

Traffic Congestion & Planning Concerns

June 20, 2022
Agenda Item: 5.5

- Traffic Impact Study didn't consider the potential 10-12 storey and 8-10 storey buildings at NE intersection of Elbern Markell Drive (1724-1730 Queen St West) that could arise from the proposed City Initiated Official Plan Amendment to the Credit Valley Secondary Plan.
- Queen Street widening project was occurring at time of traffic data collection thus data was inaccurate.
- Growth rates applied to Queen St West and Elbern Markell Drive to account for traffic growth were conservative.
- Southbound left movement at Creditview Road and Queen Street West operated at a v/c ratio of 0.94 in the PM peak hours (nearing capacity).
- Modelling suggests southbound left movement at Creditview Road and Queen Street West will operate above capacity with a v/c ratio of 1.04 in the PM peak hours (excessive delays and queuing are anticipated).

Site Address	Site Description	Distance to Provincial Hwy	Distance to Go Station/Major Bus Terminal	Distance to a Shopping Center	Distance to Hospital	Distance to Post Secondary Institution
1626, 1646, & 1654 Queen Street West.	-Low density residential 1 density executive detached homes & custom estate homes -neighborhood developed 12-14 years ago	12 km to Hwy 410	6.6 km to Mt Pleasant Go Station	12 km to Trinity Commons Mall or 12.5 km to Heartland Town Center	14 km to Brampton Civic Hospital	6.6 km to Sheridan College – Davis Campus
310 Mill St (11-12 stories)	- beside Hwy 10 -Downtown Brampton - older area that would benefit from revitalization - walkable community	7 km to Hwy 410	1.7 km to Shoppers World Bus Terminal	1.1 km to Shoppers World Mall	13.2 km to Brampton Civic Hospital * 2.6 km from Peel Memorial when it operated as the main hospital	2.6 km to Sheridan College – Davis Campus
300 Webb Drive, Mississauga (15 stories)	- part of the City center area - surrounded by high rise buildings - walkable community	2.1 km to Hwy 403	500 m to Mississauga City Center Transit Terminal	500 m to Square One Mall	8.1 km to Credit Valley Hospital	750 m to Sheridan College – Hazel McCallion Campus
250 Webb Drive, Mississauga (16 stories)	- part of the City center area - surrounded by high rise buildings - walkable community	1.9 km to Hwy 403	600 m to Mississauga City Center Transit Terminal	600 m to Square One Mall	8.6 km to Credit Valley Hospital	1 km Sheridan College – Hazel McCallion Campus
2391 Central Park Drive, Oakville (13 story)	-Part of the uptown core area - beside Dundas St E - Surrounded by mid rise (8 stories) and high rise buildings (9 stories & up)	4.3 km to Hwy 403	900 m to the Uptown Core Terminal	450 m to the Oakville Smart Centers Outlet Mall	6.1 km to Oakville Trafalgar Memorial Hospital	2.9 km to Sheridan College Trafalgar Road Campus