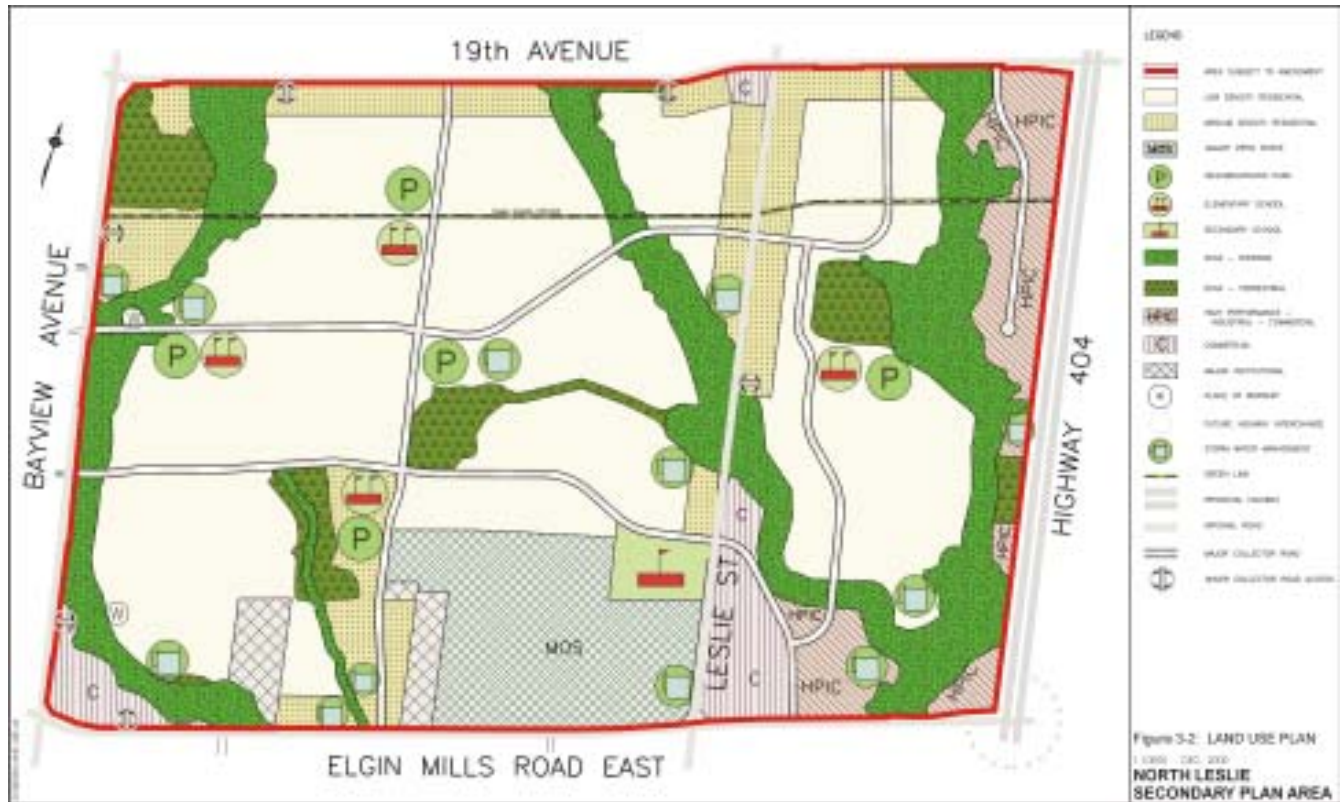


North Leslie Secondary Plan Area Transportation Study



The North Leslie Secondary Plan area encompasses a land area of approximately 577 hectares and is bounded by Bayview Avenue, Highway 404, Elgin Mills Road and 19th Avenue in the Town of Richmond Hill.

LEA Consulting Ltd. was retained by the Owners Group to prepare a comprehensive Transportation Study in support of the Official Plan Amendment and the required Secondary Plan.

Year 2001 and 2021 travel demand forecasts were prepared by York Region and provided as a basis for determining future traffic volumes in the study area. LEA set up a transportation model using QRSII to prepare more defined traffic assignments (with intersection turning movements) for the internal and external road network.

Future road improvements identified in the Region’s Capital Program were included in the assessment of future traffic conditions. Future interchanges along Highway 404 at Elgin Mills Road and 19th Avenue, as well as a mid-block Highway 404 collector road fly-over, were also reviewed with respect to future traffic conditions and impacts on the subject lands.

A Transportation Management System Report was prepared which evaluated short and long term traffic conditions in accordance with a proposed collector road system through the Secondary Plan Area and provided recommendations with respect to timing of identified capital improvements required to facilitate optimum functioning of the transportation network.

Client:
North Leslie Landowners Group

Location:
Richmond Hill, Ontario, Canada

Services Provided:
Transportation Planning and Traffic Engineering