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KLM File: P-3160

April 25th, 2023

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: OluwaKemi (Kemi) Apanisile, BURPI, MCIP RPP

**Re: Second Submission – Zoning By-law Amendment
York Major Holdings Inc.
1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190
and 200 McNaughton Road East
City of Vaughan, Region of York**

Dear Mr. Apanisile,

On behalf of our client, York Major Holdings Inc. (the "**client**"), we are pleased to make this scoped second submission of application Z.22.044, being a Zoning By-law Amendment (the "**ZBA**") to facilitate the rezoning of the Subject Lands. The purpose of the ZBA is to expand the maximum permitted gross floor area (GFA) of commercial uses (excluding retail warehouses) from 25,000m² to 29,850m², and to facilitate a modified parking rate of 3.0 spaces/100m² for the entirety of the subject lands. The ZBA application was originally submitted on December 22nd, 2022, and has since been circulated to the relevant agencies and departments and been brought forth to a Statutory Public Meeting (April 3rd, 2023).

In response to the comments received as part of the first circulation, please find enclosed:

1. One (1) Traffic Impact Study Addendum prepared by WSP, dated April 20th, 2023; and,
2. One (1) Revised Concept Plan prepared by KLM Planning Partners, dated April 6th, 2023.

Given that many of the comments received relate to the site development application's that will be pursued separately for the 'future' buildings denoted on the concept plan, and in accordance with discussions with Staff, we understand that the enclosed will undergo a scoped circulation strictly to City of Vaughan Transportation Engineering.

We trust that the foregoing is in order. Should you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,
KLM Planning Partners Inc.

Lucy Pronk, M.Sc., MCIP, RPP
Senior Planner

Cc: Ryan Mino-Leahan, KLM Planning Partners
Duane Aubie, York Major Holdings