



## memorandum

**DATE:** DECEMBER 15, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER,  
PLANNING & GROWTH MANAGEMENT  
**SUBJECT:** COMMUNICATION - COUNCIL DECEMBER 15, 2015

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Item #	14
Report No.	44 (CW)
Council - December 15/15	

**ITEM #14, REPORT #44 – COMMITTEE OF THE WHOLE – DECEMBER 1, 2015**

**ADDITIONAL MODIFICATION 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**

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### Recommendation

1. That the recommended policy in this communication be endorsed by Vaughan Council and be forwarded to the Region of York for consideration as a further modification to the Yonge Steeles Corridor Secondary Plan.

### Purpose

The purpose of this Communication is to recommend an additional modification in response to concerns raised by the landowners group.

### Background and Analysis

7040, 7054 Yonge Street and 72 Steeles Avenue West  
2 Steeles Avenue West  
7200 Yonge Street  
100 Steeles Avenue West

At the December 4, 2015 meeting with City and Regional staff the landowner group concerns were raised on fragmented development and the associated costs to individual landowners. In particular, the landowners raised concerns with the challenges of coordinated development at the corner of Yonge Street and Steeles Avenue due to the constraints of lot size and land assembly required to implement the overall vision of the Plan. To ensure organized development that includes the commitment of funds, lands and services in the Plan, staff recommend that the following policy be added to "Section 8.0 Implementation" in the Yonge Steeles Corridor Secondary Plan:

"As a condition of approval of development in this Secondary Plan, the City shall require the implementation of appropriate and reasonable measures and development agreements, which may include front ending agreements and/or cost sharing agreements, to ensure that the development in the Secondary Plan is coordinated and that the required commitments of funds, lands and services are secured and/or in place. These measures and agreements shall ensure that the reasonable costs of the municipal and community infrastructure, land/or

facilities are fairly and equitably shared without adverse impact on the City's financial capability. The measures and agreements permitted by the policy shall be only those which are permitted by law and are otherwise agreed to by the landowner(s) and the City."

**Conclusion**

Staff is recommending that Council endorse the recommended change that reflects discussions with landowners and that the additional policies in this communication be forwarded to the Region of York for consideration and incorporated as further modifications to the Yonge Steeles Corridor Secondary Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a horizontal line extending to the right.

**JOHN MACKENZIE**  
Deputy City Manager  
Planning & Growth Management

**Attachment**

N/A

Copy To:        Steve Kanellakos, City Manager  
                     Jeffrey A. Abrams, City Clerk  
                     Roy McQuillin, Director of Policy Planning and Environmental Sustainability