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Communication

Vaughan Metropolitan Centre

Sub-Committee – October 30, 2024

Item No. 2

October 29, 2024

VMC Subcommittee

c/o Gaston Soucy

Senior Manager, Planning and Urban Design, VMC

City of Vaughan

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**RE: VMC SUB-COMMITTEE MEETING – OCTOBER 30<sup>TH</sup>, 2024**

**MILLWAY AND INTERCHANGE MUNICIPAL CLASS ENVIRONMENT ASSESSMENT**

BA Group is retained by Tormont Industries Inc. to provide transportation advisory services in relation to the redevelopment of the Toromont lands generally situated at the southwest quadrant of the Highway 7 and Jane Street intersection in the City of Vaughan. More recently, an OPA / RZ / DPOS application was submitted for these lands. BA Group prepared a Transportation Study report dated August 2024 in support of this application. This report provided a summary BA Group's transportation review of the Master Plan and included Functional Road Plans for Millway Avenue and other proposed streets within the development lands.

The Vaughan Metropolitan Centre (VMC) Sub-Committee is reviewing the VMC Interchange Way and Millway Avenue Municipal Class Environmental Assessment Studies on October 30<sup>th</sup>, 2024. Materials in relation to the environmental assessments have been posted on the City of Vaughan's website for review. The Millway Avenue extension which is being reviewed, extends south of Highway 7 and generally bisects the Toromont lands.

BA Group has reviewed the related VMC Sub-committee report entitled "VMC Interchange Way and Millway Avenue Municipal Cass Environment Assessment Studies – Final Update" dated October 30, 2024 on behalf of Toromont Industries Inc. The City report includes supporting attachments which show the preferred alignments and cross-sections for Interchange Way and Millway Avenue. We note that the attachments are low resolution raster images, which has limited our ability to review the documents in a more detailed manner.

The Millway Avenue general alignment shown in the EA within the Toromont lands appears to be very similar to the Toromont Master Plan design. However, there are some differences to note:

- The location of future east-west road, Celebration Avenue, is further south in the EA than what is proposed in the Toromont Master Plan. Further, it appears that the EA alignment of Celebration Avenue may extend into the TTC Substation property.

- The traffic controls at the proposed Celebration Avenue / Millway Avenue intersection are side street STOP controlled in the EA, where Celebration Avenue operates under STOP control. In the Toromont Master Plan, this intersection is recommended to be signalized in the future. This difference was anticipated as the EA would not have had the benefit of reviewing the BA Group transportation report, which recommended signalization based on forecast traffic projections.

We appreciate the opportunity to comment on these materials and suggest that we meet to discuss the items listed above to ensure coordination between the Environmental Assessments and the proposed road network on the Toromont lands.

Sincerely,

**BA Consulting Group Ltd.**



Stephen Bahadoor  
Senior Associate



Doug Hall  
Principal

cc: Mohammed Bari (BA Group), Anna Wynveen (Bousfields), Garnet Peirson (Toromont Industries), Haiqing Xu (City of Vaughan - Planning and Growth Management), Christina Bruce (City of Vaughan - Policy Planning and Special Programs), Musa Deo (City of Vaughan - Development Engineering)