

January 8, 2021

Via email: clerks@vaughan.ca

Chair of the Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

Chair and Members of the Committee:

Re: 7080 Yonge Street

Re: City of Vaughan Applications OP.20.011 and Z.20.026

Re: Public Meeting Committee of the Whole January 19, 2021

Please be advised we are the solicitors for 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (hereinafter collectively referred to as "Awin") the owners of 212, 220 and 222 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

212-222 Steeles Avenue West is located to the west and south of 7080 Yonge Street in the YSCSP Amendment Area.

Awin has owned and operated car dealerships on 212-222 Steeles for almost 25 years, including presently VW Villa at 212 Steeles, Volvo Villa at 220 Steeles and Willowdale Subaru at 222 Steeles.

Awin has retained a consultancy team to prepare applications for 212-222 Steeles Avenue West to advance a mixed use development for its property while maintaining their car dealerships on the Steeles Avenue West frontage. They have also provided comments on the YSCSP and development applications located within the Amendment Area.

Our client has the following preliminary observations and comments concerning these applications:

1. The densities proposed in the development applications are in excess of those advanced in the YSCSP. As a result it is Awin's view that it is of the utmost importance that the ultimate road network established for the YSCSP can accommodate the densities and growth proposed in the YSCSP.

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2. The status of the proposed extension of Royal Palm to the south of the property is unclear. Is it a public or private road? Awin supports the road network developed by City Staff in the YSCSP which provides for an easterly extension of Royal Palm to Yonge Street.
3. Awin is of the opinion that the applicant should be required to provide a minimum 5% of its site as public parkland and/or equivalent public park facilities required by the ultimate development of the YSCSP. The proposal to substantially increase densities and not provide any public parkland on the site has the potential to impose an unfair burden on other landowners in the YSCSP to make up for a shortfall in parkland.
4. Awin is of the view it is premature to approve a development in the Yonge-Steeles Corridor area in advance of final approval of the Yonge-Steeles Corridor Secondary Plan.
5. If capacity for matters related to transportation and municipal servicing becomes a determinant of distribution of development density in the Yonge-Steeles Corridor Secondary Plan and if the distribution of capacity has not been determined, it is premature to approve a development in the Yonge-Steeles Corridor Secondary Plan area.
6. The applications are premature until such time as the distribution of public parkland and associated recreational facilities in the Yonge-Steeles Corridor Secondary Plan area has been established by a finally approved Yonge-Steeles Corridor Secondary Plan with policies in the Plan for cost sharing of parkland and associated recreational facilities between all landowners in the Yonge-Steeles Corridor Secondary Plan area.

Awin reserves the right to comment further on these development applications.

Awin is working cooperatively with City Staff and other landowners east of Hilda Avenue to attempt resolve these concerns in an amicable fashion.

Please provide the author with notice of any future meetings concerning these applications and provide notice of adoption of any official plan amendment and notice of passing of any zoning bylaw passed by Council.

Please acknowledge receipt of this submission in writing.

Yours very truly,



A. Milliken Heisey

AMH/lg

cc. Councillor Alan Shefman Ward 5

cc. Awin West

*cc. John Northcote – Traffic Consultant
JD Engineering*

*cc. Michael Rietta – Architect
Giannone Petricone*