

Reply Attention of	Mary Flynn-Guglietti
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Our File No.	244105
Date	July 10, 2020

**Delivered by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

**City of Vaughan**

2141 Major Mackenzie Drive West  
Vaughan City Hall  
Maple, ON L6A 1T1

**Attention: Chair and Members of the Committee of the Whole**

Dear Chair and Members of the Committee of the Whole:

**Re: Committee of the Whole Meeting of July 13, 2020  
Agenda Item No. 3(5) – Public Meeting  
City of Vaughan Applications OP.20.002 and Z.20.005  
Applicant: Mizrahi Constantine (180 Saw) Inc.  
Property: 180 Steeles Avenue West**

We are the solicitors retained on behalf of 390 Steeles West Holdings Inc. (“SWHI”), owner of the property municipally known as 390 Steeles Avenue West and 398 Steeles Avenue West Inc. (“SAWI”), owner of the property municipally known as 398 Steeles Avenue West, in the City of Vaughan. Both properties are located on the north side of Steeles Avenue West, west of Yonge Street and are located within the boundaries of the Yonge Steeles Corridor Secondary Plan (“YSCSP”).

The YSCSP was initially adopted by the Council of the City of Vaughan on September 7, 2010 and later amended and adopted by the Council of the City of Vaughan in January of 2016. The YSCSP has been appealed to the LPAT (formerly the OMB) by a number of parties. Both SWHI and SAWI are parties to the appeals of the YSCSP. The LPAT file number is PL111184.

We have had an opportunity to review the application submitted on behalf of Mizrahi Constantine (180 Saw) Inc., together with the preliminary report from the Acting Deputy City Manager of Planning and Growth Management and we respectfully submit that the application should not proceed in advance of an LPAT decision regarding the YSCSP. The current application’s density at 6.46 times the area of the lot and proposed heights up to 45 storeys is excessive and far exceeds the densities and heights proposed in the Secondary Plan approved by Council.



The YSCSP contemplates that development within the Secondary Plan will proceed in an orderly manner including required and necessary infrastructure. As well, the Secondary Plan encourages landowners to propose development on a comprehensive basis including appropriate phasing strategy that provides for the equitable sharing of costs of public infrastructure among benefitting landowners. In order to ensure comprehensive development and an appropriate level of development within and across the entire Secondary Plan, area it is necessary to first implement an appropriate Secondary Plan. To permit a large development such as the one proposed by the Applicant in advance of the Secondary Plan would undermine any ability of the City to ensure a comprehensive planning vision for this area. It is for this reason that consideration of the application is premature.

On behalf of our clients, we ask that you please kindly provide us with notice of any future meetings concerning this application. Our clients reserve the right to comment further on this development application.

Yours truly,

A handwritten signature in black ink that reads "Mary Flynn-Guglietti". The signature is fluid and cursive, with the first name "Mary" being more prominent.

Mary Flynn-Guglietti

/jt

Cc: 390 Steeles West Holdings Inc.  
398 Steeles Avenue West Inc.  
Lorelei Jones