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Our File No.: 152426

Via Email

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

Dear Sirs/Mesdames:

**Re: Public Meeting Agenda Item Number 3
Hunter Fifty Investments Limited / Line Drive East Investments Limited
Zoning By-Law Amendment File Z.21.001
6100 Langstaff Road Vicinity of Langstaff Road and Highway 27**

**COMMUNICATION – C1
COUNCIL – FEBRUARY 17, 2021
Committee of the Whole (Public
Meeting)
Report No. 5, Item 3**

We are the solicitors for Costco Wholesale Corporation Ltd. (“Costco”), the owner of the property immediately to the north of the property at 6100 Langstaff Road (the “Hunter Fifty property”) which is the subject of the above-noted rezoning application. Costco has developed its property for a major distribution centre which serves a large number of Costco’s stores in southern Ontario.

Costco’s consultants are in the early stages of their review of the materials submitted in support of the rezoning of the Hunter Fifty property. Costco has not yet had an opportunity for its transportation consultant to review the TMIG transportation study as it was only submitted to the City last week. Of particular concern to Costco is the applicant’s request that, in conjunction with the rezoning, the City approve the removal of a segment of Street L, a road planned to serve the southeastern portion of the West Vaughan Employment Area.

The applicant’s supporting materials do not identify the intended use for the Hunter Fifty property. Moreover, we understand the applicant has yet to submit a concept plan showing the building layout, parking loading and access arrangements despite a request from staff to do so. In the absence of this information, we are perplexed as to how TMIG was able to arrive at the conclusion that the removal of Street L would only have minor impacts on traffic volumes and access arrangements for the area. In particular, we question TMIG’s assumptions regarding the redistribution of traffic to Line Drive and the prospect for approval to be granted for direct Highway 27 access to the Hunter Fifty property.

We would ask the Committee to direct the applicant to provide sufficient information for Costco, and the City, to evaluate the impacts of the proposed rezoning and in particular the changes sought to the approved road network.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read "R. Houser". The signature is fluid and cursive, with the first letter "R" being particularly large and stylized.

Roslyn Houser
RH/lr

Cc: Mark Antoine, Senior Planner

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