

Jonathan S. Cheng  
Direct: (416) 869-6807  
jcheng@stikeman.com

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By E-mail  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Communication : C 23**  
**Committee of the Whole (Public Meeting)**  
**September 13, 2022**  
**Agenda Item # 1**

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

To the Members of the Committee of the Whole,

**Re: Agenda Item No. 4.1**  
**2267 Highway 7 & 7700 Keele Street**  
**Official Plan Amendment (OP.22.008), Zoning By-law Amendment (Z.22.015)**  
**and Draft Plan of Subdivision (19T-22V002) Applications by Avenue 7**  
**Developments Ltd.**  
**Report for Information**

We are counsel to Kohl & Frisch Limited and 2225928 Ontario Limited ("**Kohl & Frisch**"), the operator and owner of the pharmaceutical warehousing and distribution facility at 7622 Keele Street, Vaughan (the "**Property**"). The Property is located immediately south of the development site for the above-captioned planning applications, being the property municipally known as 2267 Highway 7 & 7700 Keele Street, Vaughan (the "**Development Site**").

Kohl & Frisch is a leading pharmaceutical distributor to pharmacies, hospitals, manufacturers, long-term care facilities, and other health care providers across Canada. Since 1992, the Property has functioned not only as our client's head office, but also as a critical component of the nation-wide supply chain network for pharmaceutical products.

We are writing in respect of the applications to redevelop the Development Site with 8 mixed-use residential buildings of up to 60 storeys, consisting of 3,000 residential units, approximately 10,500 m<sup>2</sup> of retail space, and approximately 10,500 m<sup>2</sup> of office space (the "**Proposal**"). The Proposal will introduce an unprecedented degree of height and development intensity to this employment area, which will fundamentally alter the character of the southwest quadrant of Highway 7 and Keele Street.

In view of the significant change that will be introduced through the Proposal, it is critical that the City carefully considers the potential impacts that the Proposal may have on neighbouring lands, and in particular, on our client's operations at the Property (e.g., access, transportation impacts, etc.). Moreover, in view of the anticipated evolution of this area toward mixed-use intensification, it is crucial that the southwest quadrant of Highway 7 and Keele Street be considered comprehensively, particularly with regard to the potential redevelopment of the Property for transit-supportive, mixed-use purposes.

We welcome the opportunity to discuss these and other concerns with the applicant and with City staff. If you have any questions or require additional information, please contact the undersigned.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which this matter will be considered, and we ask to be provided with notice of the Committee's and Council's decision with respect to this and any related item.

Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jonathan S. Cheng', with a stylized flourish at the end.

Jonathan S. Cheng

JSC/

cc. Peter Smith & Ivy Qi, *Bousfields Inc.*  
Client