



1315955 Ontario Inc.
Cortel Group
716051 Ontario Limited & 1214420 Ontario Limited

November 18, 2024

Haiqing Xu
Deputy City Manager, Planning and Growth Management
Vaughan City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Haiqing Xu,

Re: Martin Grove and Highway 7 – Southeast Quadrant

On behalf of 1315955 Ontario Inc. and the Cortel Group (132 – 166 Woodstream Boulevard) and 716051 Ontario Limited & 1214420 Ontario Limited (5555 – 5601 Highway 7, 7731 – 7625 Martin Grove Road and 211 Woodstream Boulevard), we are seeking redevelopment of our respective properties located at the southeast quadrant of Martin Grove and Highway 7 (please see enclosed figure). The purpose of this letter is to confirm that the lands within the southeast quadrant have the ability to proceed independently from the larger surrounding area. Although there is existing servicing and transportation capacity to service the southeast quadrant of Martin Grove and Highway 7, we acknowledge that there are servicing constraints that may affect the redevelopment of other lands in the larger surrounding context.

As part of our formal Development Application process, a Comprehensive Transportation Review and a Comprehensive Master Servicing Review will be completed, in accordance with a Terms of Reference that shall be reviewed by City Engineering Staff, for the lands within the southeast quadrant, and will analyze the development context of the surrounding lands.

Notwithstanding the detailed review that will be completed through our formal development application process, we have engaged our civil consultant, Valdor Engineering Inc., and our transportation consultant, CGE Transportation Consulting, to complete a preliminary review and assessment of the cumulative impacts of the anticipated growth projected from the full build out of the southeast quadrant of Highway 7 and Martin Grove Road. The findings have confirmed that the master plan for the southeast quadrant, which has protected for a future public road connection, has sufficient servicing and transportation capacity/appropriate circulation to accommodate future growth.

Please find below a summary of the preliminary transportation and servicing assessments.

Transportation Assessment and Key Conclusions

Site Access and Connectivity

- The southeast quadrant developments include right-in and right-out access on Highway 7, full-movement access on Martin Grove Road and Woodstream Boulevard, an internal road network for on-site circulation, and pathways for pedestrian and cyclist connectivity.

- As shown on the concept plan (please see enclosed figure), a potential new road connection to Woodstream Boulevard is proposed. This new connection is expected to alleviate traffic congestion by providing an additional access point, redistributing vehicle volumes, and reducing pressure on existing intersections.
- The potential road connection will improve overall traffic flow within the development area and could potentially lower delay times at key access points along Woodstream Boulevard and nearby intersections

Trip Generation

Table 1 Estimated Traffic Generation – Southeast Quadrant Developments

Land Use	Size	Parameter	AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Multifamily Housing (High-Rise)	6,277 Dwelling Units	Gross Trips	441	1254	1695	1245	764	2009
		Rate (trips/unit)	0.07	0.20	0.27	0.20	0.12	0.32
		Non-auto Reduction (50%)	195	554	749	550	338	888
Total New Peak Hour Trips to Adjacent Network			246	700	946	695	426	1121

- Trip generation estimates for the southeast quadrant developments was based on the ITE Trip Generation Manual, 11th Edition, with a 50% reduction to account for future transit use and active transportation. **Table 1** contains the summary of the land uses and sizes used for the trip generation estimates.
- The trip generation analysis results indicate that the southeast quadrant developments is anticipated to generate 946 and 1121 new two-way trips to the adjacent network during the weekday AM and PM peak hours, respectively.

Key Transportation Conclusions

- Analysis shows that additional traffic volumes will not significantly impact intersection performance, as most intersections are expected to operate similarly to their existing and 2036 future background conditions.
- The potential new road connection to Woodstream Boulevard, as outlined in the southeast quadrant plan, could further alleviate traffic pressures by redistributing vehicle volumes and providing an alternative access route. This connection is expected to enhance network resilience, improve traffic flow, and reduce congestion at key intersections within the study area.

Servicing Assessment and Key Conclusions

Water Servicing

- A 300mm diameter watermain on Woodstream Boulevard services the area as well as 400mm diameter watermain on Martin Grove Road and on Highway 7. Therefore, the area is well serviced with watermain and has water servicing capacity
- Based on recent fire hydrant testing on Woodstream Boulevard, there is sufficient flow and pressure to accommodate high-rise residential developments.

Sanitary Sewer

- Based on the analysis completed in the Functional Servicing Report for 132 – 166 Woodstream Boulevard, upgrades to the local sewers are required on Woodstream Boulevard (approx. 276m) and on Highway 7 (approx. 234m).
- Based on a preliminary analysis based on the full build out of the southeast quadrant, upgrades of additional lengths of the local sewers are likely required on Woodstream Boulevard (approx. 289m) and on Highway 7 (approx. 198m).
- All of these upgrades are located within existing road allowances can be completed in stages as development progresses.

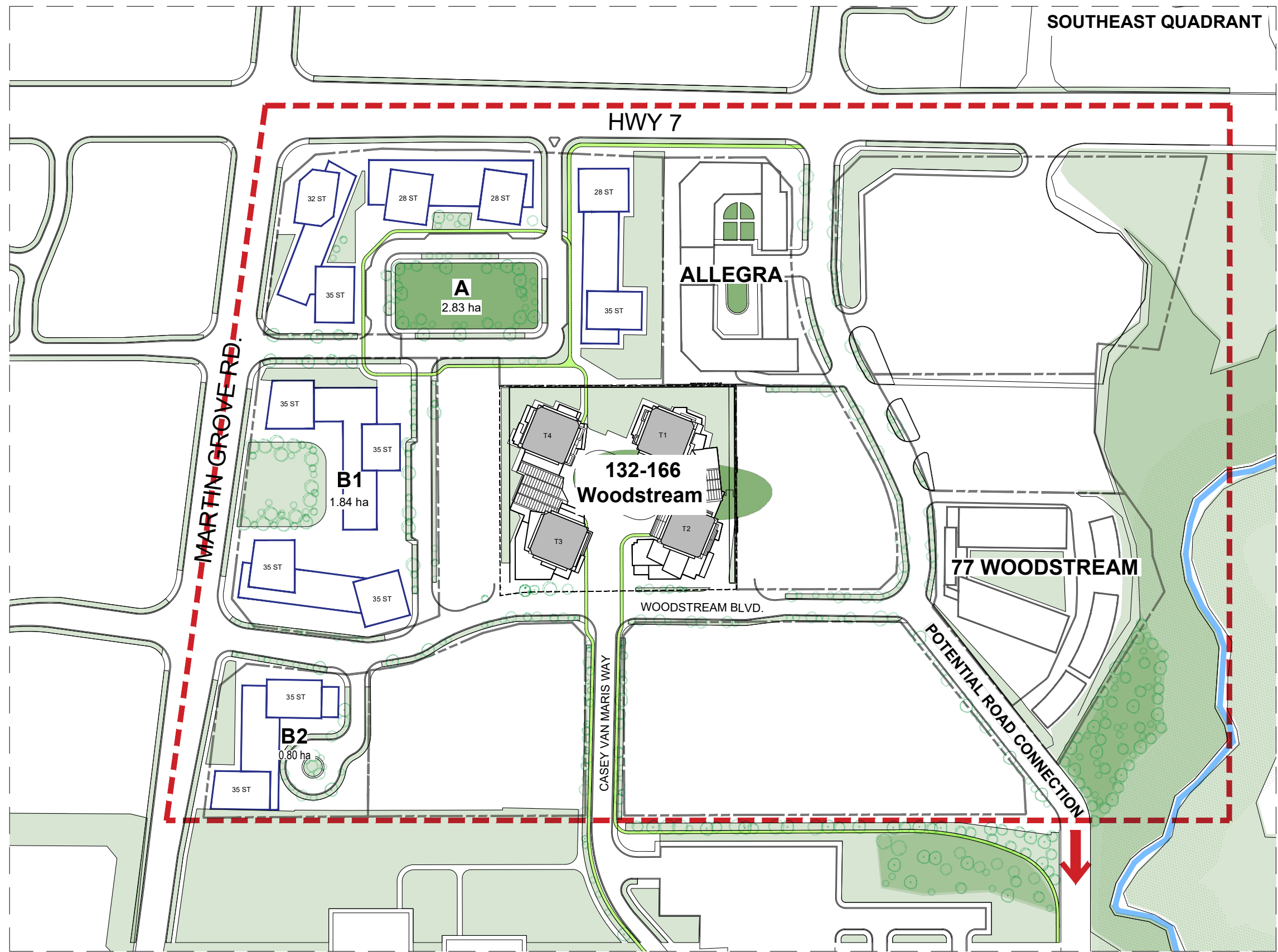
In summary, the anticipated growth projected from the redevelopment of the southeast quadrant of Highway 7 and Martin Grove Road will positively transform this area and sufficient infrastructure is in place to support the redevelopment. We look forward to continuing to work collaboratively with City Staff.

Sincerely,

1315955 Ontario Inc.

Cortel Group

716051 Ontario Limited & 1214420 Ontario Limited (Zanchin Automotive Group)



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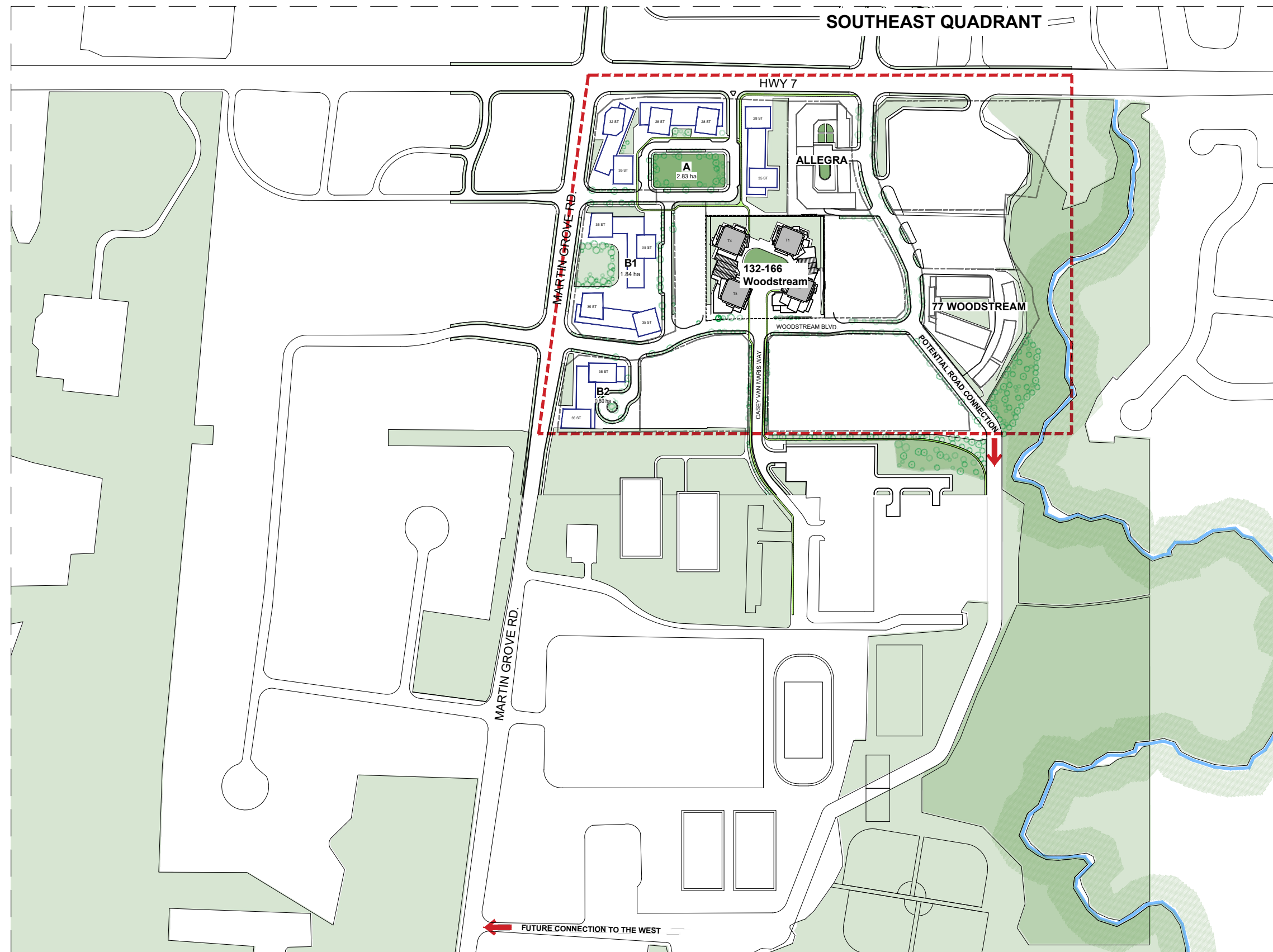
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DATE	No.	ISSUE

PROJECT NAME:
 PROJECT ADDRESS:
**Southeast quadrant of HWY7 and
 Martin Grove, Vaughan, ON**

DRAWING TITLE:
SOUTHEAST QUADRANT STUDY

SCALE:	1:2500	APPLICATION #	OP.24.007
DRAWN BY:	ML	DWG. No.	A-2.9.2
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