



June 15, 2011

Mr. Denis Kelly
Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**RE: Markham's Proposed Official Plan Amendment 183
Langstaff Gateway Secondary Plan**

Thank you for the opportunity to review and provide comments on the Town of Markham's proposed Official Plan Amendment (OPA) 183 – the Langstaff Gateway Secondary Plan. The proposed Regional modifications to (OPA)183 are positive improvements to the Plan. Modifications that go some way to addressing the City of Vaughan's concerns include:

- "Reinforcing transportation infrastructure delivery and phasing releases,
- Ensuring Servicing Infrastructure is in place prior to Phase 1 development completion,
- Directing the phased implementation of Human Services & Facilities to support population"

However, having reviewed the letter from the Ministry of Municipal Affairs and Housing of June 2, 2011 and the Regional response to the Provincial letter (Response to Provincial Letter of June 2, 2011 for Langstaff Gateway Secondary Plan, Council Attachment 7), staff at the City of Vaughan continue to share some of the Province's concerns namely:

- (i) The implications of development at the proposed scale (being 5 times that of the minimum Urban Growth Centre targets), on surrounding Regional Centres such as the Vaughan Metropolitan Centre in meeting their minimum density requirements.
- (ii) The reliability of the projected modal shares used in the Langstaff Land Use and Built Form Master Transportation Study (2009), given current and future travel behaviour patterns.
- (iii) The impact to ultimate community structure in subsequent phases of the Langstaff Gateway Secondary Plan, and the surrounding area, in the event that the transit links on which the Plan is predicated do not materialize.

In addition, given the close proximity of our Yonge Street/Steeles Avenue Secondary Plan area, we wish to re-iterate our concerns respecting impacts to the overall future development of this area; and, the affect of resulting vehicular traffic on the existing residential neighbourhood west of Yonge Street and south of Highway 407. The City of Vaughan is of the opinion that the Ministry's request that traffic impacts to Highway 400, 401 and 404, and in addition, the impact on Yonge Street in the vicinity of the Langstaff Gateway and the Yonge/ Steeles and Richmond



Hill Secondary Plan areas be examined and fully discussed with the neighbouring municipalities, prior to final approval of the proposed Langstaff Secondary Plan.

Sincerely,

Diana Birchall
Director of Policy Planning

DB/lm

cc Maurizio Bevilaqua, Mayor, City of Vaughan
Gino Rosati, Regional Councillor, City of Vaughan
Michael DiBiase, Regional Councillor, City of Vaughan
Deb Schulte, Regional Councillor, City of Vaughan
Marilyn Iafrate, Councillor Ward 1, City of Vaughan
Tony Carella, Councillor Ward 2, City of Vaughan
Rosanna DeFrancesca, Councillor Ward 3, City of Vaughan
Sandra Yeung Racco, Councillor Ward 4, City of Vaughan
Alan Shefman, Councillor Ward 5, City of Vaughan
Bryan Tuckey, Commissioner of Planning, York Region
Jim Baird, Commissioner of Development Services, Town of Markham
Ana Bassios, Commissioner of Planning & Development, Town of Richmond Hill
Bill Robinson, Commissioner of Development Engineering, City of Vaughan
John MacKenzie, Commissioner of Planning, City of Vaughan
Heather Konefat, Director of Community Planning, York Region
Rino Mostacci, Director of Planning & Urban Design, Town of Markham
Andrew Pearce, Director of Development/Transportation Engineering, City of Vaughan
Paul Freeman Manager of Policy, Town of Richmond Hill
Roy McQuillin, Manager of Policy Planning, City of Vaughan