

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 15, 2022

Item 6, Report No. 4, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 15, 2022.

6. MTO EXPANSION – LETTER OF UNDERSTANDING WITH MTO

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated February 2, 2022:

Recommendations

1. That the Mayor and the City Clerk be authorized to execute a Letter of Understanding (LOU) with the MTO, and related agreements / documentation as indicated in the LOU, on behalf of the City with respect to the planned Highway 427 MTO expansion works; and
2. That all necessary by-laws be enacted.

Committee of the Whole (1) Report

DATE: Wednesday, February 2, 2022

WARD: 1

TITLE: MTO EXPANSION – LETTER OF UNDERSTANDING WITH MTO

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Council approval to enter into a Letter of Understanding (LOU) and any necessary development agreements with the MTO regarding outstanding highway and municipal road improvements that have been identified as a result of the Highway 427 Expansion at Major Mackenzie Drive. The LOU and other agreements are necessary to set the roles and responsibilities of new City-owned infrastructure that the MTO has already and will be constructing on the City's behalf, and to facilitate the completion of the Huntington Road bypass.

Report Highlights

- City of Vaughan staff and MTO have been collaborating on plans for the widening of the Highway 427 off ramp including the realignment of the Huntington Road bypass.
- Through the design process, new City-owned infrastructure has been identified as necessary to support future development of the Nashville Heights residential area and future road network in block 60/61.
- The LOU will outline the roles and responsibilities of the City and MTO to complete the works in this area.
- The City and MTO have agreed that the LOU will form an interim agreement to allow works to proceed while a more formal agreement is drafted to capture works to be completed.
- The future agreement will capture the design, construction, and full funding by the MTO for the widening of the Highway 427 off ramp at Major Mackenzie Drive, the completion of work to enclose a culvert for drainage works and to clarify responsibility of the McGillivray Road connection to Major Mackenzie Drive.

Recommendations

1. That the Mayor and the City Clerk be authorized to execute a Letter of Understanding (LOU) with the MTO, and related agreements / documentation as indicated in the LOU, on behalf of the City with respect to the planned Highway 427 MTO expansion works; and
2. That all necessary by-laws be enacted.

Background

City Official Plan identifies the need for the realignment of Huntington Road at Major Mackenzie Drive to provide connectivity to the Nashville Community

The Vaughan Official Plan 2010, Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights and the approved Nashville Heights Block Plan (Block 61 West) identify the requirement to realign Huntington Road easterly to intersect with Major Mackenzie Drive opposite the Highway 427 north-bound off ramp to adequately service the planned growth in the area as shown on Attachment 1. The connection of Huntington Road opposite the north-bound off ramp will provide an alternative route into the Nashville Community from Highway 427 and Major Mackenzie Drive.

Delays to the project have resulted in the Huntington Road bypass not being constructed to date. The Highway 427 off ramp will be required to be widened to provide a suitable connection for vehicles travelling northbound. Staff are working with the MTO and the Nashville Landowners group to finalize these works this construction season beginning in the spring.

The City, MTO and the landowner's group have identified improvements to the Highway 427- expansion project to support future development and future road network connections in block 60/61

Since 2019, city staff, the MTO and the Landowners group have been collaborating on the planning and design of improvements to the road network in block 60/61. These meetings will include improvements to:

- Infrastructure including the enclosure of a culvert,
- The widening of the Highway 427 off ramp,
- The construction of the Huntington Road bypass,
- The review of the McGillivray Road connection to Major Mackenzie Drive.

The roles and responsibilities for design, construction, financing, maintaining and operating the project components will be outlined in the LOU

The MTO will be responsible for the design and construction of all project components. The City will have opportunities to comment and review on any new City-owned project components through the design and construction process.

The MTO will be responsible for financing all project components related to the Highway 427 widening, with the exception of the enclosure of the culvert on the north and south side of Major Mackenzie Drive. The remaining culvert work will be absorbed by the landowners group.

The LOU will include a provision to finalize the details of operations and maintenance for future infrastructure in a separate agreement. Broadly speaking, Vaughan will be responsible for operating and maintaining new City-owned infrastructure (i.e., the Huntington Road bypass and the culvert).

Previous Reports/Authority

[Infrastructure Ontario - Highway 427 Expansion Project](#)

[Capital Budget Amendment Huntington Rd Realignment at Major Mackenzie opposite Highway 427 North bound off-ramp Highway 427 Expansion Project](#)

Analysis and Options

The Completion of outstanding highway and municipal road improvements that have been identified as a result of the Highway 427 Expansion and the (Nashville Heights Residential Subdivision) will help to encourage greater mobility and transportation connectivity, while mitigating roadway congestion.

The MTO Highway 427 expansion project, including the new City-owned components, meet the overall goals of the City's 2012 Transportation Master Plan and leverages a partnership with the MTO to deliver enhanced transportation infrastructure for residents and businesses in Vaughan.

Coordinating the delivery of City-owned infrastructure components together with MTO is prudent, and in some cases necessary to deliver enhanced transportation infrastructure. In addition, the City is taking this opportunity to advance works on Huntington Road by working together with landowners to deliver this infrastructure. While there may be some

disruption to existing residents as a result of the construction, construction timelines should be minimized.

Financial Impact

There are no financial impacts to the City as a result of entering into these agreements. The design and construction of the Huntington Road realignment at Major Mackenzie Drive was included in the City's 2018 Development Charge Background Study as a growth-related project and secured through councils' approval of a Capital Budget Amendment in June 2019. The value of this work was estimated at \$3.0 million including pre-construction and construction related costs. Any additional infrastructure required to be built will be borne by the MTO and landowners.

Broader Regional Impacts/Considerations

The MTO expansion works, and the Huntington Road realignment remain a critical transportation link in the area that is needed to provide adequate access and porosity for the Nashville Community. Advancing the construction of the road link in conjunction with the Highway 427 Expansion and Major Mackenzie Drive will expedite the delivery of the needed road improvements for the citizens living in the Nashville Community while minimizing the impact to citizens commuting along Major Mackenzie Drive. The Region is a key stakeholder and a continued supporter of completing the Huntington Road realignment at this time.

Conclusion

Staff are working with the MTO to finalize a Letter of Understanding for City-owned infrastructure components related to the MTO Highway 427 expansion works at Major Mackenzie Drive. The City will be responsible for the long-term maintenance of the new City-owned infrastructure.

The MTO Highway 427 expansion works will result in enhanced road network connections in the Nashville area which will help improve mobility and mitigate the impacts of traffic congestion. Coordinating the works between the Nashville West Landowners group, the MTO and the City for infrastructure to be constructed simultaneously minimizes the impact of construction on local residents and businesses.

For more information, please contact Frank Suppa, Director, Development Engineering, ext. 8255.

Attachment

1. Nashville Heights Block 61, Block Plan.

Prepared by

Frank Suppa, Director, Development Engineering, ext. 8255.

Approved by

A handwritten signature in black ink, appearing to read 'V. Musacchio'.

Vince Musacchio, Deputy City Manager,
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager

ATTACHMENT 1: Nashville Heights Block 61, Block Plan



NASHVILLE HEIGHTS - BLOCK 61 WEST, CITY OF VAUGHAN, ONTARIO

Legend

- | | |
|----------------------------|----------------------------------|
| --- Subject Lands | Public Square (Piazza) |
| Low Density | Public Open Space / Buffer Areas |
| Medium Density | Open Space |
| Medium Density / Mixed Use | Storm Water Management |
| Commercial / Mixed Use | TransCanada Pipeline |
| Schools | Cemetery |
| Parks | |



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Date: January, 2012
Revised: November 15, 2018

Prepared by:
Malone Given Parsons Ltd.