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July 19, 2022

**VIA EMAIL**

Mr. John Elvidge  
City Clerk  
Toronto City Hall  
100 Queen Street West, 18<sup>th</sup> Floor, East Tower  
Toronto, ON., M5H 2N2

**Attention: Mr. Guy Matthew, Manager Community Planning**

Your Worship and Members of Council:

**RE: Proposed Yonge Street North Secondary Plan  
Item NY34.5  
Comments and Request for Notice by Yonge & Steeles Developments Inc.**

We are the solicitors for Yonge & Steeles Developments Inc., the owner of the properties municipally known as 7028 Yonge Street and 2 and 32 Steeles Avenue West (the "**Subject Property**"), in the City of Vaughan, located on the northwest corner of the Yonge Street and Steeles Avenue West intersection.

Our client is a member of the Yonge Steeles Landowners Group (the "**YSLOG**"). The YSLOG has submitted correspondence dated July 18, 2022 in respect of the proposed Yonge Street North Secondary Plan (the "**Draft Secondary Plan**"). We are writing to advise that our client adopts the submissions made by the YSLOG in respect of the Draft Secondary Plan.

We note further that our client has active applications for official plan amendment and zoning by-law amendment to permit the redevelopment of the Subject Property, which are currently before the Ontario Land Tribunal (OLT Case Nos. OLT-22-002335 and OLT-22-002338). Recently, our client filed revised materials in support of its application for zoning by-law amendment. The modifications were made to ensure that the proposed development conforms with the Yonge Steeles Corridor Secondary Plan, which is currently under appeal (OLT Case No. OLT-21-001787), based on the modifications endorsed by the City of Vaughan and Region of York in July 2022 and circulated to the parties on July 7, 2022 (the "**Modified YSCSP**"). Our client's interest in the Draft Secondary Plan is to ensure that any future planning and development initiatives in the surrounding area do not frustrate the policy directions set out in the Modified YSCSP or the

proposed redevelopment plans and implementing application for zoning by-law amendment for the Subject Property.

Please provide us with notice of any public meetings to consider the Draft Secondary Plan, as well as notice of any decision by City Council or Committees of Council in respect of this matter. Our address for notice is provided herein.

Yours truly,  
**Overland LLP**



Per: Daniel B. Artenosi  
Partner