

July 8, 2020

**VIA EMAIL: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

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

COMMUNICATION - C86  
CW (PH) - July 13, 2020  
ITEM # 5

Chair and Members of the Committee:

**Re: Mizrahi 180 Steeles Avenue West  
Re: City of Vaughan Applications OP.20.002 and Z.20.005  
Re: Agenda Item 3(5), Public Meeting Committee of the Whole July 13, 2020**

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 immediately to the west of and abutting the above referenced property at 180 Steeles Avenue West.

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 and in the opinion of Awin's the densities proposed are excessive. 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 and by individual landowner's applications.

2. The status of the proposed north south road located in the middle 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 a north south public road and signalised intersection on Steeles Avenue West in the general location of the mutual property boundary between 212-222 Steeles and 180 Steeles. Awin would ask Council to require the Applicant to relocate the proposed north south road and intersection with Steeles to the locations chosen by City Staff in the YSCSP.
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.

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/fg

- cc. Councillor Alan Shefman Ward 5
- cc. Awin
- cc. Janice Robinson - Senior Associate, Goldberg Group
- cc. John Northcote - Traffic Consultant, JD Engineering
- cc. Michael Rietta - Architect, Giannone Petricone
- cc. Quinto Annibale, Solicitor for Mizrahi