

March 4th, 2019

MGP File: 18-2625

City of Vaughan Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T

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COMMUNICATION
CW March 5/2019
ITEM - Addendum 19

via email: clerks@vaughan.ca

Dear Mayor and Members of City of Vaughan Council:

**RE: 7028 Yonge Street and 2 Steeles Avenue West, City of Vaughan.
Yonge & Steeles Developments Inc.
Committee of the Whole Report, dated March 5, 2019
Official Plan Amendment File OP.18.016
Zoning By-law Amendment File Z.18.028**

Malone Given Parsons Ltd. are the Planning Consultants for Yonge & Steeles Developments Inc. ("Yonge & Steeles"), owner of approximately 1.13 hectares (2.8 acres) at the northwest corner of the Yonge Street and Steeles Avenue West intersection ("Subject Property"). The Subject Property is municipally known as 7028 Yonge Street and 2 Steeles Avenue West, in the City of Vaughan.

We are writing in response to the Committee of the Whole Report dated March 5th, 2019 which recommends that staff continue to work with Yonge & Steeles to resolve the outstanding matters. We support this recommendation.

Development Application

Yonge & Steeles is proposing a high-density mixed-use building which initially included two 52-storey towers and a 65-storey tower at the direct intersection, and a 7-storey podium with retail-at-grade along both frontages and 6 storeys of hotel space along Steeles Avenue West.

Since the initial submission, Yonge & Steeles has met with City of Vaughan Urban Design staff on November 6th, 2018 and January 8th, 2019. In addition, the application was considered by the Design Review Panel on November 29th, 2018. Revisions to the initial application reflecting comments from City Staff and Design Review Panel will be incorporated into future submissions.

Furthermore, we have recently received the full set of agency comments from internal and external agencies. The Yonge & Steeles consultant team is currently reviewing these comments and working with City and Regional Staff to provide a comprehensive response. Future submissions will incorporate appropriate revisions where required to the proposed development to address the comments received. We hope to provide such a full resubmission package to City staff shortly, which will enable the staff recommended discussions to continue.

Update on Consultation Since the Statutory Public Meeting

On January 22nd, 2019, the applications were brought forward to a Statutory Public Meeting. We heard from Council and residents that further consultation is required.

Since the Statutory Public Meeting, on February 19th, 2019, Yonge & Steeles met with the Ward Councillor, Mr. Alan Shefman, to discuss the applications and seek assistance in engaging with local residents and ratepayers groups.

Yonge & Steeles has also arranged to meet with representatives from the SpringFarm Ratepayers Association on March 6th, 2019 and will follow-up with additional public open houses to seek input and comments from various stakeholders

In addition, on February 8th, 2019 Yonge & Steeles met with Humboldt Properties, owners of lands directly north and west of the Subject Property, to discuss opportunities to work collaboratively. Yonge & Steeles agreed to further discussions with Humboldt Properties and agreed to meet with the Landowners Group to explore and understand the potential cost-sharing options.

Conclusion

As outlined in the Report Highlights Yonge & Steeles acknowledges that this is an interim response related to the application and that a full technical review has not been completed. Yonge & Steeles Development supports the recommendation that staff continue to review the associated Official Plan and Zoning By-law Amendment applications and work with Yonge & Steeles and its consultant team. We look forward to continue working with City staff through the development process to address the outstanding matters identified in the Committee of the Whole Report.

If you have any further questions, please do not hesitate to contact me at (905) 513-0170.

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc Yonge & Steeles Developments Inc.
 Jason Schmidt-Shoukri, Deputy City Manager
 Mauro Peverini, Director of Development Planning
 Nancy Tuckett, Senior Manager of Development Planning
 Mary Caputo, Senior Planner
 David Bronskill, Goodmans LLP