



**WESTON
CONSULTING**

planning + urban design

The Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

November 5th, 2015
File 6833-1

Attn: Dan Kostopoulos, Commissioner of Transportation Services

Dear Sir,

RE: Yonge and Steeles Area Regional Transportation Study, City of Markham and City of Vaughan

Weston Consulting is the planning consultant for the owner of the property municipally known as 7080 Yonge Street in the City of Vaughan. Over the span of several months, we have had discussions with the City of Vaughan's Engineering, Development Planning, Policy Planning and Transportation Planning Staff in relation to the Yonge Steeles Corridor Secondary Plan. Additionally, Weston Consulting has also had several discussions with other landowners in the area. Our client's intentions for their lands is to develop the property for a high density mixed use development.

In relation to the above referenced study and the Staff Report that is to be considered by Committee of the Whole on November 5, 2015, we are pleased to provide the following comments.

We are pleased to see the transportation study advance and recognized the level of coordination and collaboration involved in the undertaking. We are generally supportive of the recommendations of Staff; however, we wish to provide the following comments in relation to certain matters contained in the Report, as follows:

1. The Staff Report includes an executive summary of the IBI report; however, we would like the opportunity to review a full copy of the report. We have made a request to Stephen Collins in order to receive a full copy of the Yonge Steeles Area Regional Transportation Study and we would like the opportunity to provide further comments in relation to the report based on our team's review of its findings and recommendations.
2. Although it would appear to be implied in the Staff Report, we would like clarification as to the Study providing support to the Yonge Steeles Secondary Plan as modified by City Council. In particular, we would like clarification from Staff that the Study supports the proposed densities in the Yonge Steeles Corridor Secondary Plan.

3. We would also like some further clarity in relation to the basis for the phasing of the pre and post subway scenarios. We recognized that this may be enunciated in the full report and look forward to reviewing this further.
4. In relation to the local road network illustrated on Exhibit ES.3 – Planned Road and Transit Improvements and other references in the report to the fine grid road network, we would like to ensure that any final local road pattern or policies concerning local roads are afforded appropriate flexibility in relation to road locations, classification and right of way widths. We have had ongoing discussions with City of Vaughan Staff in relation to the local road network and have suggested modifications to this fine grid network based on certain adjustments to the proposed local road network that will, in our opinion, meet the overall objectives of the Region and City. We remain committed to advancing these discussions with the City and other parties as necessary towards a mutually beneficial outcome.

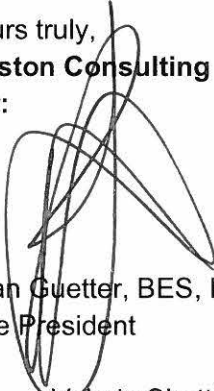
We thank you for the opportunity to provide these comments and look forward to the advancement of this process. We wish to reserve the right to provide further comments based on a fulsome review of the report upon receiving this from Staff.

If you have any questions or require additional information, please do not hesitate to contact the undersigned (ext. 241) or Ian Franklin (ext. 238)

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

- c. Valerie Shuttleworth
Stephen Collins
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