

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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c.18
Communication
CW: Oct 15/13
Item: 18

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.

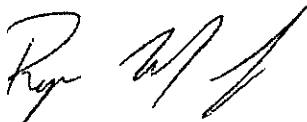
One of the bases for the appeal by Auto Complex is that the density and height provisions within the Secondary Plan are insufficient for this property. This is particularly the case given the prevailing densities and heights in the surrounding area, as recognized by staff in this report. As illustrated 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  
Clients  
Ira Kagan, Kagan Shastri LLP  
Patricia Foran, Aird & Berlis LLP