

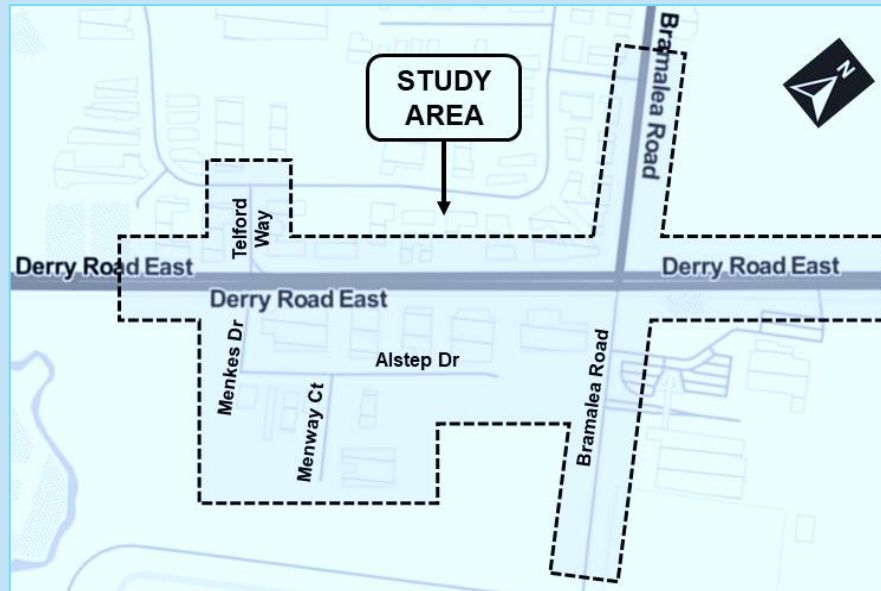
MUNICIPAL CLASS EA STUDY FOR ROAD IMPROVEMENTS NEAR DERRY ROAD EAST AND ALSTEP DRIVE

Virtual

Public Information
Centre (PIC)

Meeting #2

February 28, 2022



derryroadea@exp.com

Website <http://peelregion.ca/public-works/environmental-assessments/mississauga/derryrd-alstepdrive.asp>

 **Region
of Peel**
working with you

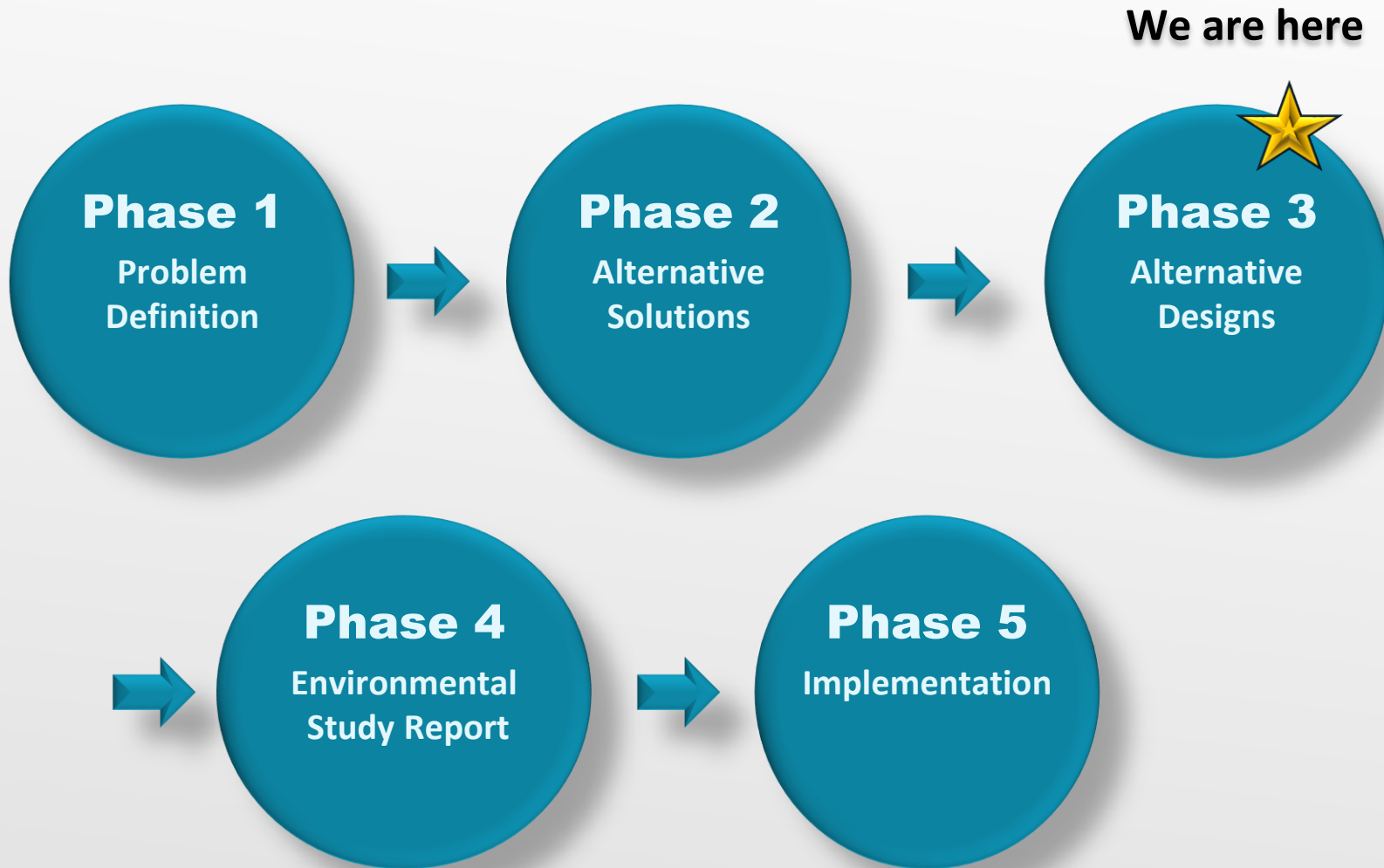
 **MISSISSAUGA**

BOMBARDIER

PIC MEETING AGENDA

- Review of EA Planning Process
- Project Review
- Public Information Centre (PIC)
#1 Recap
- Alternative Designs
- Project Timeline and Next Steps

Review of EA Planning Process



- **Phase 1:** Define the problem and opportunities to be addressed
- **Phase 2:** Identify and evaluate the alternative solutions to address the problem
- **Phase 3:** Identify and evaluate the alternative designs for the preferred solution
- **Phase 4:** Prepare the Environmental Study Report (ESR)
- **Phase 5:** Construction

Project Review

PURPOSE OF CLASS EA STUDY

Purpose: To identify how best to accommodate future transportation demands near the Derry Road East / Alstep Drive area.

Why: A key driver for this study is the industrial development of 1890 Alstep Drive by Bombardier Aerospace and associated traffic increases.

How: Class EA Study will assess existing and future road conditions on Derry Road East and Alstep Drive (near Menkes Drive and Bramalea Road) and identify how best to manage issues related to roadway safety and traffic operations.

This Study is being conducted in compliance with Schedule 'C' of the Municipal Class Environmental Assessment (EA) planning and design process (October 2000, as amended in 2007, 2011 and 2015)

Project Review

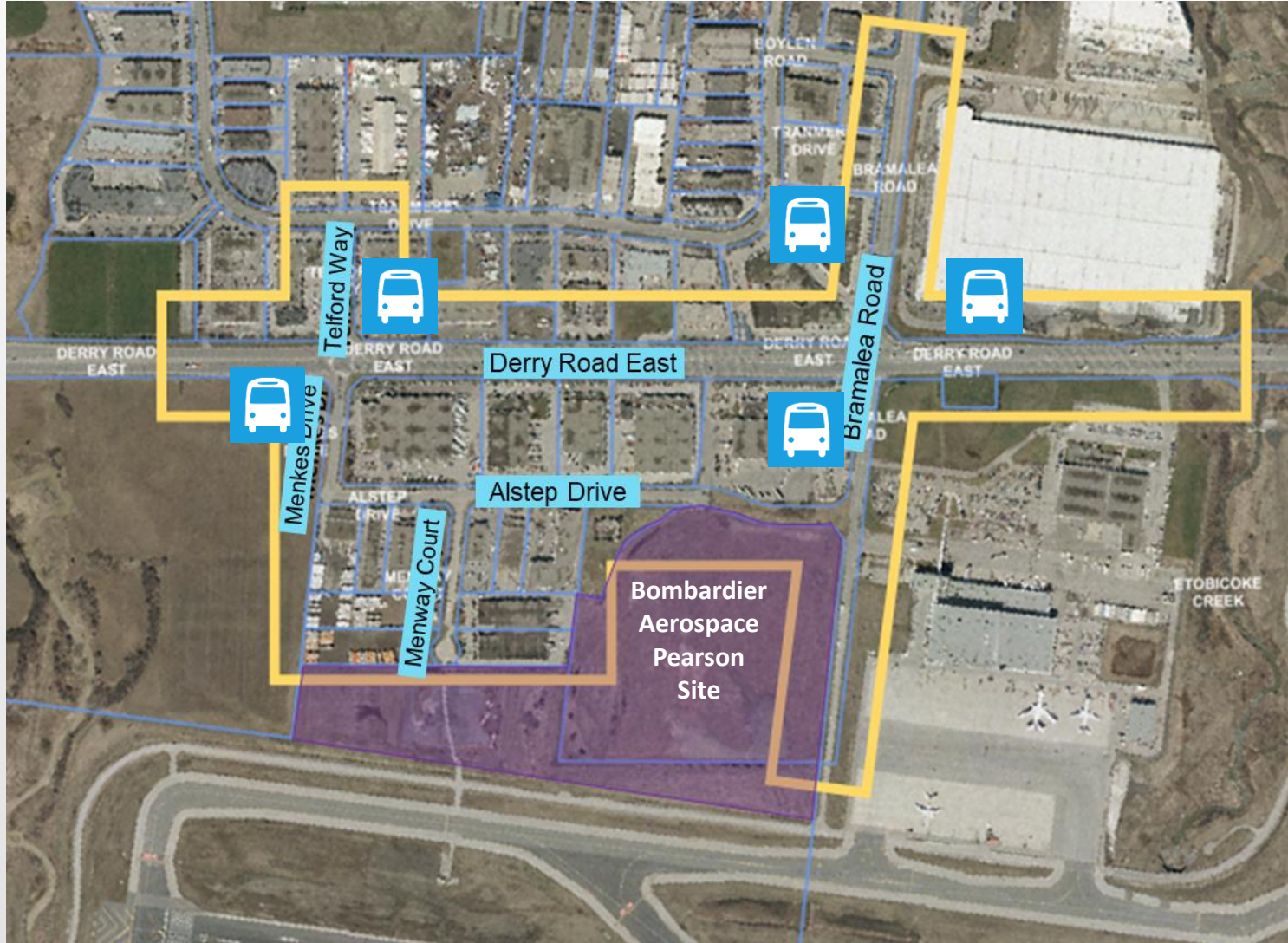
CLASS EA STUDY BACKGROUND

- Bombardier is developing a site that will generate 5,000 daily trips at full build
- A Traffic Study was conducted which recommended improvements to:
 - ❖ Road network;
 - ❖ Traffic Operations; and,
 - ❖ Active Transportation.
- Class EA was conducted to implement these recommendations



Project Review

CLASS EA ROADWAY STUDY AREA



Study Area Roads

- Industrial Area
- No on-street parking

Transit

- Miway Transit on Derry Road
- Brampton Transit on Derry Road

Active Transportation

- Multi-use pathway on south side of Derry Rd
- Crosswalk on north, south and west legs of Derry Rd / Bramalea Rd intersection

Project Review

PROBLEM / OPPORTUNITY STATEMENT

- As a result of the proposed development at 1890 Alstep Drive, Mississauga, the road network along Derry Road East in the vicinity of its intersections with Bramalea Road and Menkes Drive will not be able to accommodate the traffic demand anticipated by 2031. Improvements to this road network will be necessary to mitigate possible impacts to traffic operations.
- An opportunity exists to make improvements to this road network that will improve the efficiency of traffic and reduce or avoid traffic delays outside of the project study area that either currently exist or are expected to exist by 2031, regardless of whether the development proceeds.



Project Review

PREFERRED SOLUTION

The Preferred Solution developed in consultation with Agencies and the Public will provide:

- Local Intersection Operations Improvements by adding turning lanes and traffic signals
- Transportation demand Management (TDM) Measures for active transportation by adding or enhancing facilities that accommodate walking and cycling
- Extend Alstep Drive

Public Information Centre (PIC) #1 Recap

- Virtual Session on July 28, 2020
 - Hand delivery and direct mail of Notification
 - Project Webpage
 - Presentation slides and detailed evaluation summary

➤ What we Heard



Increased Traffic

- Congestion
- Effect of increased traffic volume on properties



Traffic Improvements

- Red light cameras at Derry Road intersections
- Add right turn lanes at Menkes and Telford onto Derry
- Advanced left-turn arrow at Menkes and Telford onto Derry
- Coordination with planned MiWay improvements



Property Impacts

- Changes to property lines



Construction

- Duration of construction
- Impact of construction on traffic



First Nations Engagement

- Request to be kept informed
- Guidance from Ministry of Environment, Conservation and Parks on First Nations stakeholders



Environmental Protection

- Protection of Urban River Valley land uses near Etobicoke Creek
- Agency guidance on Environmental Protection, including Species at Risk, Source Water Protection, Climate Change, Air Quality, Ecosystem Protection and Restoration, Surface Water & Groundwater, and management of contaminated soils



Utilities

- Request to be kept informed

Review of Phase 2 and Phase 3 Studies

KEY TECHNICAL STUDIES

- Studies completed and presented in PIC #1 include:
 - ❖ Stage 1 Archaeological Assessment
 - ❖ Cultural Heritage Resource Assessment
 - ❖ Natural Heritage Assessment
 - ❖ Traffic assessment
 - ❖ Safety Assessment

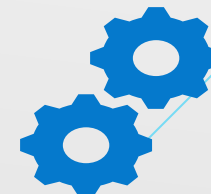
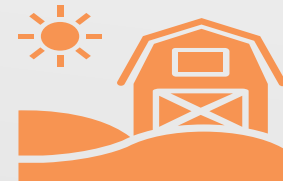
- The following technical studies have been undertaken since the last PIC:
 - ❖ Environmental Site Assessment
 - ❖ Storm Water Management
 - ❖ Tree Inventory

Identification of Evaluation Criteria

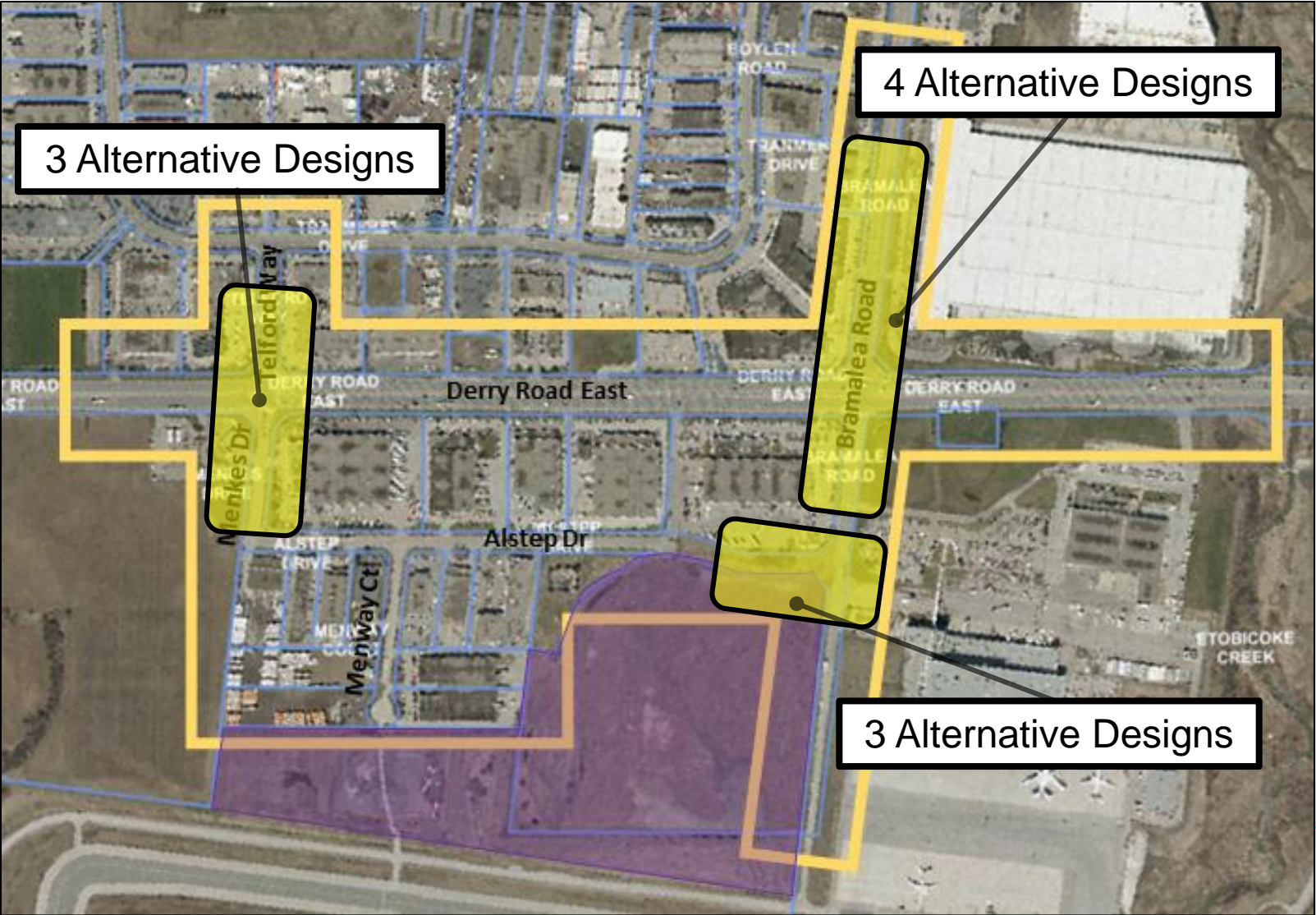
The evaluation of Alternative Designs considers the broad definition of the environment as defined in the Environmental Assessment Act (EAA)



The criteria for evaluating alternative designs are grouped into seven major categories:



Identification of Alternative Design Concepts



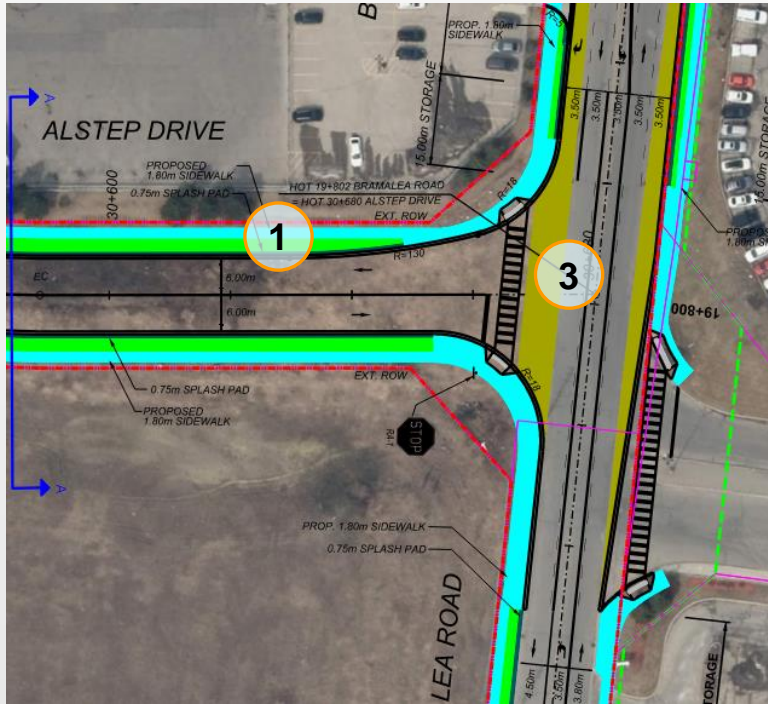
Alstep Drive & Bramalea Road

ALTERNATIVES (INCLUDES ALSTEP EXTENSION COMPONENT)



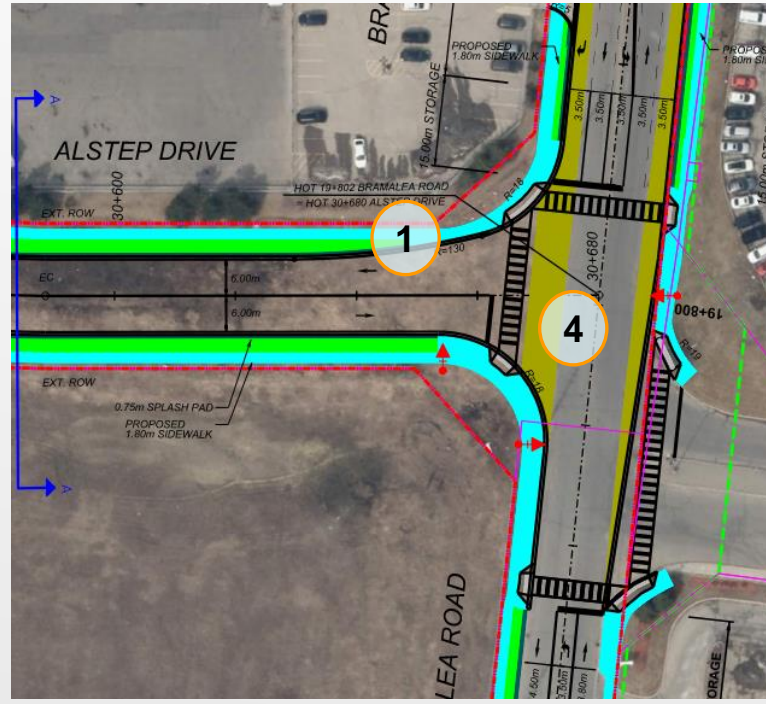
ALTERNATIVE 1

TWO-LANES ON ALSTEP - UNSIGNALIZED



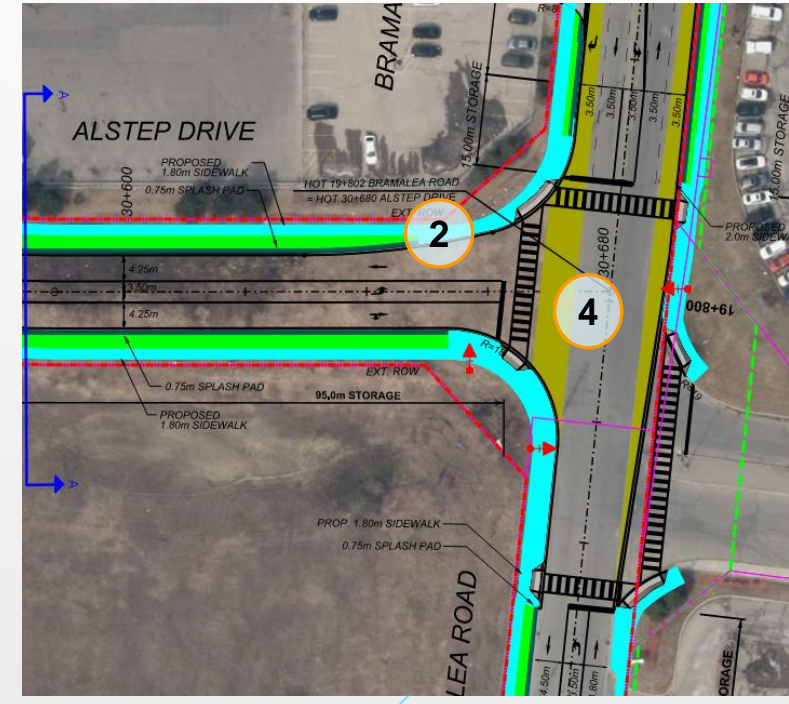
ALTERNATIVE 2

TWO LANES ON ALSTEP - SIGNALIZED







ALTERNATIVE 3

THREE LANES ON ALSTEP - SIGNALIZED































-  Median Removal
-  Road Widening
-  Future Sidewalk
-  Future Multi-Use Path
-  Splash Pad
-  Proposed Median
-  Grass Area

-  1 Two Lanes
-  2 Three Lanes
-  3 Two-Way Stop Controlled
-  4 Signalized Intersection

Alternative Designs - Evaluation Results

ALSTEP DRIVE & BRAMALEA ROAD

	 Planning and Transportation	 Healthy Community	 Natural Environment	 Socio-Economic Environment	 Cultural Environment	 Technical	 Cost
Alternative 1	 <i>Not Preferred</i>	 <i>Neutral</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>
Alternative 2	 <i>Neutral</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Neutral</i>	 <i>Neutral</i>
Alternative 3	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Preferred</i>	 <i>Neutral</i>	 <i>Neutral</i>

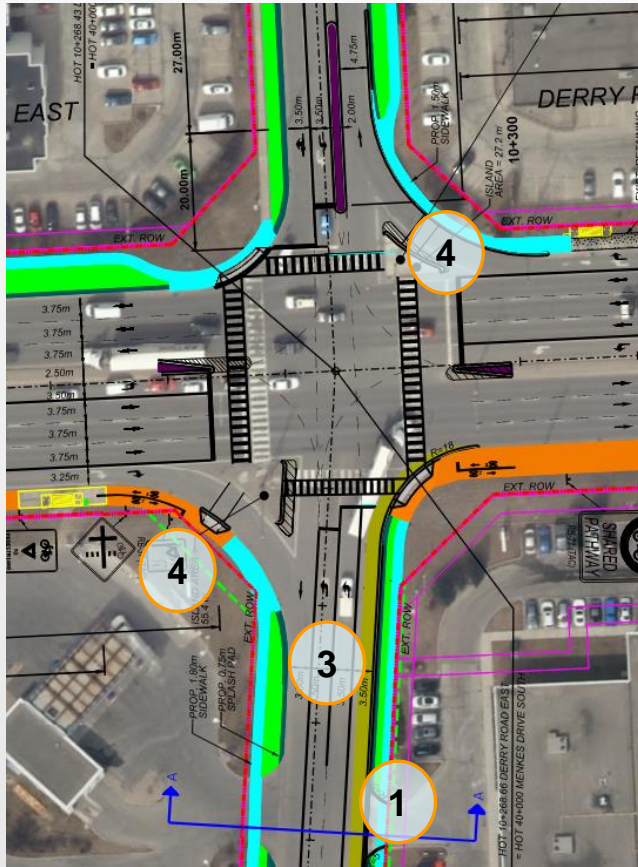


Alternative 3 is most preferred as it improves traffic operations and safety with the addition of both a traffic signal and an eastbound left turn lane.

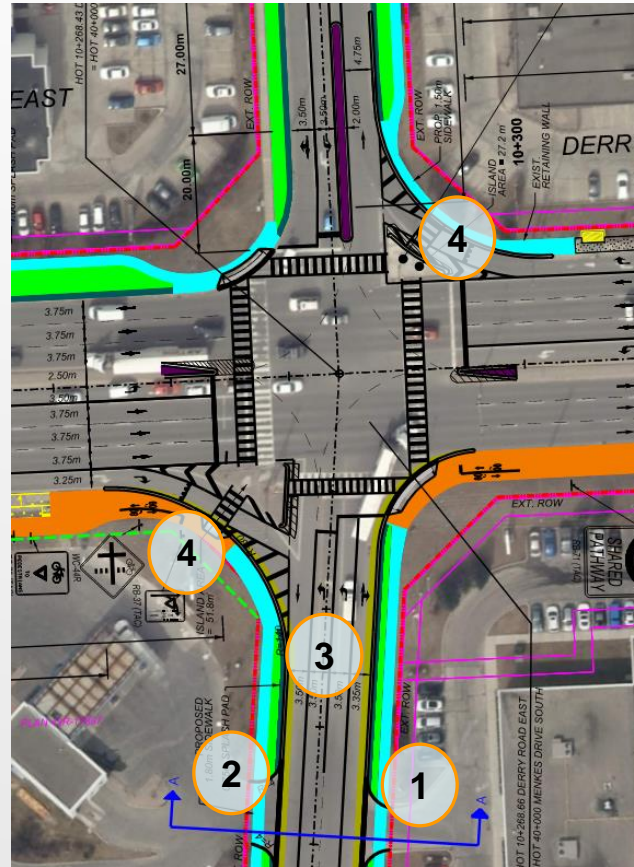
Derry Road E & Menkes Drive / Telford Way



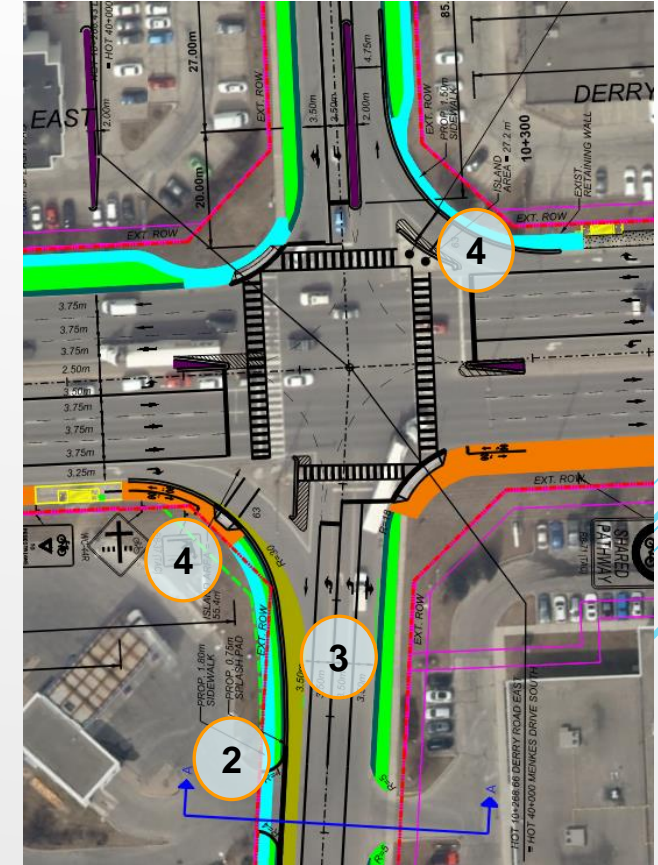
ALTERNATIVE 1: EXTEND MENKES DRIVE TO THE EAST



ALTERNATIVE 2: EXTEND MENKES DRIVE ON BOTH SIDES



ALTERNATIVE 3: EXTEND MENKES DRIVE TO THE WEST
































-  Median Removal
-  Road Widening
-  Future Sidewalk
-  Future Multi-Use Path
-  Splash Pad
-  Proposed Median
-  Grass Area

- 1** Extend Pavement to the East
- 2** Extend Pavement to the West
- 3** Add Northbound Left Turn Lane
- 4** Smart Channel

Alternative Designs - Evaluation Results

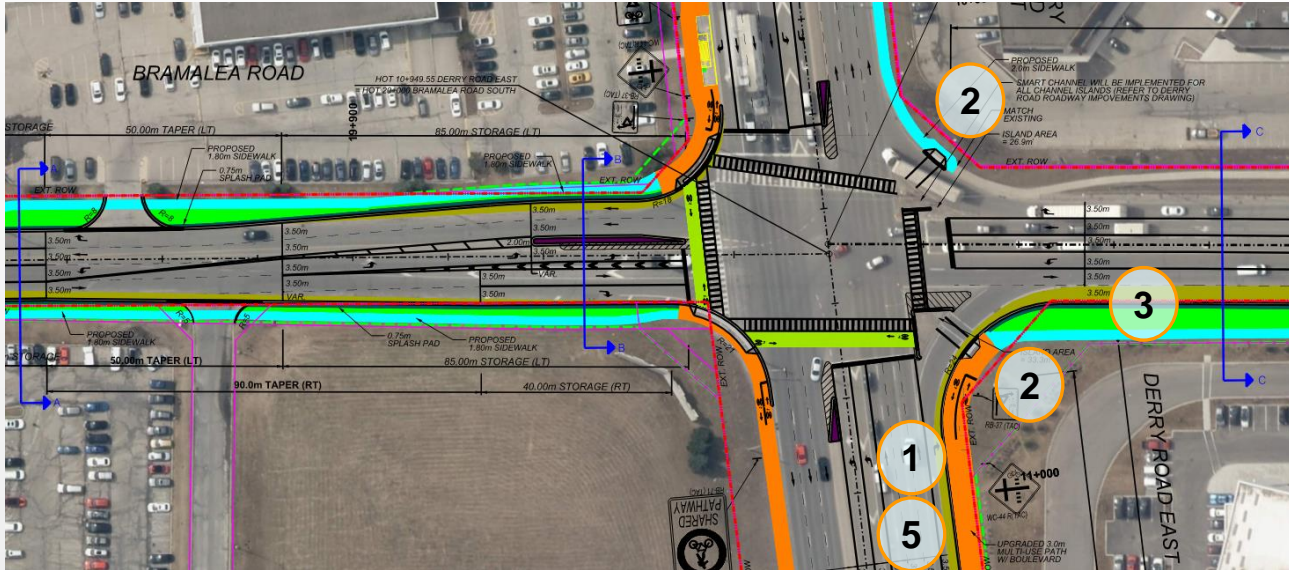
MENKES DRIVE & DERRY ROAD

	 Planning and Transportation	 Healthy Community	 Natural Environment	 Socio-Economic Environment	 Cultural Environment	 Technical	 Cost
Alternative 1	 Preferred	 Neutral	 Neutral	 Neutral	 Preferred	 Neutral	 Preferred
Alternative 2	 Preferred	 Preferred	 Preferred	 Preferred	 Preferred	 Preferred	 Neutral
Alternative 3	 Preferred	 Not Preferred	 Neutral	 Neutral	 Preferred	 Not Preferred	 Neutral

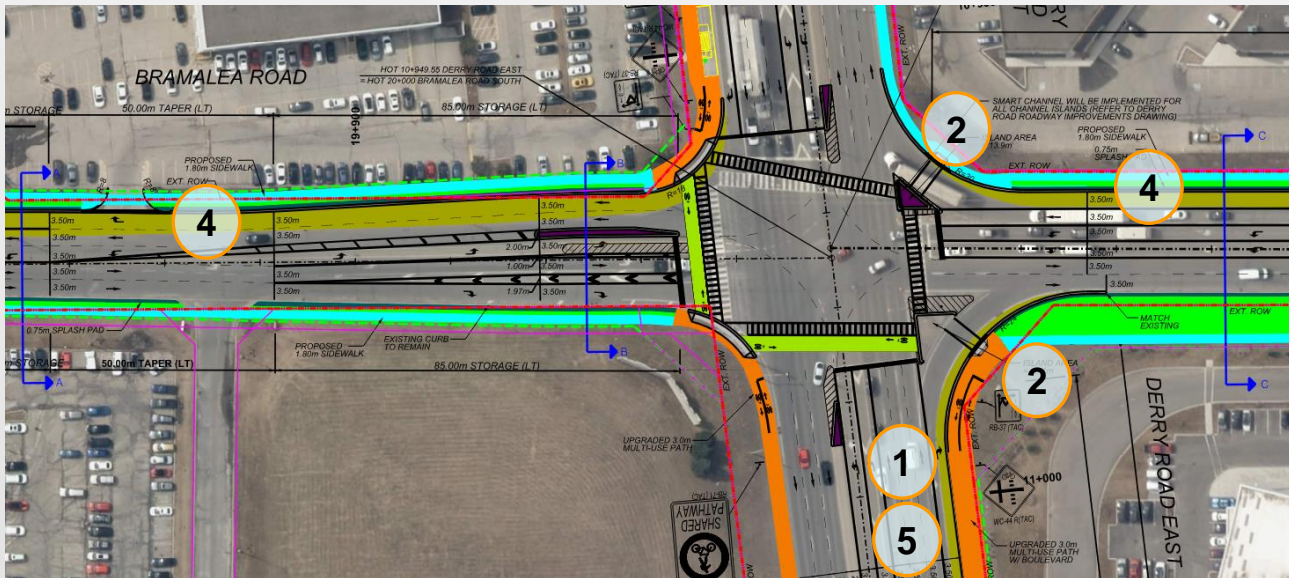
 **Alternative 2** is most preferred as it provides additional design flexibility by extending pavement on both sides. This reduces impacts to boulevard trees and utilities.








Derry Road E & Bramalea Road

**ALTERNATIVE 1:
EXTEND BRAMALEA
TO EAST**



**ALTERNATIVE 2:
EXTEND BRAMALEA
TO WEST**

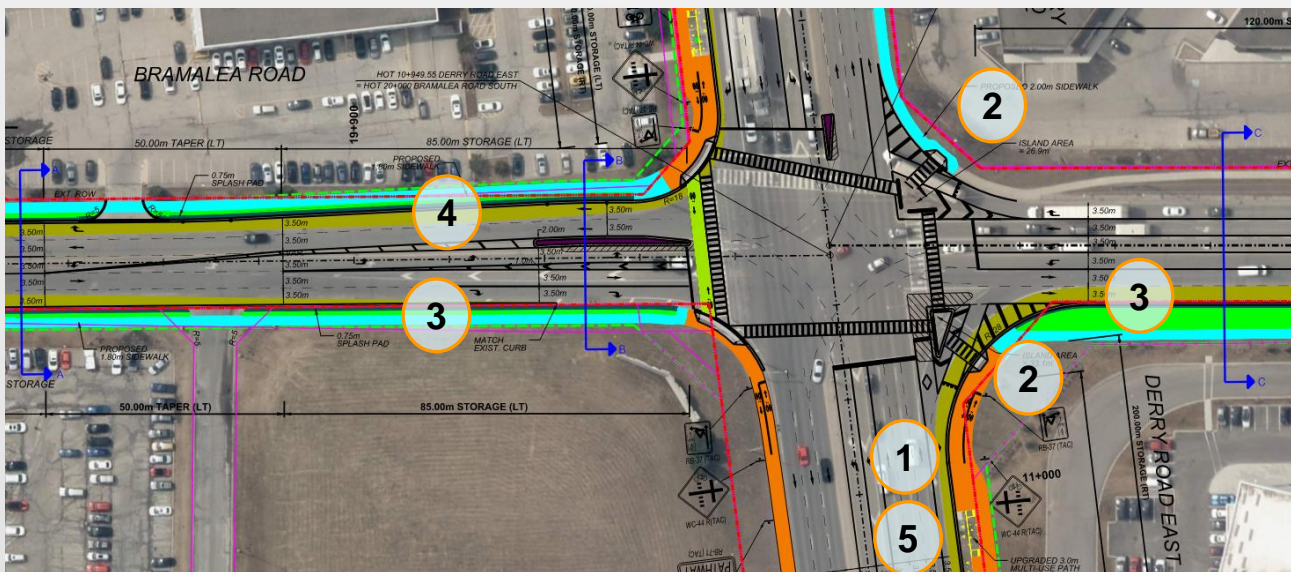
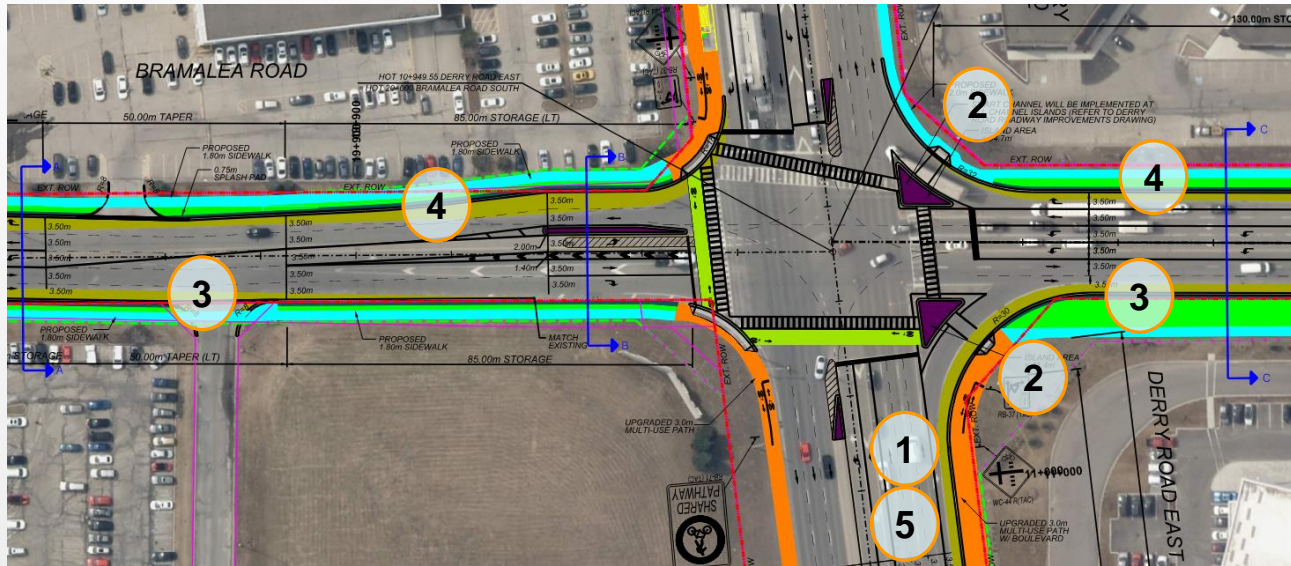


-  Median Removal
-  Road Widening
-  Future Sidewalk
-  Future Multi-Use Path
-  Splash Pad
-  Proposed Median
-  Grass Area

- 1** Near-side Bus Stop with Partial Queue Jump Lane
- 2** Smart Channel
- 3** Extend Pavement to the East
- 4** Extend Pavement to the West
- 5** Extend Pavement to the North



Derry Road E & Bramalea Road



	Median Removal
	Road Widening
	Future Sidewalk
	Future Multi-Use Path
	Splash Pad
	Proposed Median
	Grass Area

- 1** Near-Side Bus Stop with Partial Queue Jump Lane
- 2** Smart Channel
- 3** Extend Pavement to the East
- 4** Extend Pavement to the West
- 5** Extend Pavement to the North






































**ALTERNATIVE 3:
EXTEND BRAMALEA
ON BOTH SIDES**

**ALTERNATIVE 4:
HYBRID APPROACH**

Alternative Designs - Evaluation Results

BRAMALEA ROAD & DERRY ROAD

	 Planning and Transportation	 Healthy Community	 Natural Environment	 Socio-Economic Environment	 Cultural Environment	 Technical	 Cost
Alternative 1	 Neutral	 Preferred	 Preferred	 Preferred	 Preferred	 Neutral	 Neutral
Alternative 2	 Neutral	 Preferred	 Preferred	 Not Preferred	 Preferred	 Not Preferred	 Not Preferred
Alternative 3	 Neutral	 Neutral	 Preferred	 Neutral	 Preferred	 Not Preferred	 Not Preferred
Alternative 4	 Preferred	 Preferred	 Preferred	 Preferred	 Preferred	 Preferred	 Preferred



Alternative 4 is most preferred as it provides additional improvements to traffic operations and lowest impacts to existing utilities.

Active Transportation Improvements

➤ Derry Road

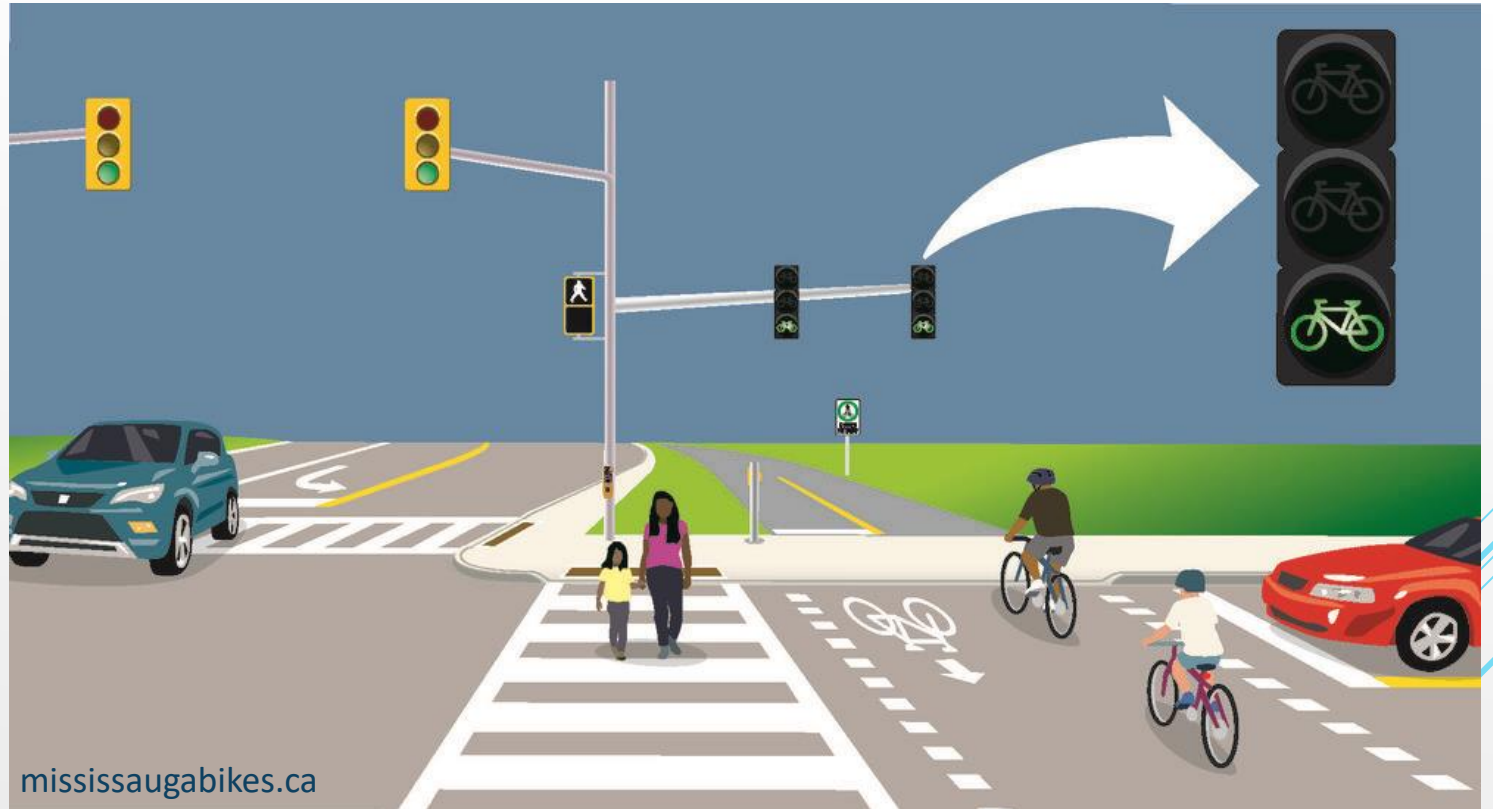
- Sidewalk on north side
- Upgraded Multi-Use Path
- New Multi-Use Path (north side, east of Bramalea Road)
- Cross-rides where applicable

➤ New Sidewalks

- West side of Menkes Drive
- East side of Bramalea Road
- East side of Telford Way
- South side of Alstep Drive
- West side of Menway Court

➤ New Multi-Use Path

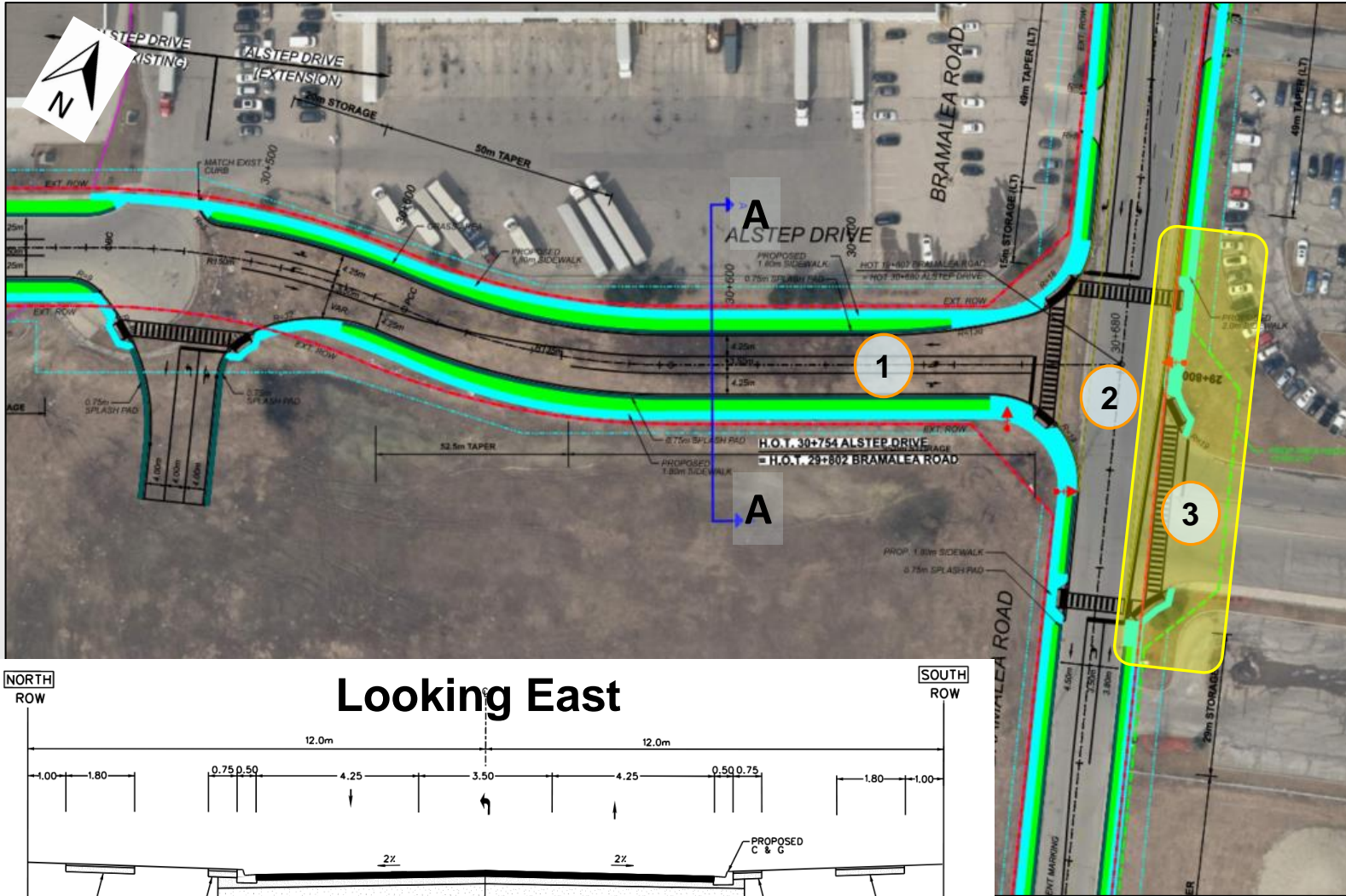
- East side of Bramalea Road (north of Derry Road)



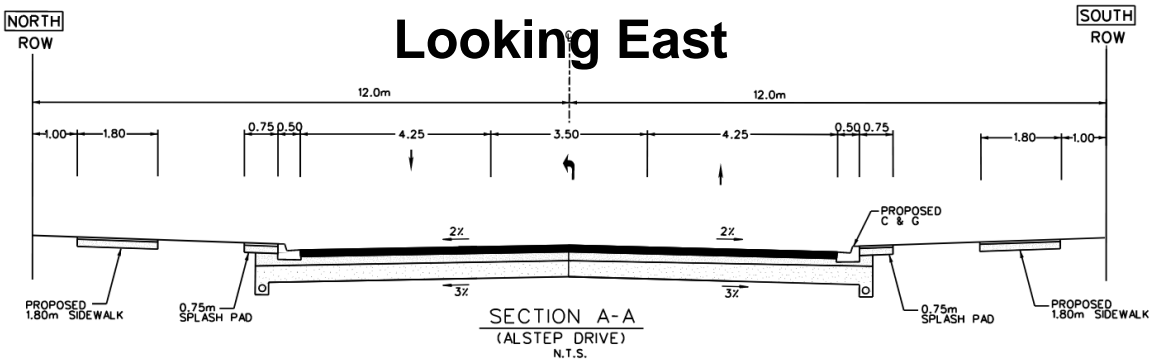
Active Transportation improvements identified will allow City and Region to advance their Active Transportation goals in the future.

Recommended Alternative Design

ALSTEP DRIVE & BRAMALEA ROAD (ALTERNATIVE 3)

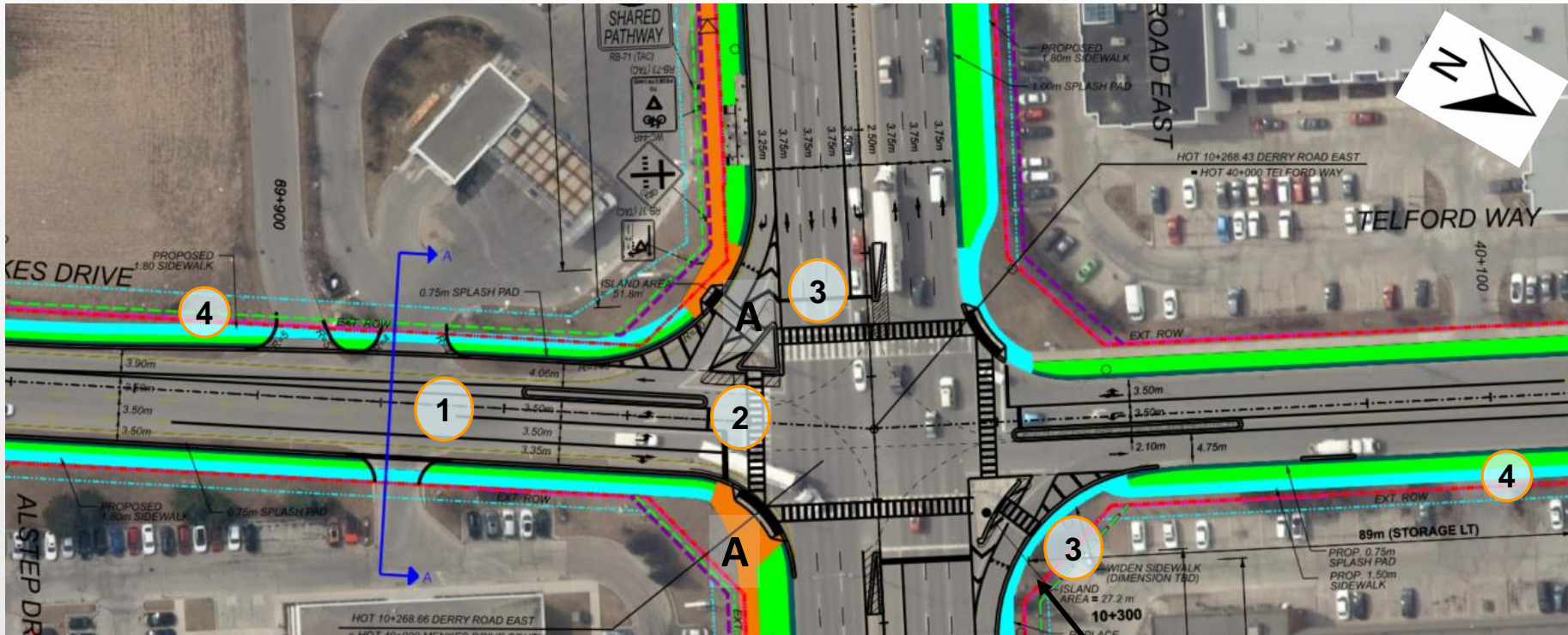


- 1 Three Lanes
- 2 Signalized Intersection
- 3 Future realignment of FedEx Entrance



Recommended Alternative Design

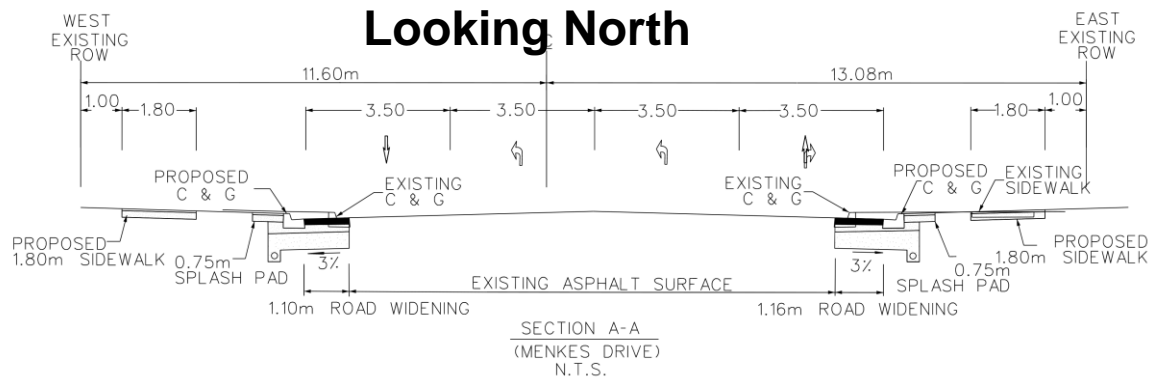
MENKES DRIVE & DERRY ROAD (ALTERNATIVE 2)



- ① Widening on both sides
- ② Add northbound left-turn lane
- ③ Smart channel
- ④ New sidewalk
- ⑤ Sidewalk/bus stop improvements

LEGEND	
	MEDIAN REMOVAL
	ROAD WIDENING
	PROPOSED SIDEWALK
	PROPOSED MULTI-USE TRAIL
	SPLASH PAD
	PROPOSED MEDIAN
	GRASS AREA
	PROPERTY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	TEMPORARY EASEMENT
	PROTECTED PROPERTY LIMIT (ROP OP)
	(ROP OP = Region of Peel Official Plan)

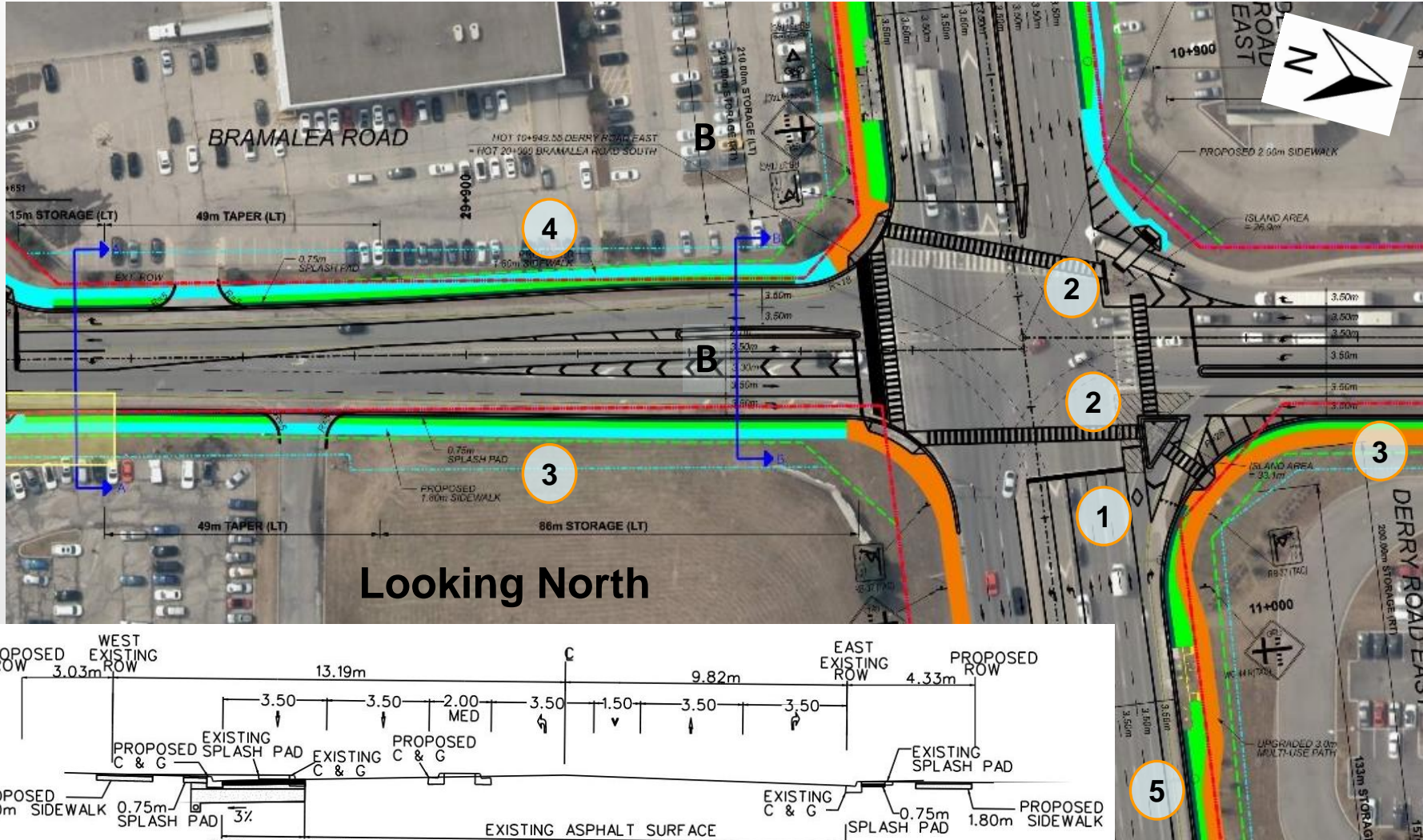
Looking North



Relocate bus stop behind sidewalk
 Replace retaining wall
 Widen sidewalk












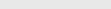
Recommended Alternative Design

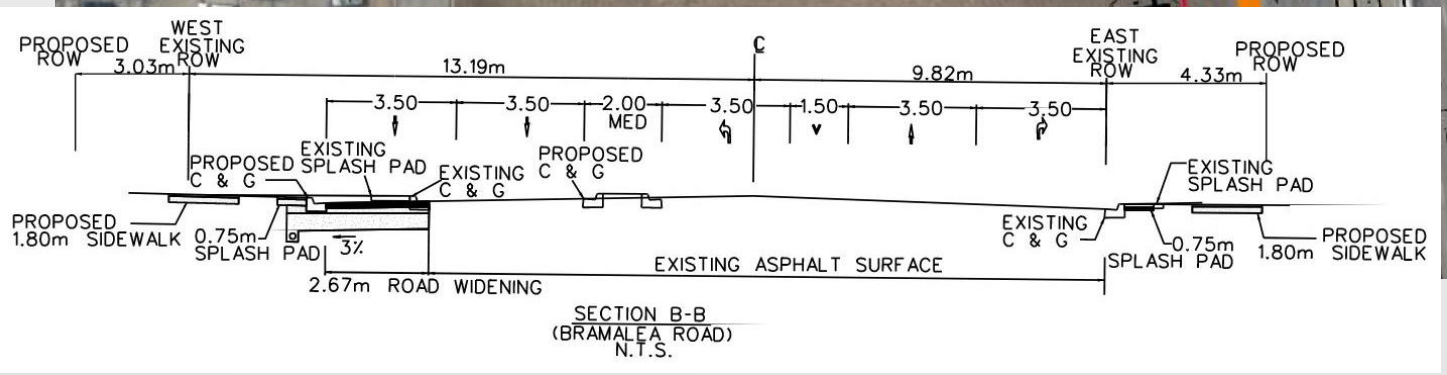
BRAMALEA ROAD & DERRY ROAD (ALTERNATIVE 4)



- 1 Near-Side Bus Stop with Partial Queue Jump Lane
- 2 Smart Channel
- 3 Extend Pavement to the East
- 4 Extend Pavement to the West
- 5 Extend Pavement to the North

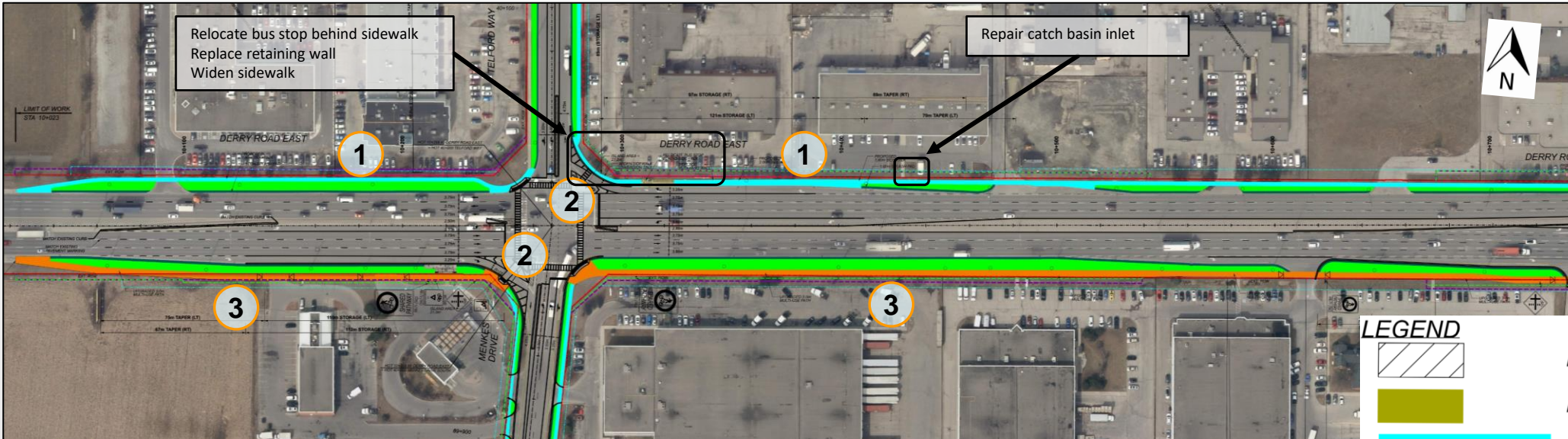
LEGEND

	MEDIAN REMOVAL
	ROAD WIDENING
	PROPOSED SIDEWALK
	PROPOSED MULTI-USE TRAIL
	SPLASH PAD
	PROPOSED MEDIAN
	GRASS AREA
	PROPERTY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	TEMPORARY EASEMENT
	PROTECTED PROPERTY LIMIT (ROP OP) (ROP OP = Region of Peel Official Plan)



Recommended Alternative Design










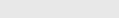
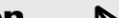
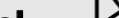
DERRY ROAD (WEST SIDE)



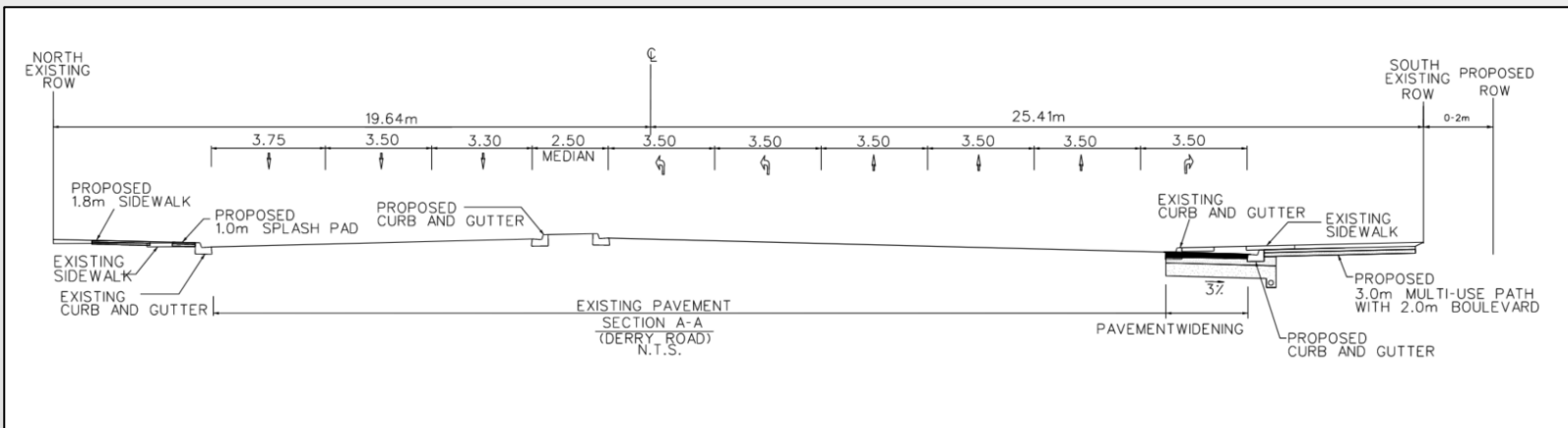
- 1** New/widened Sidewalk *
- 2** Smart Channels
- 3** Upgraded Multi-Use Path

* Depending on grading, may require short retaining wall

LEGEND

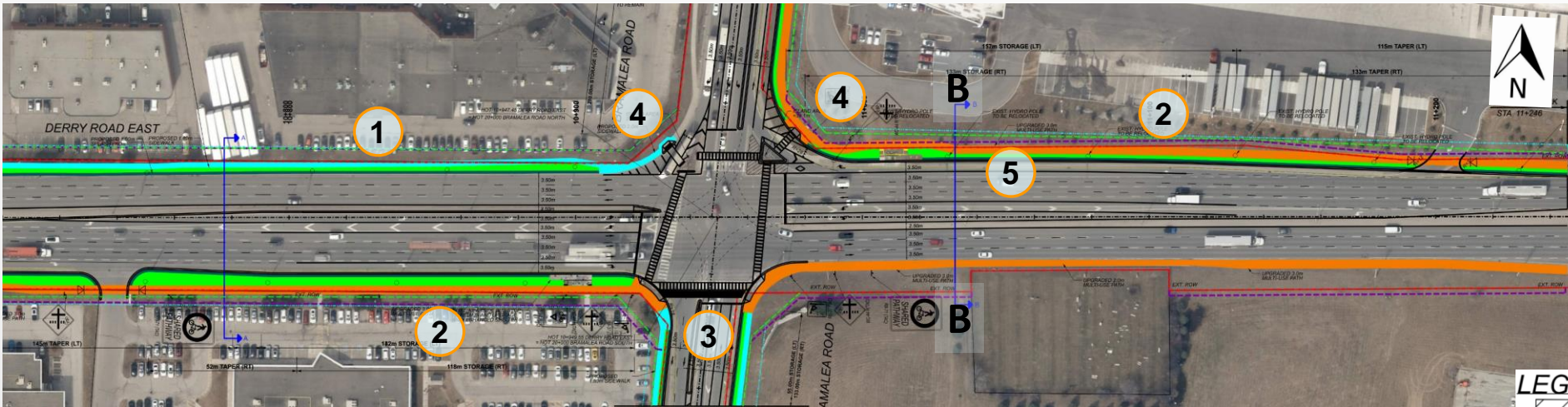
	MEDIAN REMOVAL
	ROAD WIDENING
	PROPOSED SIDEWALK
	PROPOSED MULTI-USE TRAIL
	SPLASH PAD
	PROPOSED MEDIAN
	GRASS AREA
	PROPERTY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	TEMPORARY EASEMENT
	PROTECTED PROPERTY LIMIT (ROP OP)

(ROP OP = Region of Peel Official Plan)



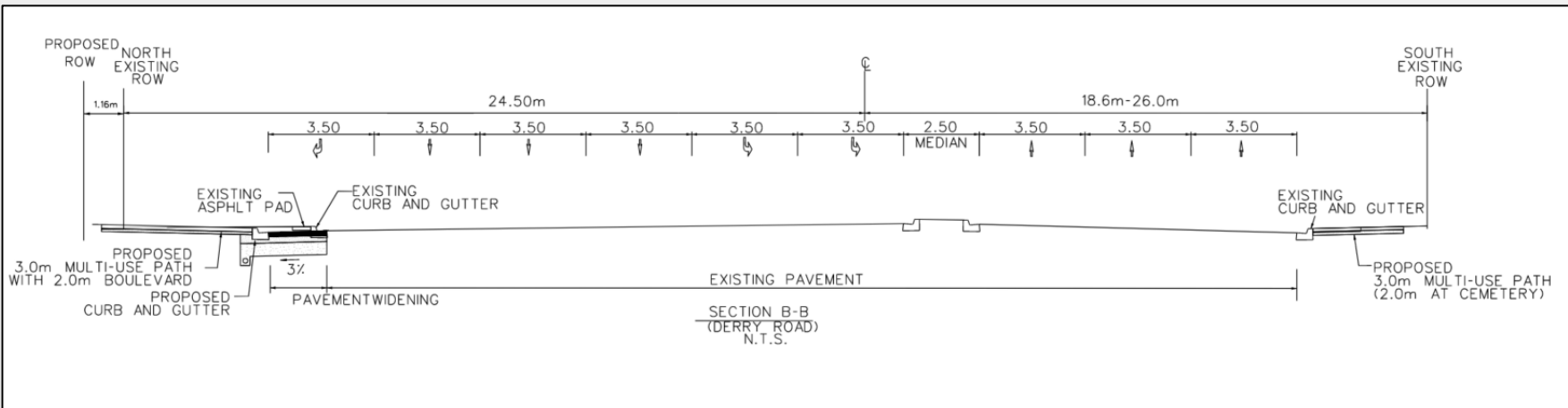
Recommended Alternative Design

DERRY ROAD (EAST SIDE)



- 1 New sidewalk *
- 2 Upgraded/New MUP
- 3 Cross-ride
- 4 Smart Channels
- 5 Widen Pavement to the North

* Depending on grading, may require short retaining wall



LEGEND

- MEDIAN REMOVAL
- ROAD WIDENING
- PROPOSED SIDEWALK
- PROPOSED MULTI-USE TRAIL
- SPLASH PAD
- PROPOSED MEDIAN
- GRASS AREA
- PROPERTY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TEMPORARY EASEMENT
- PROTECTED PROPERTY LIMIT (ROP OP) (ROP OP = Region of Peel Official Plan)

Recommended Alternative Design

LOCAL ROADS: ALSTEP DRIVE (EXISTING) AND MENWAY COURT



Project Timeline & Next Steps



NOTICE OF
COMMENCEMENT
JULY 2020



TAC #1
JULY 2020



PIC #1
JULY 2020



TAC #2
DECEMBER 2021



PIC #2
FEBRUARY 28, 2022
SEND COMMENTS BY
MARCH 14, 2022

We are Here



FINALIZE PREFERRED
DESIGN
MARCH 2022



FILE ESR
APRIL/MAY 2022

Thank You

THANK YOU FOR PARTICIPATING IN TODAY'S PIC!

Region of Peel

Sonya Bubas, MCIP, RPP

Region of Peel Project Manager

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Phone: 905-791-7800 Ext. 7801

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1595 Clark Boulevard

Brampton, ON, L6T 4V1

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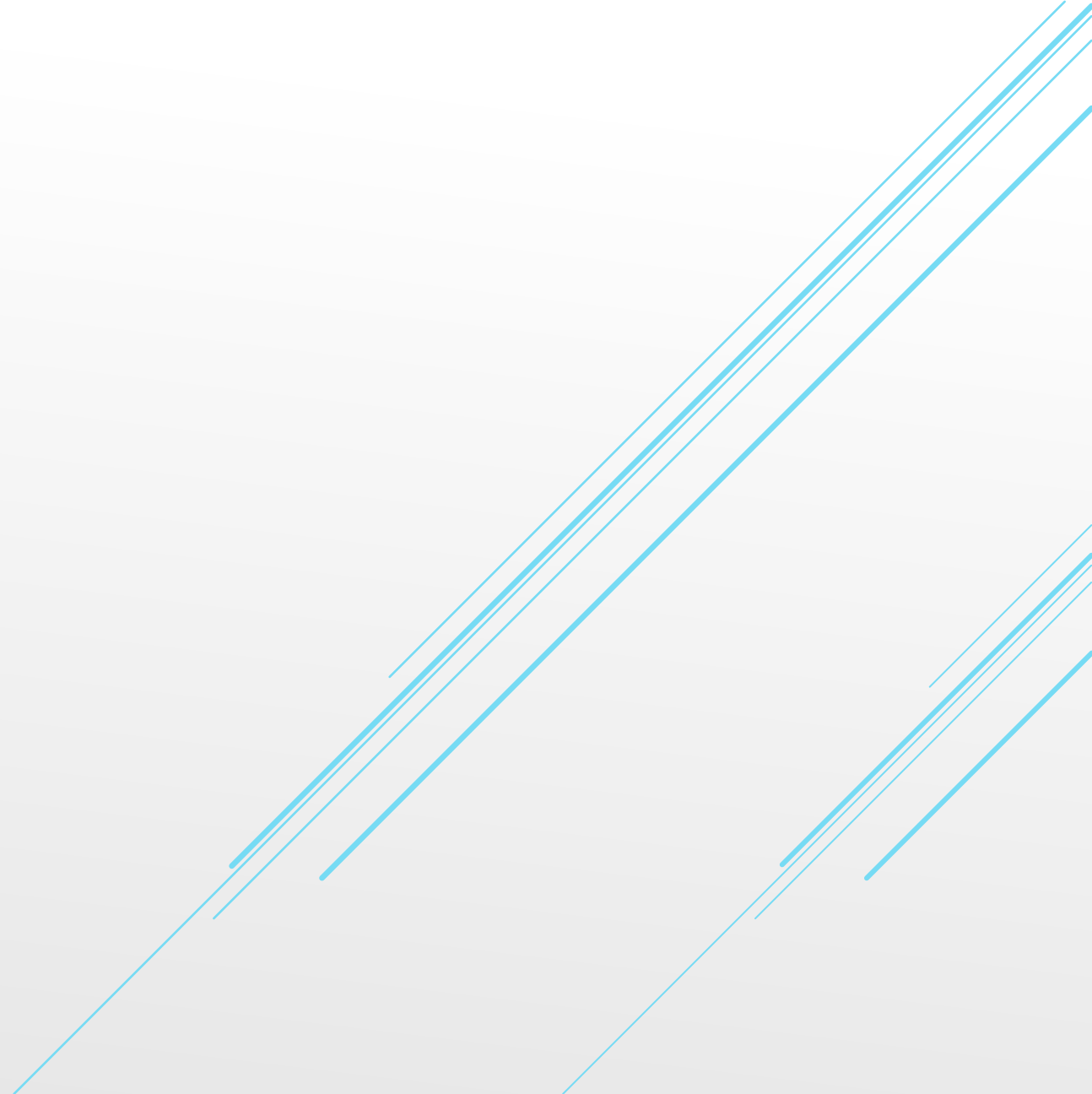
Please provide any comments to the project team by **March 14, 2022.**

derryroadea@exp.com

<http://peelregion.ca/public-works/environmental-assessments/mississauga/derryrd-alstepdrive.asp>

ADDITIONAL SLIDES

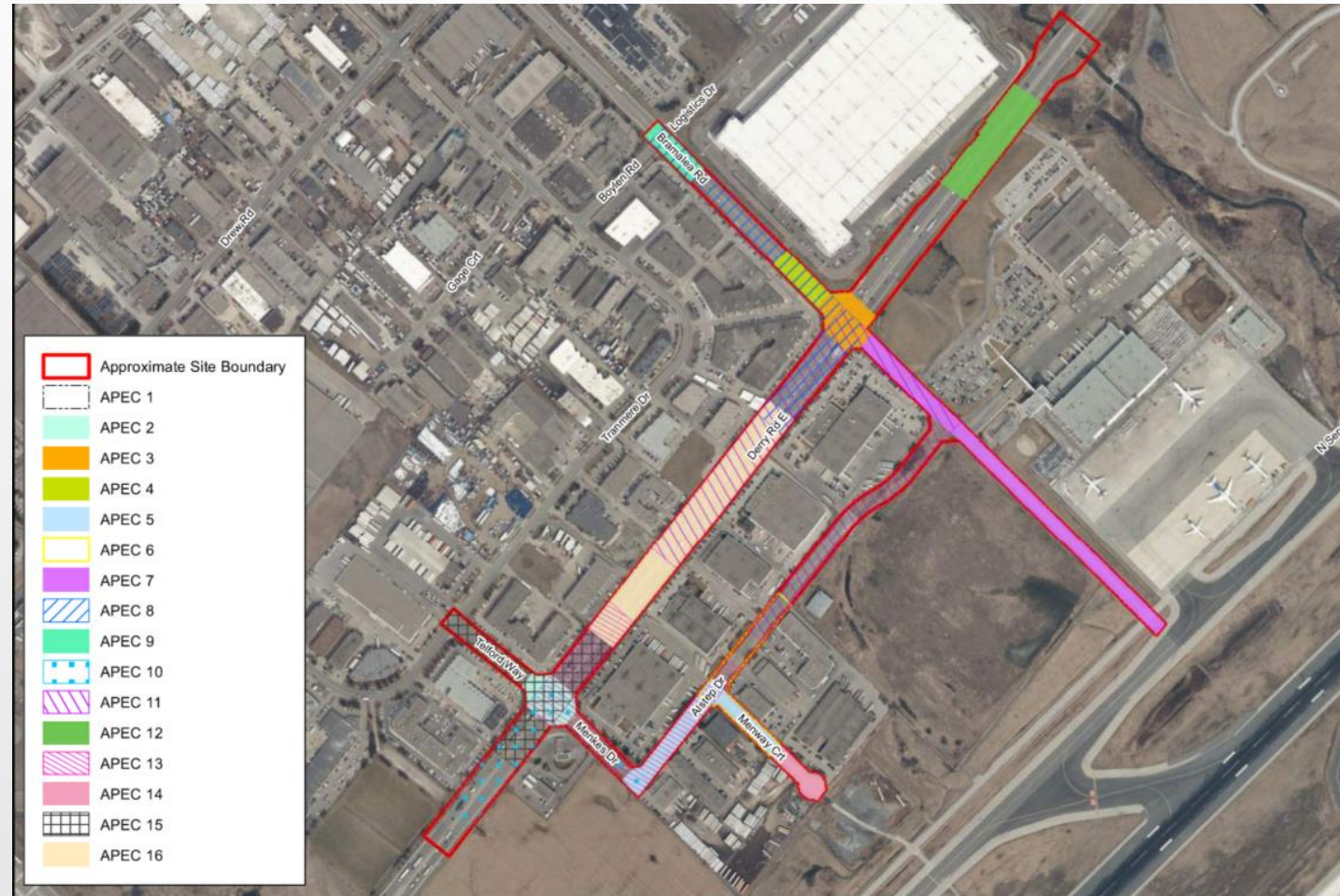
PHASE 3 STUDIES



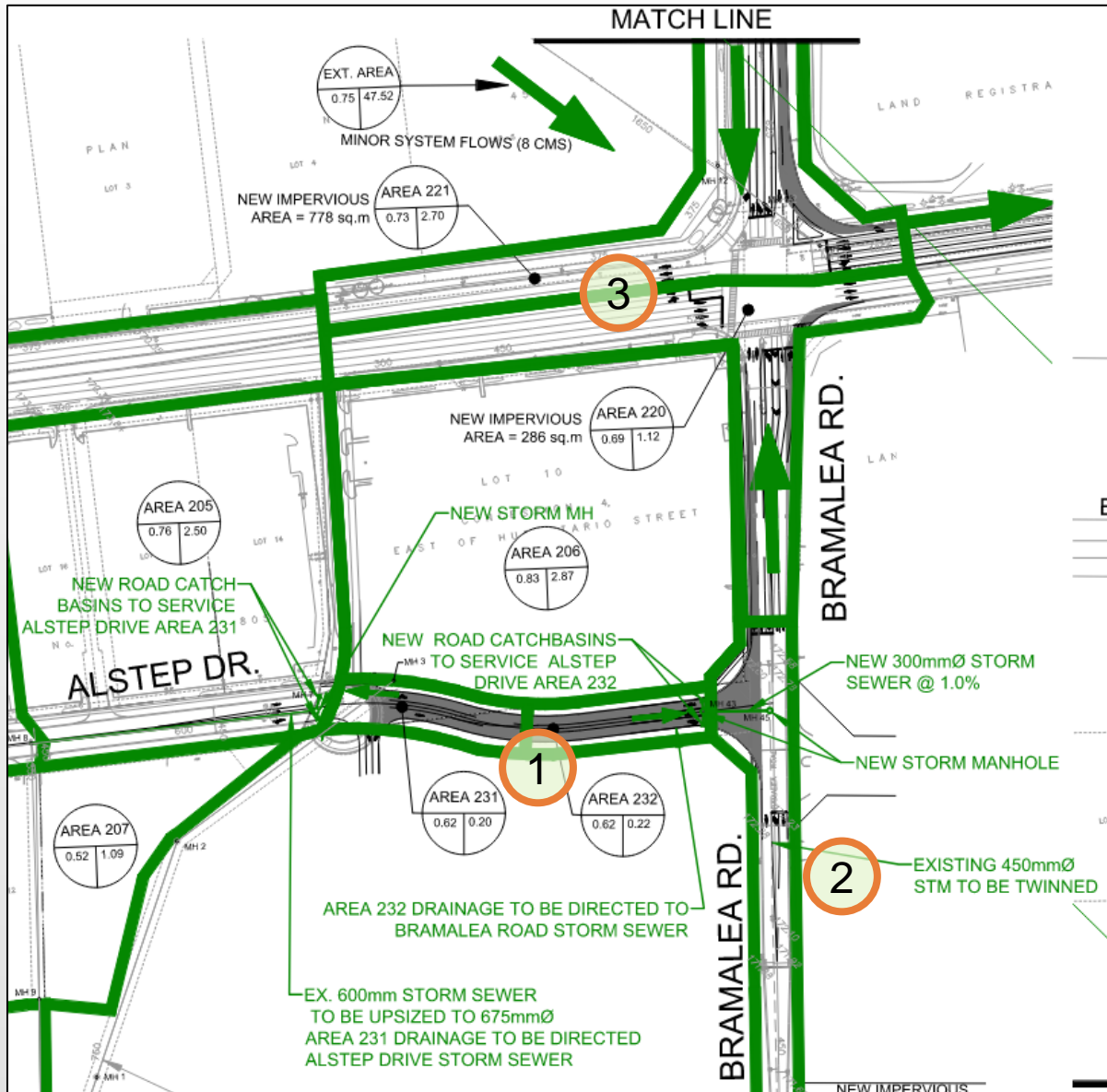
Environmental Site Assessment (ESA)

SUMMARY AND FINDINGS

- Based on Phase 1 ESA findings, entire study area consists of one or more Areas of Potential Environmental Concern (APEC).
- Identified Potentially Contaminating Activities (PCA's) within study area include:
 - ❖ Import of fill material
 - ❖ Spills
 - ❖ Various industrial/commercial activities
- Phase 2 ESA required prior to undertaking of roadworks.



Storm Water Management



- 1 **Alstep Drive** - split storm flows to drain at Alstep Drive and Bramalea Road. Increase in peak flows is negligible.
- 2 **Bramalea Road** - existing storm sewer currently undersized. Capacity increase proposed.
- 3 **Derry Road** - increase in peak flows negligible.

Tree Survey

SUMMARY AND FINDINGS

431 Individual Trees Inventoried

- ✓ 240 in Good condition
- ✓ 156 in Fair Condition
- ✓ 20 in Poor Condition
- ✓ 14 Dead

5 Groupings (clusters) of trees

- ✓ 3 in Fair Condition
- ✓ 65 in Fair to Poor Condition
- ✓ 20 in Fair Condition to Dead



EA Study Segment	Remove (#)	Protect (#)
Derry Road	13	<ul style="list-style-type: none"> • 119 Trees • 3 Groupings (63 trees total)
Menkes Drive / Telford Way	3	<ul style="list-style-type: none"> • 40 Trees
Bramalea Road	6	<ul style="list-style-type: none"> • 44 Trees • 1 Grouping (5 trees)
Alstep Drive Extension	6	<ul style="list-style-type: none"> • 43 Trees • 1 Grouping (35 trees)
Alstep Drive (existing)	1	-
Menway Court	0	<ul style="list-style-type: none"> • 22 Trees