

JAN-SIL PROPERTIES LIMITED

Communication: C6
Committee of the Whole (1)
September 13, 2022
Item #1

September 12, 2022

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

Dear Sir:

**RE: OPA File OP.19.016/ZBA File Z.19.040
Chabad Lubavitch of Southern Ontario
8001 Bathurst Street (Block 40, Plan 65M-3182)**

We are aware the above-noted applications will be proceeding to Committee of the Whole September 13, 2022 to seek approval to amend the Vaughan Official Plan and rezone the subject lands to RA3 Apartment Residential. By way of background, Jan-Sil Properties Limited are the developers of the lands immediately north of the Chabad Lubavitch site on Flamingo Road.

Jan-Sil Properties submitted comments, dated September 21, 2020, prior to the applicants first statutory public meeting, as well as April 4, 2022 prior to the applicants second public meeting. In summary, Jan-Sil Properties outlined three (3) concerns:

1. That Chabad Lubavitch be required to pay their share of benefitting proportionate costs of services front-ended by Jan-Sil Properties, either in advance of the applications proceeding or as a condition of approval;
2. That the disposition of the lands owned by Jan-Sil Properties identified as Block 154, Plan 65M-3195 be addressed prior to the application proceeding; and,
3. That the applications be revised to incorporate a right-in/right-out driveway access onto Bathurst Street, at the south end of the property.

To date, we have been in contact with Vaughan Staff to discuss Jan-Sil Properties concerns, however, we have not been contacted by the applicant directly.

We note the Staff Report, dated September 13, 2022 speaks to items 1 and 3 listed above. With regards to cost-sharing (item 1), we do not agree with the Staff's position that there is no mechanism for the City to impose a condition of draft plan approval related to cost-sharing on adjacent developments and respectfully request the City's standard condition of Draft Plan Approval with regards to cost-sharing be added to the Applicant's approval. Without such condition, Jan-Sil Properties is unfairly burdened with all historical servicing costs that the applicant benefits from.

With regards to Block 154, Plan 65M-3195 and its disposition (item 2), we note neither the Staff Report or Applicant have addressed this concern.

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We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,

JAN-SIL PROPERTIES LIMITED

A handwritten signature in black ink, appearing to be 'ED' or 'Eric Del Favero'.

Eric Del Favero

Project Manager, Land Development

Jan-Sil Properties Limited c/o The Remington Group Inc.

cc. O. Apanisile, City of Vaughan Planning
F. Suppa, City of Vaughan Engineering