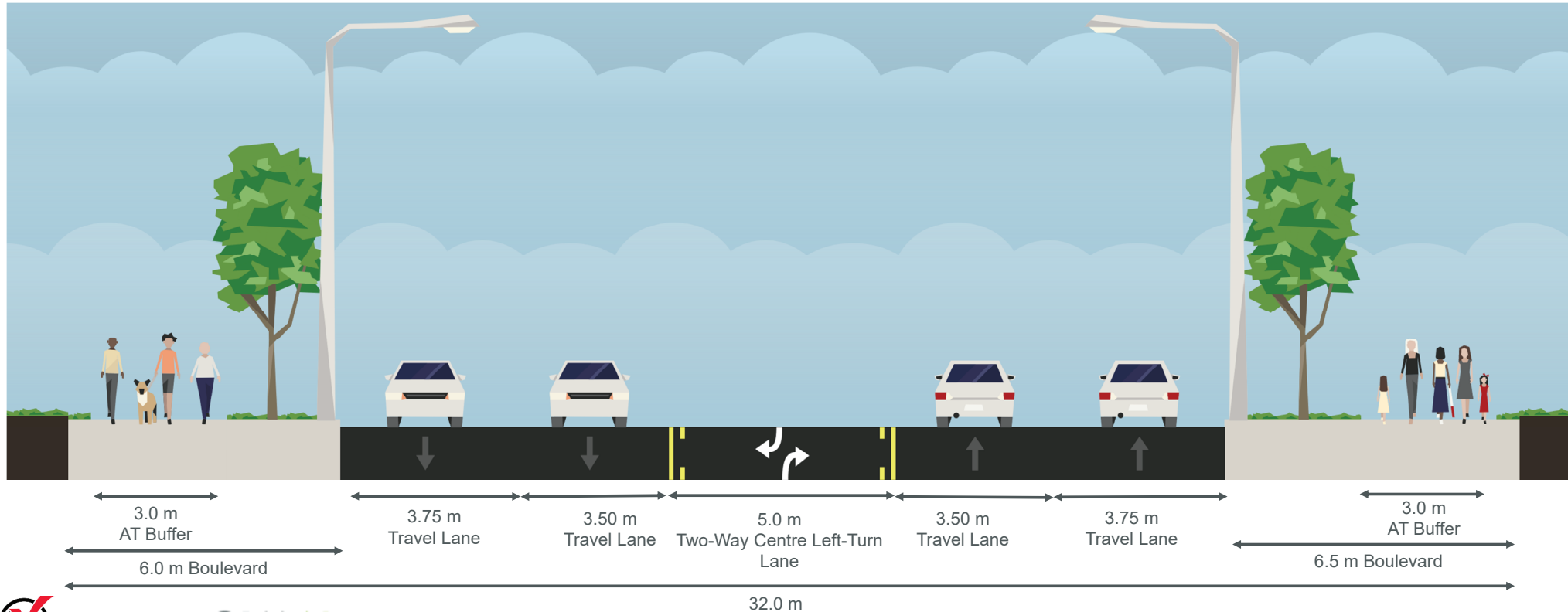
- 24.5 metre right-of-way
- Two through lanes, one per direction (3.75 metres each)
- A centre-two-way left-turn lane (5.0 metres)
- 3.0 metre active transportation (AT) buffer on both sides



# Road Design Elements

Road C1 will include the following features (to align with the existing Honda Boulevard):

- 32.0 metre right-of-way
- Four through lanes, two per direction (two 3.75 metre lanes, two 3.50 metre lanes)
- A centre-two-way left-turn lane (5.0 metres)
- 3.0 metre active transportation buffer on both sides



# Next Steps

## Following this PIC the Project Team will:

- Review public and agency comments
- Incorporate design refinements based on feedback received
- Finalize the preliminary design
- Prepare the Environmental Study Report (ESR) to document the study and decision making process
- File the ESR on the public record for 30-day public review period

## How to get involved:

- Request that your name be added to the study mailing list
- Provide your feedback by contacting the study team directly

## Please share your comments with either Project Manager:

### Ms. Nehal Azmy, P. Eng.

City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: [nazmy@markham.ca](mailto:nazmy@markham.ca)

### Mr. Martin Scott, P.Eng.

Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: [martin.scott@cima.ca](mailto:martin.scott@cima.ca)

Your comments are welcome at any time throughout the study however, we kindly ask that you provide comments with respect to the PIC No. 2 materials by **May 22, 2019** to allow us to incorporate critical information into the next stage of the study.

# Thank you!

# COMMENT SHEET

# MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY

## HIGHWAY 404 NORTH COLLECTOR ROADS

## PUBLIC INFORMATION CENTRE #2 – April 24, 2019

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Please provide your comments below:**

[illegible]

**Please return this form to one of the contacts below by May 22, 2019 at:**

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: [nazmy@markham.ca](mailto:nazmy@markham.ca)

**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca



## COMMENT SHEET

### MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY HIGHWAY 404 NORTH COLLECTOR ROADS

PUBLIC INFORMATION CENTRE #2 – April 24, 2019

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Please provide your comments below:

Please ensure the boulevard is a multiuse sidewalk  
that allows for biking.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to one of the contacts below by May 22, 2019 at:

**Nehal Azmy, P. Eng.**  
City Project Manager  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3  
Tel: 905 477 7000 ext. 2197  
Email: nazmy@markham.ca

**Martin Scott, P.Eng.**  
Consultant Project Manager  
CIMA Canada Inc. (CIMA+)  
3027 Harvester Road, Suite 400  
Burlington, ON L7N 3G7  
Tel: 289-288-0287 ext. 6812  
Email: martin.scott@cima.ca

## Eleni Dekaneas

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**From:** Azmy, Nehal <nazmy@markham.ca>  
**Sent:** Tuesday, April 23, 2019 11:24 AM  
**To:**  
**Cc:** Martin Scott; Cachola, Alain; Jessica Dorgo; Ilic, Marija  
**Subject:** RE: Highway 404 North Collector Roads EA

Good Morning

Since this project is currently under the Environmental Assessment process and the drawings are not finalised yet, our preference is not to provide CADD files at this stage.

Regards,

Nehal Azmy, P.Eng.  
Senior Capital Works Engineer  
T: 905.477.7000 Ext. 2197  
F: 905.479.7773  
E: [nazmy@markham.ca](mailto:nazmy@markham.ca)

---

**From:**  
**Sent:** April 23, 2019 9:39 AM  
**To:** 'Jessica Dorgo' <Jessica.Dorgo@cima.ca>; Azmy, Nehal <nazmy@markham.ca>  
**Cc:** Martin Scott <Martin.Scott@cima.ca>; Cachola, Alain <ACachola@markham.ca>;  
**Subject:** RE: Highway 404 North Collector Roads EA

Hello Jessica, we have another business opportunity for the Honda Business Park and would ask you to provide the CAD files so we can do some preliminary site planning. I understand that the road alignments are “proposed” at this time but it would be helpful to have the CAD file. We acknowledge that use of the files would be at our own risk until the EA is finally approved. Thank you in advance.

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**From:** Jessica Dorgo [<mailto:Jessica.Dorgo@cima.ca>]  
**Sent:** April-18-19 11:47 AM  
**To:** Azmy, Nehal;  
**Cc:** Martin Scott; Cachola, Alain  
**Subject:** RE: Highway 404 North Collector Roads EA

Good Morning

A copy of the draft Public Information Centre #2 display boards and the draft preliminary recommended plan are available on the file transfer site below. Please note that both the plan and display boards are currently under internal review and are subject to change prior to the meeting.

### [Access the file transfer site](#)

Thank you,

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**JESSICA DORGO**, EIT  
Transportation

T 289-288-0287 ext. 6819 F 289-288-0285  
400–3027 Harvester Road, Burlington, ON L7N 3G7 CANADA



---

**From:** Azmy, Nehal <[nazmy@markham.ca](mailto:nazmy@markham.ca)>  
**Sent:** Tuesday, April 16, 2019 3:06 PM  
**To:**  
**Cc:** Martin Scott <[Martin.Scott@cima.ca](mailto:Martin.Scott@cima.ca)>; Jessica Dorgo <[Jessica.Dorgo@cima.ca](mailto:Jessica.Dorgo@cima.ca)>; Cachola, Alain <[ACachola@markham.ca](mailto:ACachola@markham.ca)>  
**Subject:** RE: Highway 404 North Collector Roads EA

We will provide you with a copy of the PIC boards before end of week as its currently being revised.

Regards,

Nehal Azmy, P.Eng.  
Senior Capital Works Engineer  
T: 905.477.7000 Ext. 2197  
F: 905.479.7773  
E: [nazmy@markham.ca](mailto:nazmy@markham.ca)

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**From:****Sent:** April 16, 2019 2:47 PM**To:** Azmy, Nehal <[nazmy@markham.ca](mailto:nazmy@markham.ca)>**Subject:** Higway 404 North Collector Roads EA

Hello Nehal, I received the PIC #2 Notice and plan to attend next Wednesday evening at the Victoria Square Community Centre. Can you please send me a PDF of the various proposed road layouts so I can review this week and come to the PIC with questions to be answered? Thank you.

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