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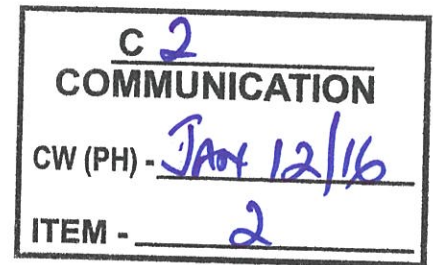
January 12, 2016

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: Zoning By-law Amendment Application
City of Vaughan File: Z.15.021
1834371 Ontario Inc.
2951 Highway 7 and 180 and 190 Maplecrete Road
City of Vaughan**



Dear Mayor and Members of Council,

We are the land use planning consultant acting on behalf of York Condominium Corporation 499 ("YCC 499") who own lands located at 7685 – 7695 Jane Street (the "Subject Lands") in the City of Vaughan. The subject lands are situated south of Highway 7, on the east side of Jane Street and have an area of approximately 1.025 ha (2.534 acres). The subject lands are situated within the Vaughan Metropolitan Centre Secondary Plan ("VMCSP") and are designated "Station Precinct", "Neighbourhood Precinct" and "Major Parks and Open Space". The subject lands are planned to be redeveloped in the future from the existing single-storey industrial/commercial building to a more intensive mixed-use development in support of the land use designations on the subject lands and the planned vision of the VMC to be the new downtown of Vaughan.

On behalf of our client, we have had the opportunity to review the Committee of the Whole (Public Hearing) Report with respect to the above-noted matters being

considered at the January 12, 2016 Statutory Public Hearing and wish to express our concerns with the development concept included within the report.

1834371 Ontario Inc. (the "Applicant") intends to develop their lands at 2951 Highway 7 and 180 and 190 Maplecrete Road with a mix of residential, office and other non-residential uses in 4 apartment towers ranging from 14 to 35 storeys in height and one 15 storey office building with associated ground floor retail uses. The Applicant's lands are situated northeast of the subject lands owned by YCC 499 and in fact share a portion of the property line near the northern boundary of the subject lands (see Attachment #1). We understand the purpose of the requested Zoning By-law Amendment is to seek revisions to a previously approved site-specific Zoning By-law to facilitate changes in the layout and design of the proposed development on the Applicant's lands

The Applicant's lands and the subject lands are all situated within the VMCSPP and such should be developed in a comprehensive manner to ensure the development potential of all of these lands is not negatively impacted. We are not concerned with the densities and heights proposed insofar as they implement the vision of the VMCSPP. However, policies in the VMCSPP respecting access, connectivity, urban design and built form can limit the ability of YCC 499 to develop the subject lands if the area is not developed and planned in a comprehensive manner.

We are most concerned with the location of the east west road as it relates to the "mews or local street" required by the VMCSPP. We are also concerned with the grades and drainage where the proposed east west road is proposed and how this can be coordinated between neighbours in order to provide vehicular and pedestrian connections in this general location given fairly substantial existing grading concerns.

At this time, we respectfully request that Council direct staff to coordinate a meeting with the affected landowners including our client ("YCC 499"), 1834371 Ontario Inc, the landowner immediately north of the subject lands and east of the Applicant's lands (Zzen) in an effort to resolve the issues identified in this letter among others.

Furthermore, we have not had the opportunity to review the file and public record including all supporting studies, drawings and reports in support of the revisions to the Applicant's development proposal prior to the Public Meeting. We reserve our right to provide further comments to Council which may identify further concerns after we have had an opportunity to review the public record and file in more detail.

By copy of this letter, we are formally requesting to be notified of any future reports and/or public meetings, open houses, meetings with staff, as well as any notice regarding the Committee of the Whole or Council related to the applications by 1834371 Ontario Inc.

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We trust the foregoing is in order. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

We thank you for your attention to these matters.

Yours very truly,

KLM PLANNING PARTNERS INC.

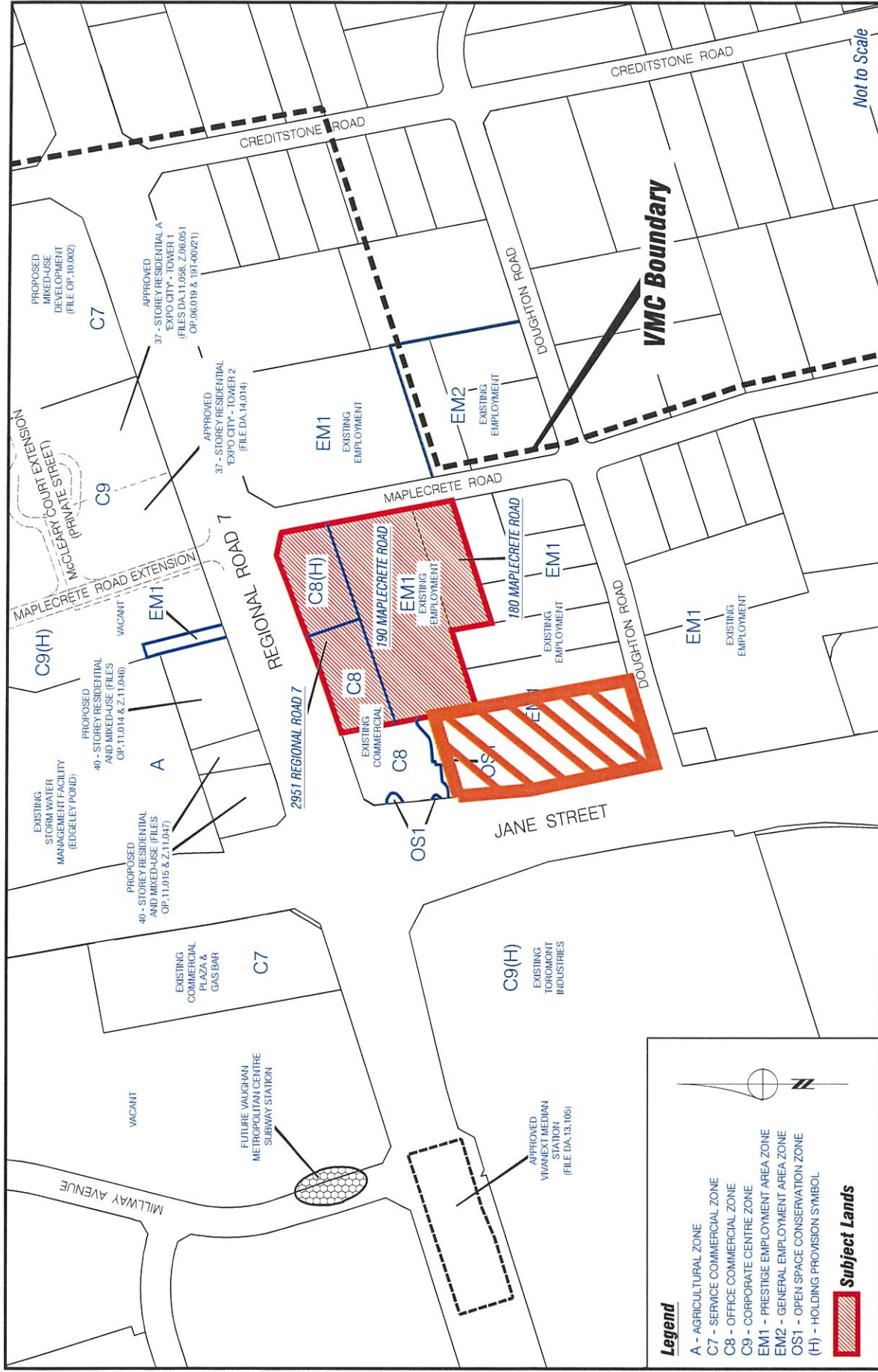
A handwritten signature in black ink, appearing to read 'Ryan Mino-Leahan', with a stylized, flowing script.

Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John Mackenzie, Deputy City Manager, Planning and Growth Management
Stephen Lue, Senior Planner
Client
Robert Miller, Scargall Owen-King LLP

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Attachment #1



Legend

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION SYMBOL



Subject Lands

Location Map

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

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**YCC 499
Lands**



Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

2