

WILLPOWER LEASING INC.

May 29, 2024

By E-Mail: Clerks@vaughan.ca

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

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Communication
Vaughan Metropolitan Centre
Sub-Committee – June 26, 2024
Item No. 1

Dear Mayor and Members of the VMC Sub-Committee

Re: VMC Sub-Committee Meeting – June 26, 2024
40 Doughton Road, Vaughan – Willpower Leasing Inc.

Our property at 40 Doughton Road is owned by Willpower Leasing, which is solely owned by Glen Gambell.

We attended the VMCS Update Landowners Meeting via Microsoft Teams on May 16, 2024. During the meeting, we learned, for the first time, that our property was in Expansion Area C and is being recommended for either "Non-residential Mixed Use" zoning, or "Public Park" and "Non-residential Mixed Use."

The image below is from Page 31 of the VMCS Update presentation, where our property is designated for "Non-residential Mixed Use." We have identified the property with a black hand drawn "X."



WILLPOWER LEASING INC.

The next image is from Page 32 of the VMCS Update presentation, where our property is designated for "Public Park" **and** "Non-residential Mixed Use." We have identified the property with a black hand drawn "X."



We surmise that the property has been split between park and mixed use because of the CNR 300M buffer line that intersects the corner of our property. However, we submit that it is entirely unreasonable to dissect a landowner's property into 2 different uses. This would have an untold negative effect on the value of the property.

It is unfair and inappropriate for the City to disproportionately burden specific landowners with the obligation to service the VMC area for future parkland requirements. Furthermore, we have not been provided with any information regarding the City's acquisition strategy.

Moreover, this was only brought to our attention on May 16th, with two weeks to form comments for the Sub-committee meeting. We are not a large corporation; we are a sole owner. We only own one property. We are not in a position to hire a planning or development organization or team of lawyers to constantly monitor the City's proposals and respond to them.

We respectfully request more time to understand the suggestions laid out in the VMCS Update and to respond to them in a more fulsome manner.

WILLPOWER LEASING INC.

Thank you for the opportunity to submit our comments and we look forward to hearing from you. If you have any questions please contact the undersigned, or Shelley Davie: shelley@vaughautoelectric.com or 416-899-5811.

With best regards,



Glen Gambell, Owner
Willpower Leasing Inc.
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