

**COMMUNICATION : C 7  
C W (2) : JUNE 16, 2020  
ITEM # 10**

PROJECT NUMBER 18209

June 15, 2020

Mayor and Members of Council, City of Vaughan  
Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Re: Committee of the Whole, June 16, 2020  
Item #10, Application for Block Plan Approval, File BL:59:2014  
Block 59 Road Network**

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited, owners of all the regional road frontage lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59 (see Attachment #5 appended), TMIG has reviewed the agenda items, City of Vaughan staff report, and relevant background studies prepared and submitted for consideration at the upcoming June 16, 2020 Committee of The Whole meeting, in efforts to render an opinion on the need for one of the 'Primary Streets' proposed in the Block 59 road network. The road link in question is illustrated in the City's staff report on Attachment #5 (identified as 'Proposed') and is oriented in an east/west direction connecting Line Drive to Regional Road 27. The road is also shown on Attachment #3 of the City's staff report, but without the connection to Regional Road 27, the east/west road instead forming a 'Tee' with two cul-de-sacs on either side of the road's intersection at the northerly terminus of Line Drive.

Our understanding of the original east/west road was to ensure that municipal servicing could be provided to the various parcels in the southeast corner of Block 59 that did not and would not otherwise have local road frontage if it weren't for this roadway. Also, Line Drive and this east/west *Primary Street* (as so designated by the City) was initially proposed to extend north to connect to John Lawrie Street, the major collector road running through the middle of Block 59, connecting Regional Road 27 in the east to Huntington Road in the west.

Since the original road network was laid out, several key events have occurred. Firstly, a major development was built within Block 59 that required alteration of the original road network. The Costco Distribution Centre, situated at 100 Line Drive, the property for which extends from Regional Road 27 to the Highway 427 extension corridor, has eliminated the ability for any road to connect to John Lawrie Road from south of the Costco. Further, the properties south of the Costco have been consolidated by one owner, eliminating the need for a local road to be built to service individual parcels for development. Additionally, the east/west road would greatly degrade the ability of the owner of the now consolidated lands to develop the property as prestige employment lands as designated by the Official Plan by unnecessarily fragmenting the lands with the construction of the road. Finally, since this part of the road network can no longer be connected to John Lawrie Road, combined with the consolidation of the lands along its length, the need for this road is greatly diminished.

With due consideration of the above, it is our opinion that the east/west road should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block. The now-consolidated lands

have frontage to Line Drive, Langstaff Road and Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintaining an additional unnecessary road that serves little practical purpose.

Sincerely,

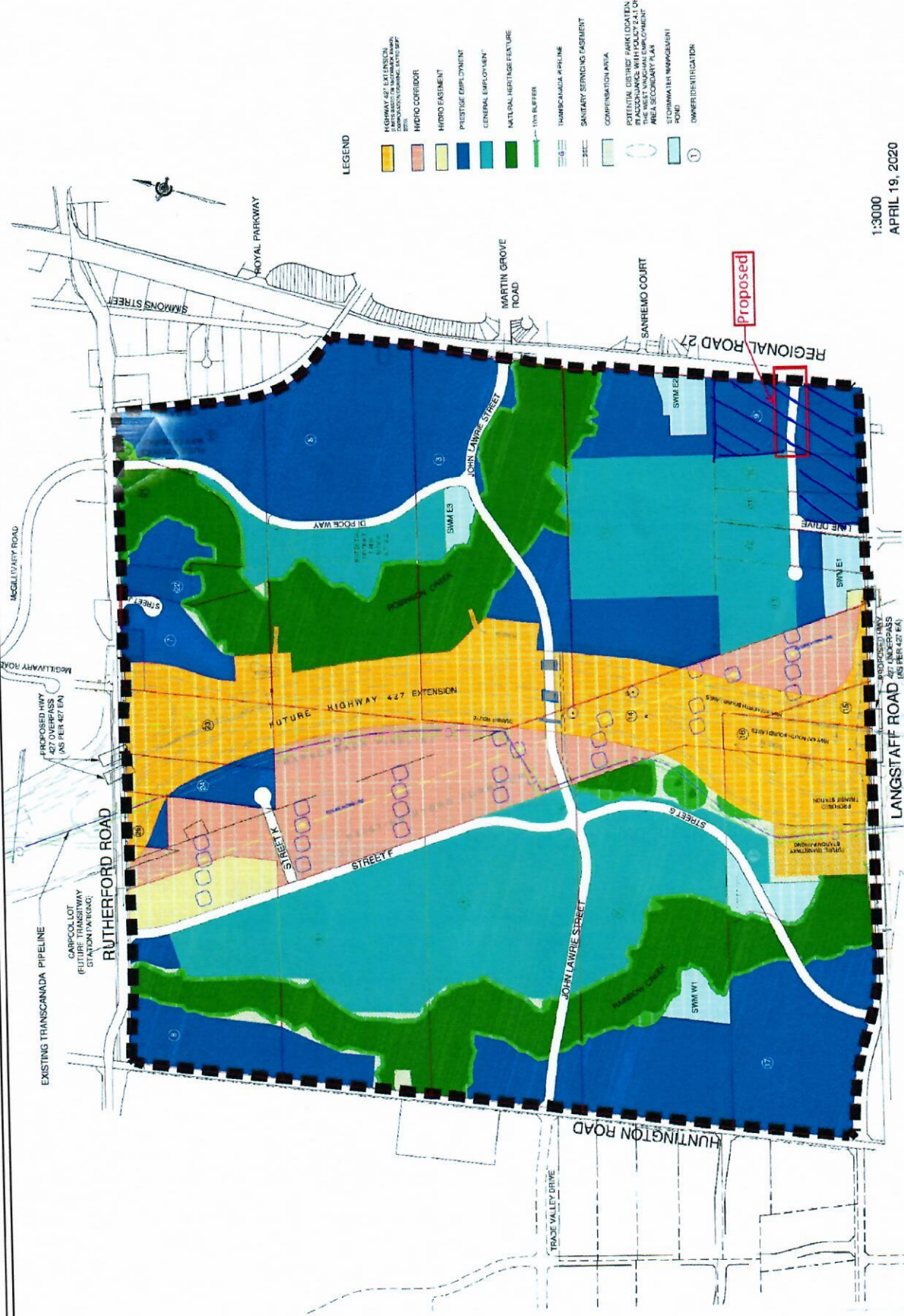
**TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.**



J.A. (Jim) Bacchus, BA, MITE  
Vice President | jbacchus@tmig.ca

cc: Joseph Sgro, Zzen Group  
Sam Speranza, Zzen Group

Encl: Excerpts from Staff Report for June 16, 2020 Committee of the Whole:  
Attachment #3  
Attachment #5



1:3000  
APRIL 19, 2020

# Attachment

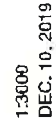
FILE: BL.59.2014  
DATE: June 16, 2020



## Block 59 Proposed Road Network

LOCATION:  
Lots 11 - 15, Concession 9  
APPLICANT:  
Block 59 Landowners Group





## Attachment



**VAUGHAN**  
Policy Planning and  
Environmental Sustainability

**FILE:**  
BL59.2014

**DATE:**  
June 16, 2020