



INNOVATIVE PLANNING SOLUTIONS

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November 04, 2024

City of Vaughan
 Planning and Growth Management
 Vaughan City Hall, Level 200
 2141 Major Mackenzie Drive
 Vaughan, ON, L6A 1T1

Attention: Haiqing Xu – Deputy City Manager, Planning and Growth Management

Dear Mr. Xu:

Re: Response to Martin Grove Road and Highway 7 – Special Area
 Request for Removal from the Martin Grove and Highway 7 – Special Area
 SE Corner of Highway 7 and Highway 27
 City of Vaughan

Innovative Planning Solutions (IPS) is the planning consultant for Bostar Inc. & 1639326 Ontario Ltd., the owners of the lands located at the southeast corner of Highway 7 and Highway 27, in the City of Vaughan (herein known as the ‘**Subject Lands**’). The Subject Lands are legally known as:

- PART BLOCK 1 PLAN 65M3033, PARTS 1, 2, 3, 4 & 5 PLAN 65R35836; and,
- PART BLOCK 2 PLAN 65M3033 PARTS 73, 74, 75, 76 PLAN 65R26788.

Figure 1 of this letter provides an aerial overlay on the Subject Lands. The western portion of the subject lands are vacant, and the eastern portion are occupied by a commercial building. The Subject Lands are in a pre-submission application stage.

Figure 1 – Aerial View of Subject Lands

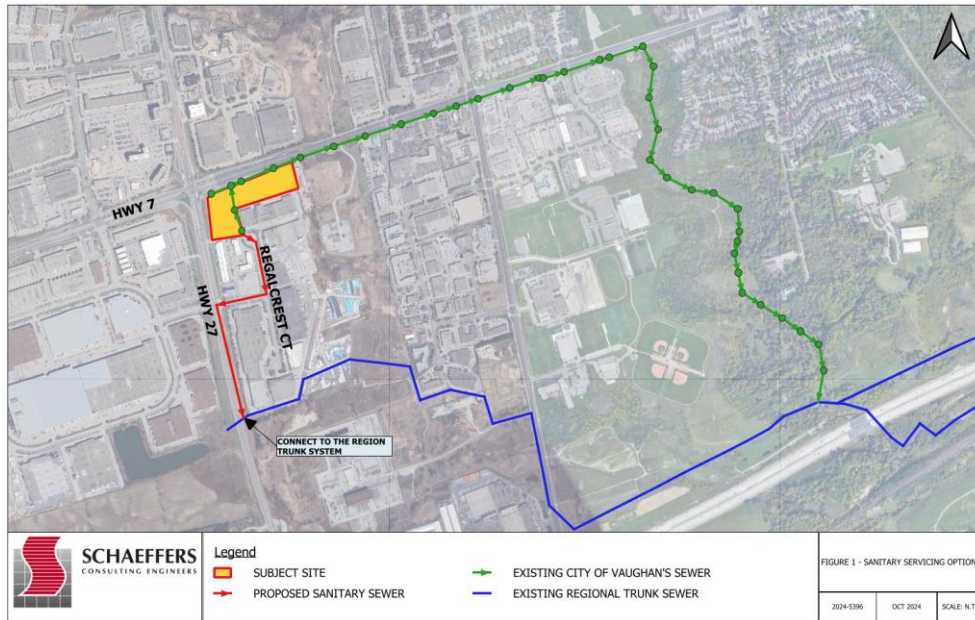


While it is acknowledged that the Martin Grove and Highway 7 – Special Area has experienced heightened development pressure through active and forthcoming planning applications, it is our specific request that the Subject Lands be excluded from consideration as part of the Martin Grove Road and Highway 7 – Special Area Study. This request is made on the basis that the lands west OH corridor are distinct in terms of engineering servicing solutions and transportation capacity from lands east of the OH corridor where the majority of development pressures for the area will occur. It also recognizes that the Subject Lands are able to proceed independently to development.

Supporting Engineering and Transportation Technical Materials

The attached memorandum dated October 10, 2024, prepared by Schaeffers Consulting Engineers identifies a separate servicing option available to the Subject Lands that is independent from the Martin Grove Rd. / Hwy. 7 – Special Area. The independent servicing option provides for a connection to the Regional Trunk System via Regalcrest Court and Hwy. 27. Preliminary detailed discussions with Region of York Engineering Staff have confirmed, in principle, the acceptability of this solution. Refer to Figure 2 of this letter for Sanitary Servicing Option 1 identified by Schaeffers Consulting Engineers.

Figure 2: Sanitary Servicing Option 1 – Connection to Regional Trunk Sewer



This solution is advantageous given sanitary servicing limitations east of Martin Grove Rd. The sanitary servicing connection southward via Regalcrest Court avoids potential bottlenecks in capacity along the Hwy. 7 corridor east of Martin Grove Rd. This option offers additional flexibility in extending sanitary services westward and supports future municipal infrastructure planning in this segment of the corridor.

LEA Consulting has conducted a transportation review of the Martin Grove Road and Highway 7 Special Area in context of the proposed development of the Subject Lands. An October 18, 2024, technical memorandum from LEA identifies the following:

- The Subject Lands are separated from the remainder of the Study Area by the Hydro Corridor. The western portion of the Study Area, including the Subject Lands exist without local road connections.
- Hwy. 7 is designated as a Regional Intensification and Transit Corridor, and that the Martin Grove Rd. / Hwy. 7 – Special Area Study would not result in any material re-designation of the Hwy 7 Regional

Intensification and Transit Corridor.

- The Subject Lands are more closely aligned with the Hwy. 7 / Hwy. 27 / Hwy. 427 / Hwy 407 transportation network than the Hwy. 7 / Martin Grove Corridor east of the OH corridor.
- The development of lands in the Study Area, east and west of the Hydro Corridor, will be phased and will need to demonstrate how they independently support pedestrian, bicycle and vehicular circulation networks through site-specific applications.

LEA recognizes that the Subject Lands, west of the OH corridor, have limited road network implications as compared to the Martin Grove Road corridor. It considers that the proposed development on the Subject Lands can be accommodated through the planned framework under the York Region OP, Vaughan OP, 2022 York Region Transportation Master Plan and the City of Vaughan Transportation Plan (2023).

LEA concludes: “in reviewing the ... scope and benefit of ... combined study areas, east and west of the utility corridor, is not required to comprehensively evaluate transportation needs of each of the two distinctive areas from a local transportation perspective.” It is unclear what impact a transportation network improvement east of the OH corridor, affecting the lands within along the Martin Grove Road corridor, would have, if any, west of the OH corridor.

Based on the supporting materials prepared by Schaeffers Consulting Engineers and LEA Consulting, it is our position that the proposed development on the Subject Lands, west of the OH corridor is not tied to sanitary servicing or transportation capacity issues related to the balance of the Martin Grove Rd. / Hwy. 7 corridor lands. Development of the Hwy. 7 / Hwy 27 lands can be accommodated through independent sanitary servicing and transportation capacity that are not tied to the Martin Grove Rd. / Hwy. 7 corridor lands and should not form part of the Martin Grove Rd. / Hwy. 7 – Special Area Study.

Respectfully submitted,
Innovative Planning Solutions



Kevin Bechard, BES, M.Sc., MCIP, RPP
Senior Associate

- c. Clients
Linda Jackson, Deputy Mayor, Vaughan
Adriano Volpentesta, Councillor, Vaughan

- Encl. Sanitary Servicing Options Memorandum, prepared by Schaeffers Consulting Engineers, dated October 10, 2024
Martin Grove Road and Highway 7 Special Area Transportation Review, prepared by LEA Consulting Ltd., dated October 18, 2024