

**WESTON
CONSULTING**

planning + urban design

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Item #	<u>14</u>
Report No.	<u>44 (Cw)</u>
<u>Council - December 15/15</u>	

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

December 14, 2015
File 7348

Attn: City Clerk

Dear Honourable Mayor and Members of Council

**RE: Committee of the Whole, December 1, 2015; Council December 15, 2015
Item 14: Modifications to the Vaughan Official Plan – 2010 Yonge Steeles Corridor
Secondary Plan (Volume 2) Response to Public, Government and Agency
Submissions File 25.5.12.4 Ward 5
8178 – 8188 Yonge Street and 5 Uplands Avenue, City of Vaughan**

Weston Consulting is the planner for the owners of 8178 – 8188 Yonge Street and 5 Uplands Avenue, in the City of Vaughan. Weston Consulting was retained by our client in the summer of 2015, and the client purchased the subject lands in the summer of 2015.

The subject lands are comprised of three lots, 8178 – 8188 Yonge Street and 5 Uplands Avenue, which are located on the west side of Yonge Street on the south west corner of the intersection of Yonge Street and Uplands Avenue. The subject lands are located in the narrowest section of the Yonge Steeles Corridor and our comments pertain to the north portion of the secondary plan area. The properties are currently occupied by a mix of commercial uses.

Since Weston Consulting has been engaged on this project, we have worked with an architect to create a comprehensive development plan for the land assembly. We have also undertaken numerous discussions with City of Vaughan Planning and Urban Design Staff, which has resulted in a development concept that envisions an exceedance of height and density beyond that which is contemplated in the Yonge Steeles Corridor Secondary Plan. In addition we are seeking to develop the three properties in a comprehensive consolidated manner in accordance with good planning principles. A Pre-Application Consultation Meeting was held on November 18, 2015 for the subject lands with City of Vaughan Staff. The merits of the proposed development include providing a mix of land uses, including retail, office and residential.

We have had the opportunity to review the December 1, 2015 Staff report, entitled "*Modifications to the Vaughan Official Plan – 2010 Yonge Steeles Corridor Secondary Plan (Volume 2) Response to Public, Government and Agency Submissions File 25.5.12.4 Ward 5*", including the related attachments. We understand that the recommendations from this report are being considered by Council on December 15, 2015.

Weston Consulting, on behalf of our client, would like to enter public record for this matter and express concern with the underlying Yonge Steeles Corridor Secondary Plan, as it pertains to

proposed height and density and its ability to serve the objectives of intensification along this key transportation corridor. Notwithstanding the extensive planning processes undertaken, we believe the vision of the Yonge Steeles Corridor cannot be achieved with the proposed height and densities within the Yonge Steeles Corridor Secondary Plan. In particular there is a disconnect in the height and density regime that does not result in appropriate mixed use form. We also request, on behalf of our client, that modifications to this plan be considered on a site specific basis as contemplated by our proposed and forthcoming applications.

Weston Consulting will be submitting planning applications to facilitate an appropriate development scenario which will achieve the key objectives of the Yonge Steeles Corridor Secondary Plan. We are in the process of preparing the required materials for a site-specific Official Plan Amendment and Zoning By-law Amendment application submission to permit this proposed development. The proponents will work with the City of Vaughan to utilize Section 37 of the *Planning Act* to implement the proposed mixed-use project and we expect that extensive community consultation will also be undertaken as part of this process.

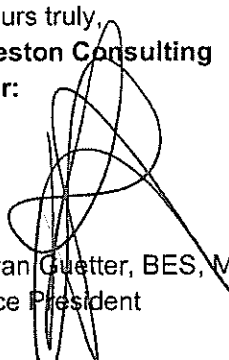
Lastly, Weston Consulting, on behalf of our client, requests that the designated area of the Yonge Steeles Corridor Secondary Plan includes the separate municipally-addressed residential property fronting on Uplands Avenue that forms the rear part of the subject property. This would provide an appropriate transition in use and built form in the existing neighbourhood and provide a more appropriate lot depth, while facilitating an appropriate transition into the neighbourhood.

We request formal notice of the decision on this matter by the Committee of the Whole and Council. Weston Consulting reserves the right to monitor and submit further comments, on behalf of our client, regarding this matter should this be warranted. Please contact Shelby Blundell (ext. 291) or the undersigned if you have any questions.

Yours truly,

Weston Consulting

Per:


Ryan Guetter, BES, MCIP, RPP
Vice President

- c. John MacKenzie, City of Vaughan
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