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City of Vaughan
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COMMUNICATION – C7
ITEM 5
Committee of the Whole (Public Meeting)
January 19, 2021

Attention: Mayor and Members of Council

**Re: 7080 Yonge Street, City of Vaughan,
Applications for OPA and Zoning By-law Amendment filed by 7080 Yonge Ltd.
Letter of Objection
Files: OP.20.011, Z.20.026**

KLM Planning Partners Inc. is the planning consultant for the Yonge Steeles Landowners Group Inc. (the “YSLOG”) which is a collective of landowners within the Yonge Steeles Corridor Secondary Plan area generally bounded by Yonge Street to the east, Steeles Avenue West to the south, Hilda Avenue to the west, and the CN Rail corridor to the north in the City of Vaughan. The applicant for the above noted Official Plan Amendment and Zoning By-law Amendment applications, 7080 Yonge Ltd. is not a member of the YSLOG at this time. However, some of the members of the YSLOG are in close proximity to the 7080 Yonge Street lands.

While our client does not take issue in principle with the applications for Official Plan Amendment and Zoning By-law Amendment as proposed by 7080 Yonge Ltd. for the lands located at 7080 Yonge Street in the City of Vaughan, we have some concerns with the proposed development as set out below:

- **Absence of ground level public park or publicly accessible private open space.** Understanding it may not be possible or practical all developments to provide such spaces, engagement with the YSLOG on the matter would be beneficial to discuss potential for an on site park and coordination with a parks and open space system for this area;
- **Limit and alignment of future Royal Palm Drive.** Similar to the previous point, engagement with the YSLOG on the matter would be beneficial to discuss coordination

of the appropriate ROW for the Royal Palm Drive extension and associated infrastructure.

- **Tower separation.** In order to achieve adequate separation and equitable opportunity on adjacent lands, it is recommended towers be setback a minimum of 12.5m to interior lot lines, facilitating 25m separation for potential towers on adjacent lands. It appears the proposed towers are setback 4.78m to 5.14m from the west property line, and 4.50m to 8.56m from the north property line.

In addition to the above noted concerns, it is also our client's position that the City ensures that as part of any approval for the 7080 Yonge Street lands that the appropriate agreements, conditions or holding symbols are in place so that this landowner enters into the necessary cost sharing agreement to ensure it pays its fair and appropriate share of the costs associated with the necessary infrastructure and community facilities which are required for the development on the subject lands and in the surrounding area.

On behalf of our client, we respectfully request that the above be considered in the processing of these applications. We also request that notification of all matters (including but not limited to: council meetings, committee meetings, staff reports, public meetings, design charettes, process milestones) related to the above noted applications, and any future applications, be provided to us on a timely basis.

Should you have any questions regarding the above, please do not hesitate to contact us.

Yours truly,

KLM PLANNING PARTNERS INC.



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