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P-2199

March 25, 2014

(via E-mail)

City of Vaughan  
Clerks Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Mr. Jeffrey A. Abrams**

**Re: Committee of the Whole – March 25, 2014 – Item #14  
Yonge Steeles Corridor Secondary Plan, Request for Additional Office Use Options to  
Adopted Secondary Plan  
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**

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Dear Mr. Abrams,

KLM Planning Partners Inc. is the land use planning consultant representing 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 ("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.

This letter is in response to the City of Vaughan Planning Department Staff Report being considered at Committee of the Whole on March 25, 2014 dealing with modifications to the Yonge Steeles Corridor Secondary Plan, specifically respecting the introduction of an "Office Priority Area", and the introduction of new policies respecting the minimum amount of office space required in free standing office buildings and what constitutes non-residential development. This letter is subsequent to the submission I made on October 15, 2013 (attached) regarding the initial modifications to the Secondary Plan that were proposed at that time.

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Communication
CW: <u>March 25/14</u>
Item: <u>14</u>

We respectfully request that this item be deferred to a subsequent Committee of the Whole meeting to allow for an opportunity to meet with staff to discuss the proposed changes. The matters raised in the previous letter have not been dealt with, nor have staff contacted me as the land use planning consultant or any of the landowners respecting the proposed modifications to the Secondary plan especially given their ongoing appeal of the VOP 2010 and the Secondary Plan. Recommendation No. 6 in the March 25, 2014 staff report requires staff to continue to negotiate with the appellants to work towards the resolution of the Ontario Municipal Board ("OMB") appeal, however staff have not consulted or attempted to negotiate any of the ongoing appeals with myself or the landowners since my submission in October 2013.

The modified policies as proposed are very confusing and warrant further discussion with City staff. No dates have been set as of yet to deal with the outstanding OMB appeals with my clients. A deferral of this matter would allow staff and the landowners to consult with each other, in an effort to better understand what is being proposed and to provide additional clarity to the proposed policies and would help establish a common ground between the City and landowners.

We trust the foregoing is in order and we thank you for your consideration of these matters. Please provide me with a copy of the decision from the Committee of the Whole.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



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

Copy: John Mackenzie, Commissioner of Planning  
Roy McQuillin, Manager of Policy Planning  
Vi Bui, Region of York,  
Clients  
Ira Kagan, Kagan Shastri LLP  
Patricia Foran, Aird & Berlis LLP

P-2199

October 15, 2013

(via E-mail)

City of Vaughan  
Clerks Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Mr. Jeffrey A. Abrams**

**Re: Committee of the Whole – October 15, 2013 – Item #18  
Modifications to the Yonge Steeles Corridor Secondary Plan  
City of Vaughan Official 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 Holdings Limited  
City of Vaughan**

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Dear Mr. Abrams,

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.

This letter is in response to the City of Vaughan Planning Department Staff Report being considered at Committee of the Whole on October 15, 2013 dealing with modifications to the Yonge Steeles Corridor Secondary Plan and in particular with respect to the lands owned by Auto Complex Limited at 7200 Yonge Street. In reviewing the report, it appears that staff have made an assumption that the automobile dealerships in the Secondary Plan Area are unlikely to redevelop over the short term due to recent development approvals. This assumption is incorrect. In fact these properties are able to redevelop with very little difficulty as they typically occupy large parcels of land under single ownership with minimal building coverage, maximum open areas and relatively simple single storey commercial buildings. These areas have the potential to redevelop similar to any other property in the surrounding Plan Area.

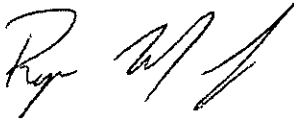
One of the bases for the appeal by Auto Complex is that the density and height provisions within the Secondary Plan are insufficient for this property. This is particularly the case given the prevailing densities and heights in the surrounding area, as recognized by staff in this report. As illustrated in the City Staff Report, the Ontario Municipal Board has approved two high-density developments in the City of Markham being the "World on Yonge" development and the "Frangian Holdings" developments. These developments are located directly across the street from Auto Complex and have established a recent precedent for a density of 3.5 FSI with a maximum height of 31 storeys. Furthermore, the Auto Complex lands are ideally located between two future Subway Stations as illustrated on Schedule 1 "Urban Structure" (attached). The location of these lands within walking distance of two future subways stations in addition to the existing barrier being the CN Railway provided along the north limit of the site lends this site for additional density and height to support the intensification objectives of the Yonge Steeles Corridor Secondary Plan.

We would therefore request that Committee consider modifying the secondary plan to provide for a similar density and height on the Auto Complex site in recognition of the precedent set on the east side of Yonge Street.

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, Commissioner of Planning  
Roy McQuillin, Manager of Policy Planning  
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