

DEPUTATION – City of Vaughan – 72 Steeles Avenue West and 7040 and 7054 Yonge Street Applications

March 2nd, 2021 Public Meeting Committee of the Whole

Firstly, I would like to thank members of the Committee for this opportunity to write to you on this important issue.

My name is Hyunjoo Chae and I am the President of the Korean Canadian Business Association of North Toronto. We are a non-profit organization comprised of over 400 businesses, and approximately a quarter of them exist in North York. I am also a small business owner myself, as the proud owner of two restaurants in North York.

The proposed developments we are discussing today will directly impact over twenty of our members who are all hard-working small business owners. As well, the Galleria Shopping Mall is a hub for the large Korean population living in North York, Markham and Vaughan around the Yonge/Steeles Corridor. Therefore, as business leaders for the Korean community, we feel the need to express our concerns for these projects.

It is a very unfortunate situation to explain these proposals to our members who have invested their life savings into building their establishment. Due to COVID-19, businesses such as restaurants in the Galleria Supermarket have been pushed further into debt trying to survive and will need years to recover. It is disheartening to know that the City of Vaughan would consider sacrificing small business during such a difficult time.

As we understand, from meetings with stakeholders in Vaughan, Markham and the City of Toronto we are faced with overdevelopment, there will be major construction approved in North York over the next five years which includes the 401 ramp reconstruction, Reimagining Yonge lane reduction, and several more condo/housing projects all on top of the looming TTC Subway expansion. Yonge and Steeles is a major artery for the 905 to commute downtown for work, and the extensive construction from Steeles to Sheppard will cause years of obscene congestion and be inhabitable for business. We ask you to take this general point into consideration as you review any proposals in the corridor.

Specifically for this project, our first concern is a lack of commercial space to make a viable business such as a restaurant. We heard commercial space will be included in the design but there has been no promise to give priority offers to already established businesses in the area. As well there is a risk of micro-units being established as seen at World on Yonge, which pushes out the type of businesses that require a minimum of 1,200 square-feet. Our second concern is a lack of public parking available for customers. Despite popular musings by developers, a business and especially a restaurant cannot survive on the client coming from adjacent buildings alone. You need to be able to attract a large clientele, and for many that attraction lies in available public parking spaces.

Following above, we ask the Vaughan committee to consider the following:

- Delay the acceptance of proposals in the Yonge-Steeles corridor until there is a **coordinated effort** between all three municipalities.
- Delay construction until the TTC **Subway extension** is completed.
- Require proposals to include lease options for similar square footage for **established businesses** on the property for fair rates.
- Require proposals to include **public parking** for business tenant customers.
- Revive the green park space behind of the Yonge/Steeles Ave corner as in the Yonge-Steeles Corridor Secondary Plan.

Thank you for your time and consideration of this matter, we will be following closely the outcome of this meeting and offer our support to engage the Korean business community in North York.

Sincerely,

HyunJoo Chae
President of KCBA