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Item 14  
Rpt. 44

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P-2199

December 14, 2015

By E-mail only

City of Vaughan  
c/o Jeffrey A. Abrams, City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Mayor and Members of Council**

**Re: Modifications to the Vaughan Official Plan – 2010  
Yonge and Steeles Corridor Secondary 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 Avenue West  
City of Vaughan**

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Dear Mayor and Members of Council,

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 2010 ("VOP 2010") 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.

We thank staff for the opportunity to meet on December 4, 2015 to discuss the concerns raised in our previous correspondence dated November 30, 2015. We appreciate the efforts put forth by staff in the December 11, 2015 Memorandum from John Mackenzie, Deputy City Manager, Planning & Growth Management. However, at this time we, request a deferral of the proposed modifications to the Secondary Plan.

The information we requested in our previous correspondence has only been received late last week. We received the York Region Yonge and Steeles Corridor Transportation Study on Friday December 11, 2015 and copy of the April 2011 background study from Vaughan Staff last week. Given the information received at the meeting on December 4, 2015 and the lengthy documents received only last week, we have not had the opportunity to conduct a fulsome review and assessment of these documents related to our clients concerns.

We request that a comprehensive approach to the modifications of the Secondary Plan be considered. Further modifications will ultimately be put forward and the deferral of the proposed modifications would allow for more fulsome discussion on the numerous issues and a comprehensive look at all the policies. It would be more appropriate to consider all of the modifications at one time instead of in a piecemeal manner. Therefore, we request that Council defer the approval of the modifications to the Secondary Plan at this time.

Please provide me with a copy of all notices and decisions related to this matter.

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, Deputy City Manager, Planning and Growth Management  
Roy McQuillin, Director of Policy Planning and Environmental Sustainability  
Clement Chong, Policy Planner  
Clients  
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Patricia Foran, Aird & Berlis LLP