



Committee of the Whole (2) Report

DATE: Tuesday, June 6, 2023 **WARD(S):** 1

TITLE: KING VAUGHAN ROAD (PINE VALLEY DRIVE TO BATHURST STREET) TRANSFER OF OWNERSHIP CONSIDERATIONS

FROM:
Zoran Postic, Deputy City Manager, Public Works

ACTION: FOR INFORMATION

Purpose

At the December 13, 2022, Council meeting, Council directed staff to investigate and report back on the implications of transferring ownership of King Vaughan Road (Pine Valley Drive to Bathurst Street) from York Region to the City of Vaughan.

Report Highlights

- In 2018, King Vaughan Road (Pine Valley Drive to Bathurst Street) was transferred from the City of Vaughan to York Region.
- Community Concerns have been raised regarding the unlawful uses of agriculture land involving trucking, storage, and the operation of businesses on King Vaughan Road. The By-law and Compliance, Licensing and Permit Services Department has been addressing these illegal operations.
- Staff have been directed to investigate the implications of transferring back ownership of King Vaughan Road, as per Council direction at the December 13, 2022 meeting.
- King Vaughan Road is an arterial road, from Pine Valley Drive to Bathurst Street under York Region's jurisdiction providing important connectivity and goods movement through the City.
- York Region has identified planned capital road improvements on King-Vaughan Road at a cost of more than \$200 million.
- Significant funding would be required to fund the required capital improvements and ongoing maintenance if the City were to assume King Vaughan Road.
- York Regional Police continue to conduct enforcement to ensure compliance with the Ontario Highway Traffic Act, related to trucking activities on King Vaughan Road. A collective effort between York Regional Police, the City of Vaughan, and York Region is required to continue addressing the community issues associated with King Vaughan Road.

Recommendation

1. THAT this report be received for information.

Background

King Vaughan Road (from Pine Valley Drive to Bathurst Street) is an arterial road providing a regional road function in York Region's transportation network.

King Vaughan Road is an arterial road, from Pine Valley Drive to Bathurst Street under York Region's jurisdiction. King Vaughan Road is a minor arterial road, from Albion Vaughan Road to Cold Creek Road and from Huntington Road (10th Concession) to Pine Valley Drive under the City of Vaughan's jurisdiction. King Vaughan Road is a rural road from Bathurst Street to Huntington Road (10th Concession) with a speed limit of 60km/h.

At the December 13, 2022 Council meeting, Council directed staff to investigate the implications of having the City taking ownership of King Vaughan Road (Pine Valley Drive to Bathurst Street).

In May 2012, the City of Vaughan requested that York Region assume ownership of King Vaughan Road. Improvements to King Vaughan Road were identified in the City's Transportation Master Plan to accommodate projected population and employment growth to a planning horizon of 2031. Based on York Region's Road Assumption Criteria Policy, King Vaughan Road satisfied the conditions for the Region to assume ownership and in November 2012, Regional Council approved the City's request to have the upload to the Region.

In 2018, following investigations and construction improvements on King Vaughan Road required by York Region prior to accepting the transfer, King Vaughan Road from Pine Valley Drive to Bathurst Street was transferred from the City to York Region. Since that time, the community has raised concerns about unlawful uses of agricultural land involving trucking, storage, and the operation of businesses on King Vaughan Road. At the December 13, 2022 Council Meeting, Council directed staff to investigate the implications of taking ownership of King Vaughan Road.

Previous Reports/Authority

The following report(s) provide additional information on various topics discussed in this report:

[Enforcement Options for unlawful uses of Agricultural lands Extract from Council Meeting of December 13, 2022 \(Report No. 43, Item 14 of Committee of the Whole \(1\) December 6, 2022\).](#)

[Transfer of Jurisdiction for King-Vaughan Road \(Pine Valley Drive to Bathurst Street\) Extract from Council Meeting of September 27, 2018 \(Report No. 27, Item 18 of Committee of the Whole September 17, 2018\).](#)

[York Region Report on King-Vaughan Road Assumption and Bylaw Update –Council Meeting of September 20, 2018.](#)

[Municipal Road Transfer Request to York Region King-Vaughan Road from Pine Valley Drive to Bathurst Street City of Vaughan Committee of the Whole Report – May 15, 2012.](#)

Analysis and Options

The Vaughan Transportation Plan has identified King Vaughan Road between Pine Valley Drive to Bathurst Street as an arterial road providing critical connectivity and goods movement through the City.

The Vaughan Transportation Plan has identified King Vaughan Road as an arterial road with higher capacity serving longer-distance travel and provides important east to west connectivity through the northern portion of Vaughan. Regional roads are designed to accommodate all vehicle types. Goods movement activities are suited to be accommodated on regional (arterial) roads, while City roads are typically intended to provide land access and to service local traffic.

King Vaughan Road is currently a two-lane rural road, and no changes to this configuration is proposed in the Vaughan Transportation Plan. Furthermore, the City-owned portion of King Vaughan Road is classified as a minor arterial road intended to protect the corridor as a potential future Regional road if and when the Region's assumption criteria is met.

York Region has identified future capital improvements on King Vaughan Road between Pine Valley Drive and Bathurst Street at an estimated cost of more than \$200 million.

York Region's [2022 Transportation Master Plan](#) and the [2023 10-Year Roads and Transit Capital Construction Program](#) have identified capital improvements to King Vaughan Road amounting to more than \$200 million to improve capacity, including road widening and interchange development, a grade separation, and intersection improvements that include dedicated turning lanes.

York Region will spend more than \$2.1 million in road maintenance and rehabilitation activities on King Vaughan Road over the next five years.

Resurfacing of King Vaughan Road from Keele Street to Bathurst Street was completed in 2016, and from Weston Road to Jane Street in 2022, amounting to approximately \$2.5 million in expenditures. Resurfacing of King Vaughan Road is planned from Pine Valley Drive to Weston Road in 2023 and from Jane Street to Keele Street in 2027 at an estimated cost of approximately \$2.0 million. Other planned road construction includes the intersection widening of Jane Street and King Vaughan Road, Keele Street and King Vaughan Road, and Dufferin Street and King Vaughan Road. The improvements are planned for 2031 to allow dedicated turning movements to improve traffic operations.

Road maintenance activities for King Vaughan Road cost more than \$110,000 annually. This includes winter operations, grass cutting, ditching, line painting, traffic sign maintenance, sweeping, signal timing optimization, and debris collection.

King Vaughan Road has a five tonne per axle load restriction.

A year-round weight restriction is in place for King Vaughan Road, between Pine Valley Drive and Bathurst Street, as per the Region's Bylaw 2015-68. Commercial vehicles carrying loads heavier than five tonnes per axle require an Excess load permit to travel on the roadways. The load restriction protects the road from being damaged by heavy commercial vehicles. York Region is reviewing all weight restrictions on regional roads in 2023, including King Vaughan Road, which was resurfaced in 2022 between Weston Road and Jane Street. The Region anticipates reporting to Regional Council in late 2023, and any potential by-law changes will occur subject to council approval.

Regional staff has presented a report to Regional Council in May to implement a stopping prohibition on King Vaughan Road between Pine Valley Drive and Jane Street to address operational concerns as a result of large trucks stopping and impeding vehicle flow.

City staff continue to work closely with York Region and York Regional Police on enforcement regardless of the jurisdictional ownership of the roadway.

The City's By-Law and Compliance, Licensing and Permit Services Department has been addressing unlawful uses of agricultural land involving trucking, storage, and the operation of businesses on King Vaughan Road through regulatory tools, including the City's Zoning By-Law. These properties are generally located outside of the urban boundary and as such the current business uses are not supported by Planning policy.

York Regional Police enforces potential excessive loads and vehicle dimensions on roadways, regardless of jurisdictional ownership of the road. Staff from York Region have advised that businesses have a legal right to access properties on truck-restricted roads without penalty, regardless of whether businesses operate legally or illegally, per Section 2 of York Region's By-Law No. R-1017-93-112 that Prohibits Heavy Trucks on Regional Roads. Legal Services from the City of Vaughan has prepared a confidential attachment to this report (as outlined in Confidential Attachment 2).

Financial Impact

Significant Capital and Operating Funding will be required in the future if the City is to assume King Vaughan Road.

For the City to assume King Vaughan Road (Pine Valley Drive to Bathurst Street) from York Region, additional budget and collection of Development Charges will be needed

to finance capital projects, operations, and maintenance. The City will require additional funds for longer-term road improvements to support future planning. This will need to be assessed and considered as part of growth-related capital improvement costs and future Development Charge studies, business plans and budgets.

The annual road operations and maintenance costs must also be considered in future City Operating Budget deliberations.

Operational Impacts

The City's By-Law and Compliance, Licensing and Permit Services Department continues to address unlawful uses of agricultural land and the operation of businesses on King Vaughan Road through regulatory tools, including the City's Zoning By-Law.

Together with York Region and York Regional Police, the City will continue to develop and implement a communications strategy, including additional signage, education, and outreach with businesses and stakeholders to improve compliance of trucking activities. Staff from the By-Law and Compliance, Licensing and Permit Services Department and York Region's Road Safety and Corridor Control Department have reviewed and provided input for this report.

Broader Regional Impacts/Considerations

In 2018, King Vaughan Road from Pine Valley Drive to Bathurst Street was transferred from the City to York Region. As an arterial road, King Vaughan Road provides a regional road function as part of York Region's transportation network. To transfer ownership back to the City of Vaughan, City staff will need to initiate discussions with York Region upon receiving direction from Council. Once that request has been made, Regional staff will assess the impacts of the potential download of King Vaughan Road back to the City and, if warranted, a report to Regional Council with recommendations for the assumption.

Conclusion

King Vaughan Road (Pine Valley Drive to Bathurst Street) is a Regional road. King Vaughan Road is identified as an arterial road providing important east to west connectivity and goods movement through the City. The Region has a Regional Road Assumption Policy to assess road assumption and this section of King Vaughan Road met the criteria for assumption and was transferred to the Region in 2018. The Region has identified planned road improvements for King Vaughan Road in the 2022 Transportation Master Plan and the 2023 10-Year Roads and Transit Capital Construction program at an estimated cost of over \$200 million. Significant funding would be required to fund the required capital improvements and ongoing maintenance obligations going forward if the City were to assume King Vaughan Road. City staff will

continue working with the Region of York and York Regional Police on enforcement efforts and improving compliance of trucking activities regardless of the jurisdictional ownership of the roadway.

For more information, please contact:

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Attachments

1. Location Map
2. Confidential Communications from Legal Services (Confidential)

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