



PLANNING AND BUILDING SERVICES

Town of Newmarket

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October 18, 2016

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2016-37

TO: Committee of the Whole

SUBJECT: Mulock GO Station – Metrolinx Resolution
NP-16-37

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning & Building Services Report 2016-37 dated October 18, 2016 regarding the future Mulock GO Station – Metrolinx Resolution be received and that the following recommendation(s) be adopted:

1. THAT Council approve the resolution included as Attachment 2 to this Report, regarding the Mulock GO Station, as requested by Metrolinx in their correspondence dated August 4, 2016.
2. THAT Council request the Ministry of Transportation and Metrolinx fully fund construction costs for the new GO station at Mulock as part of the Regional Express Rail 10-Year Program.

PURPOSE OF THIS REPORT

On August 4, 2016 Metrolinx requested a Council resolution committing the Town of Newmarket to: agree in principle to the general station location; implement transit supportive planning regimes around the station; and implement sustainable, multi-modal station access solutions. The purpose of this Report is to provide adequate information regarding these three items and obtain authorization to provide the requested resolution to Metrolinx.

Correspondence from Metrolinx requesting this resolution is provided in Attachment 1, and the Draft Resolution is provided as Attachment 2.

BACKGROUND

Staff have been involved with the Metrolinx Regional Express Rail (RER) project for over a year. As part of this project, staff have been advocating for: (i) the extension of enhanced GO Train service from Aurora to Newmarket; (ii) the construction of a future GO Station at Mulock; (iii) the completion of a Mobility Hub

Study for the existing Newmarket GO Station; and (iv) the determination of appropriate measures to mitigate potential community impacts (i.e. train whistles).

Progress is being made regarding these issues. Specifically regarding the Mulock GO Station, on June 28, 2016 the Province announced that five new stations would be constructed along the Barrie rail corridor, one of which being in Newmarket in the vicinity of the rail corridor and Mulock Drive.

Following this announcement, on August 4, 2016 Metrolinx requested that the Town provide a Council resolution by November 30, 2016, that commits the Town to the following, in principle:

- “• *agreement with the station location;*
- *commitment to implementing transit supportive planning regimes around the station, if such does not already exist; and*
- *sustainable, multi-modal station access solutions.*”

Further, a report recommending York Regional Council endorse Metrolinx’s recommendations for new GO stations in York Region in support of the Regional Express Rail program, including a new station at Mulock GO, was presented to the Region’s Committee of the Whole on October 6, 2016.

COMMENTS

The above noted three bullet points, as per the requested Metrolinx resolution, are addressed as follows:

“Agreement with the station location”

- The station location, generally defined as the area around the intersection of Mulock Drive and the Metrolinx rail corridor, has been identified in previous and current Regional and Town planning documents such as the Region’s Official Plan, the Town’s Official Plan and Urban Centres Secondary Plan, among others. This general area contains a number of potential station sites along the rail line, both north and south of Mulock Drive, which would be able to accommodate a GO Station and be adequately accessible by multiple forms of transit.
- Metrolinx has stated in meetings that if a grade separation is required at this location, it will be included within the scope of the GO station project.
- York Region staff will be engaged to determine how impacts to existing or planned road and subsurface infrastructure and services will be addressed.
- Therefore, staff agree that this general area is supportable for a future GO Station use.

“Commitment to implementing transit supportive planning regimes around the station, if such does not already exist”

- Various options exist to establish a transit supportive planning regime around the station site. These include:
 - a) completing a Mobility Hub Study for the station area;
 - b) preparing a Secondary Plan for the Station area, to be implemented through a Zoning By-law Amendment;
 - c) developing a Secondary Plan for a wider geography (to be determined) including the station area, to be implemented through a Zoning By-law Amendment;
 - d) A combination of option a), with either option b) or c).
- Preliminary discussions have taken place with appropriate agencies including Metrolinx and it has been confirmed that completing a Mobility Hub Study for the station area would not likely be supported by Metrolinx because the area has not been identified as a designated Mobility Hub as part of the Big Move Regional Transportation Plan. Therefore, options b) and c) remain, both of which are supportable by staff.
- Metrolinx has confirmed that there is a constrained (approximately 1 year) timeline to sufficiently demonstrate the presence of a transit supportive planning regime around the station site, to satisfy this commitment. Driving this timeline is the goal to inform Metrolinx’s procurement process by fall 2017. In order to meet this timeline, if option b) or c) are authorized, it will likely be necessary to divide the Secondary Plan into phases:
 - Phase 1 of which would include the preparation of a Master Plan for the station site and the area immediately surrounding the station.
 - Phase 2 would consider any/all lands outside the station area (but are integral to meeting density requirements and/or facilitating other planning objectives of the Town).
- Metrolinx has further confirmed that having a Council adopted Master Plan would satisfy the constrained timeline for establishing a transit supportive planning regime. It is acknowledged that the preparation of such a Master Plan would require a host of background studies (i.e. planning, environmental impact, traffic impact, functional servicing, etc.) to be completed and community consultation to be undertaken; therefore it would still be challenging to meet this timeline. Metrolinx and the Town, via a Mulock Station Working Group, will define next steps and scope of work for Phase 1 as well as provide a forum for addressing technical issues related to planning and design within the station area.
- Regardless of the exact option selected, staff agree that the current land uses and densities in the station area would require a re-examination through the completion of a planning exercise in order to implement a transit supportive planning regime. For the station lands and surrounding area,

such a re-examination would focus on determining the highest and best forms of employment, meeting employment density requirements, addressing station access, and ensuring compatibility and integration with the surrounding lands. Over a larger area, such a re-examination could examine other appropriate land uses and densities.

“Sustainable, multi-modal station access solutions”

- Providing sustainable, multi-modal station access solutions will be a priority of the planning process undertaken to implement a transit supportive planning regime for the station area. Various forms of active transportation infrastructure exist in the station area, as defined in the Town’s Active Transportation Plan. It must be determined how to establish pedestrian and cyclist connections between the active transportation network and the station in a sustainable manner.
- York Region Transit will be engaged to determine how to optimize and expand transit access to the station and serve the surrounding neighbourhood.
- Therefore, staff agree that providing sustainable, multi-modal station access solutions will be an objective of the Phase 1 Master Plan.

RESOLUTION

The Draft Resolution is provided as Attachment 2. This resolution provides Metrolinx with what has been requested in their letter of August 4, 2016.

It should be noted that this resolution is the first step in the planning process for the future Mulock GO Station and provides support in principal; there will likely be additional discussions and agreements in the future dealing with financial details of the project and its planning.

NEXT STEPS

A future Staff Report will propose a specific planning process and timeline to be undertaken to implement a transit supportive planning regime for the station area. Once the planning process is authorized, a procurement process will be undertaken to select a consulting team.

Metrolinx is also convening a Working Group to address technical aspects of the station design. This group will include representatives from Metrolinx, York Region, the Town, and other agencies as required. The first meeting is proposed for the end of October, 2016.

COMMUNITY CONSULTATION

Metrolinx will be hosting a regional series of Open Houses in November, including one in Newmarket. This public opportunity follows more general consultations over the last year on station analysis work. This will

be the first specific introduction of the project to the public. Corporate Communications will work with Metrolinx to prepare a communications and engagement plan for this meeting as well as the project in general.

HUMAN RESOURCE CONSIDERATIONS

There are no immediate human resource considerations through this resolution. Once the planning process is authorized (through a future Staff Report), staff resources will be required to procure and manage a consulting team.

BUDGET IMPACT

There are no immediate budget impacts with this report.

Once a specific planning process is authorized (through a future Staff Report), there will be budget impacts associated with retaining a consulting team, although such costs may be shared with other agencies.

In their Report that went to Regional Committee of the Whole on October 6, 2016, Regional staff recommended that Regional Council request the Ministry of Transportation and Metrolinx fully fund construction costs for the Mulock GO Station as part of the Regional Express Rail 10-Year Program. Town staff have discussed this previously with Metrolinx and agree that it should be formally recognized. Therefore, such a recommendation (Recommendation 2) has been included in this report.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Well-planned & Connected:

- Implement key elements of the Official Plan and Urban Centres Secondary Plan.
- Varied transit options.
- Key transportation linkages.

Living well:

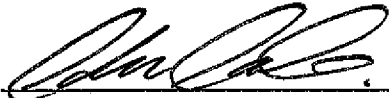
- Traffic and growth management strategies.

Well-respected:


- Being an influential contributor to regional and provincial affairs.

CONTACT

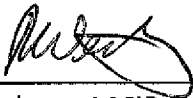
For more information on this report, contact: Adrian Cammaert, Senior Planner, Policy, at 905-953-5321, ext. 2459; acammaert@newmarket.ca



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Peter Noehammer, P. Eng.
Commissioner Development and Infrastructure
Services

Attachment(s):

- Attachment 1 - Correspondence from Metrolinx requesting the resolution, dated August 2, 2016
- Attachment 2 - Draft Resolution



METROLINX

an agency of the Government of Ontario
une agence du gouvernement de l'Ontario

Office of the President and Chief Executive Officer

Bruce McCuaig

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August 4, 2016

Robert Shelton
Chief Administrative Officer
Town of Newmarket
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CHIEF ADMINISTRATIVE OFFICER'S OFFICE		
INCOMING MAIL	REF'D TO	COPY TO
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Dear Mr. Shelton,

RE: GO Regional Express Rail Proposed New Station

On Tuesday June 28, 2016, the Metrolinx Board of Directors met to discuss several planning projects, including the GO Regional Express Rail 10-year Program: New Stations Analysis (Appendix 2).

At this meeting, the Board adopted a number of recommendations that specifically require action from those municipalities where recommended GO RER stations are proposed. This correspondence is to confirm the Board's adopted recommendations and the subsequent follow up required.

First, I want to thank you and your staff for your cooperation in providing input into the Business Case analysis that has led to a list of recommended New Stations that could be part of the GO RER Program. In total, the Board accepted staff recommendations to include 12 new stations.

I am now writing to confirm that a new station location at Mulock (near Bayview Avenue) has been recommended as part of the GO RER 10-year program. Please note that the new station is still subject to further detailed analysis and conditions to address contextual issues.

As listed in Recommendation 1.1 of the Board report, the Province and Metrolinx require the Town of Newmarket to provide to Metrolinx, by November 30, 2016, a Council-approved resolution that commits the Town of Newmarket to the following conditions:

- agreement with the station location;
- commitment to implementing transit supportive planning regimes around the station, if such does not already exist; and
- sustainable, multi-modal station access solutions.

.../2

Next Steps

In order to meet our timelines, commitments to the transit investments are necessary. We will work closely with you over the coming months to establish a work plan and working group to undertake the next level of due diligence. The next steps will include establishing a New Stations Working Group to:

- Define the station scope and site plan, including multi-modal access;
- Define the related incremental costs to the current GO RER program;
- Review the current land use policies in the Mulock station area, and update as necessary any local policies, guidelines or bylaws to ensure transit supportive uses.
- Confirm the process, roles and responsibilities to advance Mulock station to procurement including local community consultations, TPAPs, the preparation of Bid Documents, and potential partnerships with developers.

Should you need more information, please do not hesitate to contact Leslie Woo, Chief Planning Officer at Leslie.Woo@metrolinx.com or Lorna Day, Director of Project Planning and Development at Lorna.Day@metrolinx.com. Please also identify an internal point of contact on behalf of the Town of Newmarket.

Metrolinx is committed to working with the Town of Newmarket to achieve an integrated and seamless transportation network throughout the Greater Toronto and Hamilton Area. The Metrolinx Board expressed its pleasure on June 28th to see that the working relationship with the Town of Newmarket continues to be collaborative and delivering progress. I look forward to a continued positive and productive relationship as we progress to the next phase of this work with the Town.

Sincerely,



Bruce McCuaig
President and Chief Executive Officer

- c. Bruce Macgregor, Chief Administrative Officer, York Region
Leslie Woo, Chief Planning Officer, Metrolinx

OFFICE OF THE COMMISSIONER OF DEVELOPMENT & INFRASTRUCTURE SERVICES					
FILE NO:					
SEP - 7 2013					
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Attachment 2 RESOLUTION

WHEREAS the Metrolinx Board of Directors, at its meeting held on Tuesday June 28, 2016, adopted the recommendations of the GO Regional Express Rail 10-year Program: New Stations Analysis;

AND WHEREAS one of the recommendations of the GO Regional Express Rail 10-year Program: New Stations Analysis locates a new station at Mulock Drive (near Bayview Avenue);

AND WHEREAS the area generally at the intersection of Mulock Drive and the Metrolinx rail corridor has been identified in previous and current Regional and Town planning documents for a potential GO Station;

AND WHEREAS the Metrolinx Board of Directors requires a resolution from the Town of Newmarket Council committing the Town of Newmarket to: supporting the station location; implementing transit supportive planning regimes around the station; and implementing sustainable, multi-modal station access solutions;

AND WHEREAS the Town of Newmarket supports enhanced public transit infrastructure that contributes to the increased use of public transit, builds strengthened transportation linkages and improves connectivity with other parts of the Greater Toronto Area;

THE TOWN OF NEWMARKET hereby formally advises Metrolinx that it supports the future location of the station generally at the intersection of Mulock Drive and the Metrolinx rail corridor; commits to implementing transit supportive planning regimes around the station; and commits to implementing sustainable, multi-modal station access solutions in and around the station lands.