

January 31, 2024

Mayor and Members of City Council

Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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Communication

Vaughan Metropolitan Centre

Sub-Committee – February 28, 2024

Item No. 2

**Re: Opinion Letter  
201 Millway Avenue (File No: OP.23.006)  
Proposed Mixed-Use Development  
City of Vaughan  
Our Project No. NT-22-082**

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Nextrans Consulting Engineers (a Division of NextEng Consulting Group Inc.) was retained by York Region Condominium Corporation 945 (the Owner) to provide transportation consultancy services related to an Official Plan Amendment application.

The subject site is located in the northwest quadrant of the Jane Street and Portage Parkway intersection, municipally known as 201 Millway Avenue, in the City of Vaughan. It is immediately bounded by existing commercial/employment uses to the north, Jane Street to the East, Portage Parkway to the south, and Millway Avenue to the west.

A Transportation Study, dated July 11, 2023 (July 2023 TS), was included as part of the planning application submission.

Based on the most recent site plan, an 8.0 m wide private road (in east-west direction) is provided along the northern limit of the subject site. However, according to the VMC Development Activity Update for the VMC Sub-Committee, dated January 31, 2024, an east-west public street just north of Portage Parkway (from Jane Street to Applewood Crescent) is being proposed.

It is my opinion that the new east-west public street is not required in consideration of the following:

- As demonstrated in our July 2023 TS, there is sufficient capacity to accommodate the projected future traffic volumes without expanding the road network;
- York Region has expressed their position that no access will be permitted onto Jane Street at the subject site;
- The proposed new east-west public street will increase the annual operating costs for the City (i.e. snow clearance and general maintenance); and,
- The proposed private road will permit better design of massing for parking areas underground.

Based on the information presented in this letter, it is my opinion that a new east-west public street is not required from a traffic engineering perspective.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**Nextrans Consulting Engineers**

A Division of NextEng Consulting Group Inc.

A handwritten signature in black ink, appearing to read 'R. Pernicky', with a long horizontal flourish extending to the right.

Richard Pernicky, MITE  
Principal