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P-2199

January 12, 2016

(via E-mail)

Regional Municipality of York
Clerks Department
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Denis Kelly, Regional Clerk

**Re: Yonge and Steeles Area Transportation Study
Auto Complex Limited – 7200 Yonge Street
2 Steeles Ave W. Ltd. – 2 Steeles Avenue West
Salz & Son Limited – 100 Steeles Avenue West
7040 Yonge Holdings Limited – 7040 Yonge Street
& 72 Steeles Holdings Limited – 72 Steeles Holdings Limited
City of Vaughan**

Dear Mr. Kelly,

We act on behalf of Auto Complex Limited, 2 Steeles Ave W. Ltd., Salz & Son Limited, 7040 Yonge Holdings Limited, & 72 Steeles Holdings Limited; the owners of the above-referenced parcels of land located in the vicinity of Yonge Street and Steeles Avenue West in the City of Vaughan. These landowners have appealed the City of Vaughan Official Plan and the Yonge Steeles Corridor Secondary Plan for the Region's failure to render a decision within 180 days of the adoption of the new Official Plan by Vaughan Council.

On behalf of these landowners, please see the attached correspondence provided to the City of Vaughan Council on November 30, 2015 and December 14, 2015 for your review and consideration of the proposed modifications to the Yonge and Steeles Corridor Secondary Plan.

We request notification of any decisions, updates, reports, meetings and outcomes in regards to the Yonge and Steeles Secondary Plan.

We thank you for your attention to these matters.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'Ryan Mino-Leahan', with a long, sweeping horizontal line extending to the right.

Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John MacKenzie, City of Vaughan
 Clients
 Ira Kagan, Kagan Shastri LLP
 Patricia Foran, Aird & Berlis LLP



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P-2199

November 30, 2015

By E-mail only

City of Vaughan
c/o Jeffrey A. Abrams, City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mayor and Members of Council

**Re: Modifications to the Vaughan Official Plan – 2010
Yonge and Steeles Corridor Secondary Plan (Volume 2)
Auto Complex Limited – 7200 Yonge Street
2 Steeles Ave W. Ltd. – 2 Steeles Avenue West
Salz & Son Limited – 100 Steeles Avenue West
7040 Yonge Holdings Limited – 7040 Yonge Street
& 72 Steeles Holdings Limited – 72 Steeles Avenue West
City of Vaughan**

Dear Mayor and Members of Council,

We act on behalf of Auto Complex Limited, 2 Steeles Ave W. Ltd., Salz & Son Limited, 7040 Yonge Holdings Limited, & 72 Steeles Holdings Limited; the owners of the above-referenced parcels of land located in the vicinity of Yonge Street and Steeles Avenue West in the City of Vaughan. These landowners have appealed the City of Vaughan Official Plan 2010 (“VOP 2010”) and the Yonge Steeles Corridor Secondary Plan (“Secondary Plan”) for the Region’s failure to render a decision within 180 days of the adoption of the new Official Plan by Vaughan Council.

We thank staff for their efforts in attempting to resolve the concerns we have raised on behalf of the above noted landowners. However, we continue to have substantial concerns with regards to the proposed modifications and we request a deferral of the proposed modifications to the Secondary Plan until we have been able to meet with staff to clarify and discuss our concerns noted in our letter below.

Our concerns with the modifications to VOP 2010 and the Secondary Plan (Volume 2) in response to Public, Government and Agency Submissions, relate to the following:

- Development Phasing Population Numbers
- Office Priority Area
- Publically accessible private open spaces
- Strata Parkland and Parking Provisions

Development Phasing

Section 11 of the report discusses the Yonge Steeles Area Regional Transportation Study (“Transportation Study”) prepared by the Region of York and the phasing of development to alleviate transportation infrastructure issues. The modifications to the Secondary Plan incorporate the pre-subway and post-subway population target of the Regional Report. At the time of the report to Regional Council on November 5th, we indicated concerns with the projected population targets proposed and the phasing of development and requested clarification on how the population phasing targets were established. To date we have not received clarification or access to the full Transportation Study.

The population projections determined in the Transportation Study as well as those proposed to be contained within the Secondary Plan are not consistent with those determined in the City’s Official Plan Background Report ‘Where & How to Grow’, nor do they appear to accurately reflect the desired form of intensification for the area. Based on the density (FSI) shown on Schedule 2 (South) – Land Use, Height & Density of the Secondary Plan, the projected population appears to be too low. Furthermore, it appears that the Transportation Study has not taken into consideration the City of Vaughan’s Council endorsed modification for a maximum FSI of 6.0 for a portion of the Secondary Plan right at the intersection of Yonge Street and Steeles Avenue West.

It is not clear to us how the population phasing numbers included in Transportation Study and the proposed modifications to the Secondary Plan have been forecasted. Again, we request the population phasing target numbers be deferred until clarification on how the population numbers were determined have been provided.

Office Priority Area

We appreciate the intent of the proposed ‘Office Priority Area’ policies and designation, however, the wording as currently proposed is confusing. We request a meeting with staff to discuss the ‘Office Priority Area’ policies to seek clarification on what is meant by the provision for 50% of the gross floor area devoted to non-residential use located in High-rise or Mid-rise buildings devoted exclusively to office uses. Implementation of these policies specifically providing a High-rise or Mid-rise building devoted exclusively

to office uses at a minimum FSI 1.0 does not appear to achieve the intent and vision of intensification for this high priority corridor.

Strata Park and Local Streets Strata Parking

We appreciate the addition of Strata Park and Local Street Strata Parking policies in the Secondary Plan, however, we are not supportive of the proposed wording. It appears that the proposed addition of the Strata Park and Local Street Strata Parking provisions were directly taken from the Vaughan Metropolitan Centre (VMC) policies. Although these policies might be appropriate in the VMC, we are of the opinion that as currently worded these policies are not appropriate for the Secondary Plan. For instance, we are not supportive of the strata park eligibility criteria or the policy pertaining to partial parkland credits for strata parks. Given our ongoing concerns identified with regards to the burdensome requirements of the policies, this provision further exacerbates the parkland concerns. Further, we are concerned with the requirement of the strata parking for local streets be conditional on containing a building with an office component greater than 10,000 square metres. This policy appears to conflict with those proposed policies in the 'Office Priority Area' noted above.

Publicly Accessible Private Open Spaces ("POPS")

We do not support the conversion of the linear parks to POPS. We believe a more appropriate solution to providing linear connections within a highly urban intensification corridor would be to provide for a wider boulevard to allow for wider sidewalks, plantings and dedicated bike paths along the right-of-way to allow for the connection between the parks. POPS essentially function as a park although they are privately owned and maintained. As discussed below, the parkland dedication requirements as currently proposed are quite burdensome on the landowners. Now coupled with the parkland dedications requirements, landowners are expected to provide POPS in which they receive no parkland dedication credit for. Should the City of Vaughan determine that POPS are necessary within the Secondary Plan Area, we respectfully request the policies be included in the Secondary Plan to allow for parkland credits for the POPS since they serve as part of the parks network within the Secondary Plan.

Previously Raised Concerns

We have sent previous correspondence to Council and staff outlining our concern with parkland dedication, density bonusing and transfers and cost sharing. These concerns remain outstanding and moving forward, we wish to be involved in any discussions related to the above noted concerns.

Conclusion

In summary, we request the proposed modifications be deferred so that we may have further discussion with staff to resolve our concerns highlighted above. Additionally, we request a meeting with staff to discuss our concerns with the proposed modifications at the earliest opportunity.

We thank you for your attention to these matters.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John Mackenzie, Deputy City Manager, Planning and Growth Management
Roy McQuillin, Director of Policy Planning and Environmental Sustainability
Clement Chong, Policy Planner
Clients
Ira Kagan, Kagan Shastri LLP
Patricia Foran, Aird & Berlis LLP

P-2199

December 14, 2015

By E-mail only

City of Vaughan
c/o Jeffrey A. Abrams, City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mayor and Members of Council

**Re: Modifications to the Vaughan Official Plan – 2010
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Dear Mayor and Members of Council,

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We thank staff for the opportunity to meet on December 4, 2015 to discuss the concerns raised in our previous correspondence dated November 30, 2015. We appreciate the efforts put forth by staff in the December 11, 2015 Memorandum from John Mackenzie, Deputy City Manager, Planning & Growth Management. However, at this time we, request a deferral of the proposed modifications to the Secondary Plan.

The information we requested in our previous correspondence has only been received late last week. We received the York Region Yonge and Steeles Corridor Transportation Study on Friday December 11, 2015 and copy of the April 2011 background study from Vaughan Staff last week. Given the information received at the meeting on December 4, 2015 and the lengthy documents received only last week, we have not had the opportunity to conduct a fulsome review and assessment of these documents related to our clients concerns.

We request that a comprehensive approach to the modifications of the Secondary Plan be considered. Further modifications will ultimately be put forward and the deferral of the proposed modifications would allow for more fulsome discussion on the numerous issues and a comprehensive look at all the policies. It would be more appropriate to consider all of the modifications at one time instead of in a piecemeal manner. Therefore, we request that Council defer the approval of the modifications to the Secondary Plan at this time.

Please provide me with a copy of all notices and decisions related to this matter.

We thank you for your attention to these matters.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John Mackenzie, Deputy City Manager, Planning and Growth Management
Roy McQuillin, Director of Policy Planning and Environmental Sustainability
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