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Communication: C2
Committee of the Whole (2)
May 9, 2023
Item #3

May 8, 2023

By email

Mayor and Members of Council
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attn: Mr. Todd Coles, City Clerk

Dear Mr. Coles:

Re: Item 3, Committee of the Whole (2) Report (Tuesday May 9, 2023)
Proposed Interim Control By-law for Kipling Avenue & Woodbridge Centre
Our client: Canuck Properties Ltd.

We are counsel to Canuck Properties Ltd (“Canuck”), the registered owners of the lands municipally known as 8214 Kipling Avenue. Our client’s property is located on the west side of Kipling Avenue, north of Woodbridge Avenue. Our client’s property contains Woodbridge Foam, a large manufacturing facility that employs a significant number of employees.

While our client appreciates the importance of expanded public transit in the GTA and likewise appreciates the City’s interest in conducting the proposed study, our client is concerned about two aspects of the proposed Interim Control By-law (“ICBL”).

CONCERN RESPECTING CURRENT OPERATIONS

Our client’s tenant, Woodbridge Foam, plays a very important role in the City’s economy. During the term of the study it may need to modify its operation which

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might require a building permit. The proposed ICBL might well prohibit such modifications. Our client requests that the proposed ICBL be revised to permit modifications to the existing building(s) provided they continue to be used for industrial purposes.

CONCERN RESPECTING THE PROPOSED BOUNDARY

The proposed ICBL boundary appears to exclude an important parcel, being the railway corridor on the east side of Kipling Avenue (between Meeting House Road and William Street). If City Council decides to enact the ICBL then our client requests that these lands be included within the study area. By excluding the section of railway adjacent (west) of the Woodbridge Fairgrounds lands, it effectively removes the ability for the Woodbridge Fairgrounds site as potential location for the future GO Station.

Additionally, the draft ICBL fails to identify and incorporate properties which would facilitate an important vehicular and pedestrian link that would enhance connectivity between any future proposed GO Station and Woodbridge Avenue. Should our client's property be redeveloped one day for transit supportive densities, then a road connection from it to Woodbridge Avenue is warranted.

Should City Council decide to enact the proposed ICBL, our client requests that the study area boundary be expanded to include these other properties. The proposed revised boundary is provided as Figure 1 below.



FIGURE 1: PROPOSED INTERIM CONTROL BY-LAW WOODBRIDGE AREA

Thank you for your kind consideration of our client's concerns.

KAGAN SHASTRI DeMELO WINER PARK LLP

Ira T. Kagan

Cc: Client

Humphries Planning Group

Please reply to the: Yorkville Office