



**WESTON
CONSULTING**

planning + urban design

The Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

January 13, 2016
File 7348

Attn: Mr. Denis Kelly, Regional Clerk

Dear Members of Committee of the Whole

**RE: Committee of the Whole, January 14, 2016
Item G.2.3 Vaughan Yonge-Steeles Corridor Secondary Plan
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 at the south west corner of the intersection of Yonge Street and Uplands Avenue. The subject lands are located in the north portion of the Yonge Steeles Corridor Secondary Plan area.

We have worked with an architect to create a comprehensive development plan for the subject lands. We have also undertaken numerous discussions with City of Vaughan, which has resulted in a development concept that envisions height and density beyond that which is presently contemplated in the Yonge Steeles Corridor Secondary Plan. In addition we are seeking to develop the subject lands 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.

Weston Consulting, on behalf of the owners of 8178 – 8188 Yonge Street and 5 Uplands Avenue, submitted formal correspondence to City of Vaughan Council on December 14, 2015 regarding the proposed modifications to the Yonge-Steeles Corridor Secondary Plan. This set out concerns associated with the proposed height and density for the subject lands and its ability to serve the objectives of intensification along this key transportation corridor.

Weston Consulting will be hosting a non-statutory public open house on January 14, 2016, to inform the community of the proposed development and obtain feedback from area residents in order to inform the formal development application submission.

We have had the opportunity to review the January 14, 2016 *Region's Report of the Commissioner of Corporate Services and Chief Planner regarding the Vaughan Yonge-Steeles Corridor Secondary Plan*", including the related attachments. We understand that the recommendations from this report are being considered by York Region Committee of the Whole on January 14, 2016.

While we generally support the advancement of the Yonge Steeles Corridor Secondary Plan, 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 for the subject lands 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 in this section of the plan area cannot be achieved with the proposed height and densities within the Yonge Steeles Corridor Secondary Plan. In particular, there is a dis-connect in the height and density regime that does not result in appropriate mixed use form that is economically feasible.

Weston Consulting will be submitting planning applications to facilitate an appropriate development scenario for the subject lands 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. We expect that continued 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 of 5 Uplands Avenue that forms the rear part of the subject lands. This would allow for a consistent planning regime for the entire subject lands.

We request formal notice of the decision on this matter by the Committee of the Whole and Council. Weston Consulting reserves the right to submit further comments, on behalf of our client, regarding this matter should it 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. Valerie Shuttleworth, Region of York
Councilor Alan Shefman, City of Vaughan
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