

October 10, 2024



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Attention: Riccardo Bozzo

Re: Mixed-Use Site Plan Development at 5785 Hwy 7 West (Hwy 27 and Hwy 7
Sanitary Servicing Options Memorandum
City of Vaughan

Introduction

Following our review of the sanitary servicing requirements for the Mixed-Use Site Plan Development at 5785 Highway 7 West, situated at the intersection of Highway 27 and Highway 7, we have identified two potential solutions in collaboration with the Region. This development presents unique characteristics, particularly in terms of sanitary servicing infrastructure, which is distinct from the nearby Highway 7 and Martin Grove development.

Additionally, it is important to note that the servicing constraints east of Martin Grove further distinguish the subject lands from other developments along the Highway 7 corridor. These constraints impact the ability to extend sanitary services eastward, reinforcing the need for localized solutions for the subject lands. The proposed servicing options outlined below address these specific challenges.

Proposed Solutions:

Option 1: Connection to the Region Trunk System via Regalcrest Court/ Highway 27

Under this option, the sanitary system would extend south along Regalcrest Court and Highway 27, connecting directly to the existing York Region sanitary trunk system. The Region has indicated that this solution is feasible and has expressed openness to this approach. Option 1 presents a straightforward approach, leveraging existing trunk infrastructure while minimizing the need for complex modifications.

This solution is particularly advantageous given the limitations east of Martin Grove, where servicing capacity may be constrained. By connecting southwards via Regalcrest Court, the development avoids potential bottlenecks in capacity along the Highway 7 corridor east of Martin Grove.

Option 2: Installation of Municipal Plug at Highway 27 and Highway 7 Intersection

Alternatively, a municipal sanitary plug could be installed at the shaft located at the intersection of Highway 27 and Highway 7. This option would not only meet the immediate sanitary servicing needs of the development but also provide an opportunity to support future development in the area. The installation of this plug would give the municipality enhanced flexibility in extending sanitary services to nearby areas, facilitating future growth along the Highway 27 corridor.

In comparison to the areas east of Martin Grove, where servicing constraints exist, this option offers greater flexibility in extending services westward and supports future municipal infrastructure planning in this segment of the corridor.

Conclusion

Given the distinct sanitary servicing requirements of the Mixed-Use Site Plan Development at 5785 Highway 7 West, as well as the servicing constraints present east of Martin Grove, two viable options have been identified. Both options provide practical, forward-thinking solutions that address the specific needs of the subject lands and differentiate them from other developments along the corridor.

We trust that you will find the proposed solutions satisfactory and look forward to receiving your feedback. Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Yours truly,
SCHAEFFER & ASSOCIATES LTD.



Koryun Shahbikian, P.Eng.
Partner

ENCLOSURES







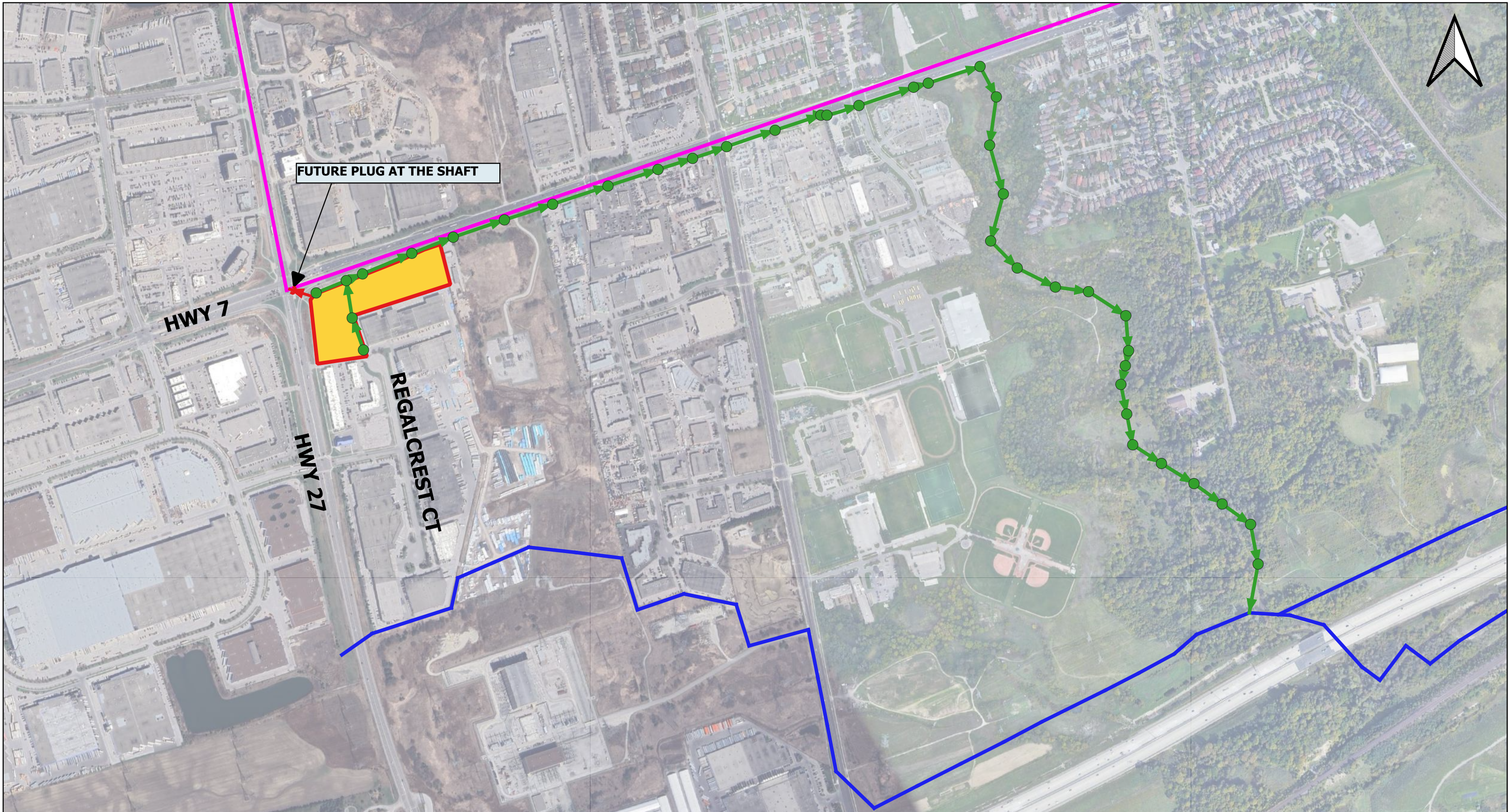
Legend	
	SUBJECT SITE
	PROPOSED SANITARY SEWER
	EXISTING CITY OF VAUGHAN'S SEWER
	EXISTING REGIONAL TRUNK SEWER

FIGURE 1 - SANITARY SERVICING OPTION 1

2024-5396	OCT 2024	SCALE: N.T.S
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Legend	
	SUBJECT SITE
	PROPOSED SANITARY SEWER
	EXISTING CITY OF VAUGHAN'S SEWER
	EXISTING REGIONAL TRUNK SEWER
	WEST VAUGHAN TRUNK SEWER

FIGURE 2 - SANITARY SERVICING OPTION 2

2024-5396	OCT 2024	SCALE: N.T.S
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