

Subject:

FW: 8100 Yonge Street Response to City of Vaughan - Notice - Committee of the Whole Meeting, October 15 @ 1 p.m.
- Yonge Steeles Corridor Secondary Plan

C	<u>3</u>
Item #	<u>18</u>
Report No.	<u>42 (cw)</u>
Council	<u>October 29/13</u>

From: Jeffrey Streisfield Land Law [mailto:jeffrey@landplanlaw.com]

Sent: Tuesday, October 15, 2013 12:11 PM

To: Magnifico, Rose

Subject: Fw: 8100 Yonge Street Response to City of Vaughan - Notice - Committee of the Whole Meeting, October 15 @ 1 p.m.
- Yonge Steeles Corridor Secondary Plan

Please forward this to Committee.

Thank you.

Jeffrey E Streisfield, BA LLB MES
Land Lawyer & Land Development Manager

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----- Forwarded Message -----

From: Jeffrey Streisfield Land Law <jeffrey@landplanlaw.com>

To: "Macri, Lori" <Lori.Macri@vaughan.ca>

Cc: "clement.chong@vaughan.ca" <clement.chong@vaughan.ca>; Michael Manett <mplanning@rogers.com>;

"alan.shefman@vaughan.ca" <alan.shefman@vaughan.ca>; Claudia Storto <Claudia.Storto@vaughan.ca>;

"John.Mackenzie@vaughan.ca" <John.Mackenzie@vaughan.ca>

Sent: Sunday, October 13, 2013 1:29:01 PM

Subject: Re: 8100 Yonge Street Response to City of Vaughan - Notice - Committee of the Whole Meeting, October 15 @ 1 p.m.
- Yonge Steeles Corridor Secondary Plan

Dear Members of Council,

I represent the owner of 8100 Yonge Street, whose property is referred to in the Staff Report prepared for the Committee's consideration.

Prior to adoption of the Secondary Plan our client provided Staff and City Council with a site specific submission concerning its property which included a development concept plan that tested the proposed height and density policies proposed for the subject site. The submission makes clear that the City did not undertake a site specific evaluation of 8100 Yonge Street in order to arrive at the appropriate height and density for this property.

It is clear from the Staff Report now before Committee that Staff are recommending modifications to the adopted Secondary Plan, which is under appeal to the Board, at both the north and south ends of the Secondary Plan area. The proposed modifications include increasing height and density on some properties and providing height and density on others where none was originally contemplated and for other sites where it cannot be achieved.

This in our view demonstrates quite convincingly that Staff's original recommendation to Council regarding height and density prior to adoption of the Secondary Plan was flawed.

The suggestion in the Staff Report that 8100 Yonge Street has a shallow lot is in error. It remains one of the largest lots with double frontage in the north plan area located along the Regional Corridor with a 20-storey apartment building on the opposite site of Yonge Street and therefore has the greatest potential for intensification.

It is also our client's planner's observation (Mr. Manett, MCIP) that for example 8248 Yonge Street is proposed to redevelop in a manner that does not support the type of intensification identified in the adopted Secondary Plan. This density should be reassigned to a site that can accommodate it such as 8100 Yonge Street.

Staff should bring forward modifications for 8100 Yonge Street

I would ask that Committee direct Staff to meet with the representatives of 8100 Yonge Street to further discuss and resolve appropriate modifications to the Secondary Plan related to the subject property and enter into settlement discussions in accordance with recommendation #4 of the Commissioner of Planning.

Please confirm that this communication has been official received by Committee and forms part of the public record.

I would ask for a copy of any decision taken by Committee and or Council in connection with this matter and to be kept informed of the City's involvement in the Region's transportation study for this corridor.

Thank you.

Jeffrey E Streisfield, BA LLB MES
Land Lawyer & Land Development Manager

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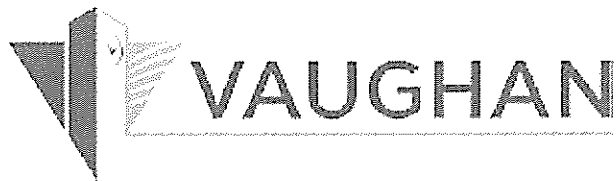
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From: "Macri, Lori" <Lori.Macri@vaughan.ca>

To: "Macri, Lori" <Lori.Macri@vaughan.ca>

Sent: Monday, October 7, 2013 11:18:05 AM

Subject: City of Vaughan - Notice - Committee of the Whole Meeting, October 15 @ 1 p.m. - Yonge Steeles Corridor Secondary Plan



**Notice - Committee of the Whole Meeting
Yonge Steeles Corridor Secondary Plan
Report on Request for Modifications and Status Update to Adopted Secondary Pla
City of Vaughan Official Plan 2010 - Volume 2 - File 25.5.12.4**

Date: Tuesday October 15, 2013
Time: 1:00 p.m.
Location: Vaughan City Hall
Council Chamber – Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

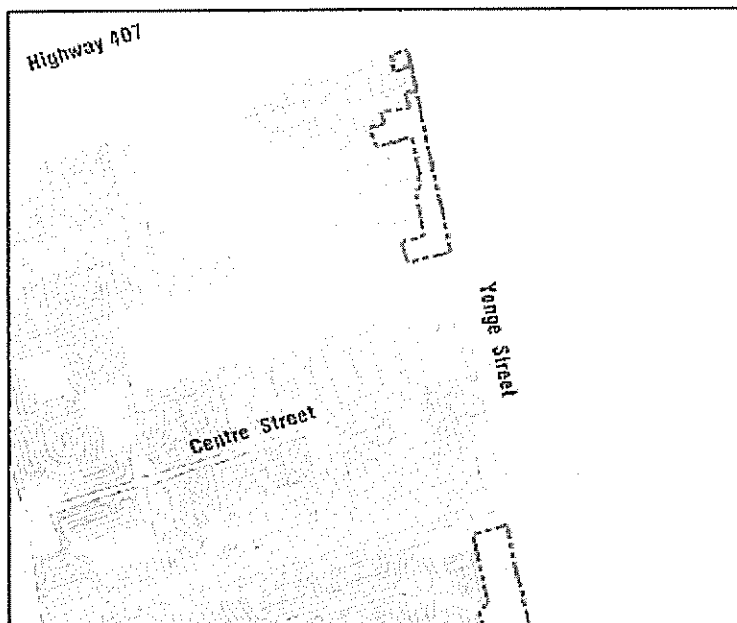
**THE YONGE STEELES CORRIDOR SECONDARY PLAN REQUEST FOR MODIFICATIONS AND STATUS UPD/
ADOPTED SECONDARY PLAN**

On September 7, 2010 Vaughan Council adopted the City's new Official Plan. It was made up of Volume 1, which provides overall policy guidance to regulate the City's growth and development to 2031; and Volume 2, which provides more detailed policies for specific areas or sites and includes five new secondary plans, one of which is the Yonge Steeles Corridor Secondary Plan.

Council has previously considered modification requests to Volume 1 and to other secondary plans originating from government agencies, the public and other stakeholders. The purpose of this meeting is to provide Committee of the Whole with a report that updates the status of the adopted Yonge Steeles Corridor Secondary Plan and the related modification requests/Ontario Municipal Board appeals.

A copy of the staff report will be available for review at http://www.vaughan.ca/council/minutes_agendas/Pages/default.aspx at the end of day on Tuesday October 8, 2013.

Additional information may be obtained from Clement Chong, Acting Senior Policy Planner of the Policy Planning Department at (905) 832-8585, ext. 8214 or clement.chong@vaughan.ca.



**Location Map – Yonge Steeles Corridor
Secondary Plan Area Boundary
(File # 25.5.12.4)**

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