

JAN-SIL PROPERTIES LIMITED

September 21, 2020

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

COMMUNICATION – C37

ITEM 4

**Committee of the Whole (Public Hearing)
September 22, 2020**

Dear Mr. Coles:

**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 in receipt of a Notice of Public Hearing concerning the above-referenced property and an application to amend the Vaughan Official Plan and rezone the subject lands to permit the development of a tiered three to twelve storey residential building with 125 units. By way of background, Jan-Sil Properties Limited are the developers of the lands immediately north of the Chabad Lubavitch site on Flamingo Road.

As part of the development of our lands, Jan-Sil Properties constructed the roads, sanitary, storm and water services for the overall area and incurred considerable expense in doing so. As in all instances where adjoining lands benefit from services provided and constructed by others, there is an obligation to share in the proportionate costs of such services which directly benefit the other party. In this instance, the Chabad Lubavitch property and the current proposal to intensify the use of the lands will benefit from these works, and accordingly they should be required to contribute towards these costs.

We note that Jan-Sil Properties Limited owns a small parcel of land at the southeast corner of Flamingo Road and Bathurst Street (Block 154, Plan 65M-3195) which appears to be included as part of the Chabad Lubavitch site and associated applications. The disposition and treatment of these lands needs to be appropriately addressed by the applicant before the application is approved.

We additionally note through the staff report that efforts are being made with York Region to explore a right-in/right-out driveway access from the site onto Bathurst Street. We believe this is critical since funnelling all traffic to a singular access on Flamingo Road will create conflicts with access/egress from the existing driveways of the single family homes located on the north side of Flamingo Road. The City should undertake all efforts to support the applicant in securing the second driveway access onto Bathurst Street.

In summary, Jansil Properties requests the following matters be addressed by Chabad Lubavitch in order to resolve its concerns with the proposed applications:

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;

**7501 Keele Street, Suite 100, Vaughan, ON L4K 1Y2
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2. That the disposition of the lands owned by Jan-Sil Properties identified as Block 154, Plan 65M-3195 be addressed prior to the applications 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.

While we are unable to participate in the upcoming Public Hearing concerning these applications, we trust these comments will be taken into consideration and appropriately addressed in any future staff reports.

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



Luch Ognibene, RPP
Vice-President, Land Development
Jan-Sil Properties Limited

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

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