

July 8, 2020

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

COMMUNICATION - C88  
CW (PH) - July 13, 2020  
ITEM # 5

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

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 1973280 Ontario Limited and 1219414 Ontario Limited (hereinafter collectively referred to as "Awin West") the owners of 434 and 480 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

Awin West has owned and operated car dealerships on 434-480 Steeles for many years, including presently Jaguar Land Rover Thornhill at 434 Steeles and VW Autohaus at 480 Steeles.

Awin West has retained a consultancy team to prepare applications for 434-480 Steeles Avenue West to advance a mixed use development for the redevelopment of its property in the future while maintaining its established 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 West the densities proposed are excessive. It is Awin West'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. Awin West 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.

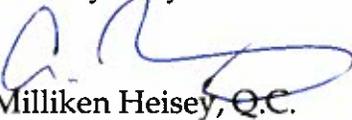
Awin West reserves the right to comment further on these development applications.

Awin West is working cooperatively with City Staff and would like to engage with other landowners in the YSCSP both east and west of Hilda, to attempt to resolve their concerns in an amicable fashion but has thus far been unable to do so. Awin West attempted to join the Land Owners Group in the YSCSP Amendment Area but has been refused membership. Awin West has been advised that only landowners east of Hilda Avenue are permitted to join the Land Owners Group.

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.

Kindly acknowledge receipt of this submission in writing.

Yours very truly,



A. Milliken Heisey, O.C.  
AMH/lg

- cc. *Councillor Alan Shefman Ward 5*
- cc. *Awin West*
- 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 the Applicant*