



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P-2199

November 4, 2015

(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, we have prepared this letter to the Region of York in response to Transportation Service's Report being considered at the Committee of the Whole on November 5, 2015 dealing with the Yonge and Steeles Area Regional Transportation Study. We understand that Regional staff are seeking Council's endorsement on the pre-subway and post-subway development phasing as laid out in Table 1 of the report.

It appears that the total population numbers are not consistent with the intensification numbers for the Yonge Street Corridor identified in the 2009 "Where & How to Grow" report prepared in support of the new Official Plan for the City of Vaughn. Not only are the intensification numbers higher in the "Where & How to Grow" report but it also includes a smaller area for intensification, excluding the north Yonge and Steeles Corridor Secondary Plan and a portion of land west on Steeles which is also part of the Yonge and Steeles Corridor Secondary Plan. We

respectfully request additional information and clarification on how the population numbers were determined.

Additionally, we have requested through the OMB negotiations that the future development assumptions on our clients lands located within the City of Vaughan be based on greater densities and heights than currently provided for in the Yonge Steeles Corridor Secondary Plan, on the basis that we have appealed the policies related to density and height to further support the intensification policies of the Province, Region and City of Vaughan. This does not appear to be reflected in the Region's forecasted population for the total area in Vaughan.

Further, the City of Vaughan's Committee of the Whole approved modified for a maximum FSI of 6.0 for a portion of the Yonge and Steeles Corridor Secondary Plan on March 25, 2014. Vaughan also requested that the Region evaluate the implications as they relate to density and phasing in the analysis of the Regional Transportation Study. What is not clear to us is has the Region taken the increase in density into account for their phasing projections?

We have spoken with Regional Transportation staff to obtain a copy of the full transportation study and have been advised that the report has not been finalized. We further reserve the right to provide additional comments on the completed Yonge and Steeles Regional Transportation Study once it has been made available.

We ask that a copy of this letter be provided to the consultant tasked with the Study, and that we be notified of any updates, reports, meetings and outcomes as a result of this Study.

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: Stephan Collins, Region of York
 John MacKenzie, City of Vaughan
 Clients
 Ira Kagan, Kagan Shastri LLP
 Patricia Foran, Aird & Berlis LLP