

**C59**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 29, Item 8**

**From:** [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
**Subject:** FW: [External] Seven View Chrysler  
**Date:** June-22-21 8:46:37 AM  
**Attachments:** [SKM\\_C3350i21061809590.pdf](#)  
**Importance:** High

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**From:** Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>  
**Sent:** Monday, June 21, 2021 9:17 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Cc:** Mayor and Members of Council <[MayorandMembersofCouncil@vaughan.ca](mailto:MayorandMembersofCouncil@vaughan.ca)>; Nick Spensieri <[Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>; Mauro Peverini <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; Wendy Law <[Wendy.Law@vaughan.ca](mailto:Wendy.Law@vaughan.ca)>; Caterina Facciolo <[Caterina.Facciolo@vaughan.ca](mailto:Caterina.Facciolo@vaughan.ca)>  
**Subject:** FW: [External] Seven View Chrysler  
**Importance:** High

*Hello Todd*

*Please find enclosed a letter sent to me with regards to Item 8, Report 29, which I will be calling to speak on tomorrow at Council.*

*Thank you,*

*Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.*

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum on Facebook](#).



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

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June 17<sup>th</sup> 2021



**Re: Seven View Chrysler Ltd.**

**Minor Official Plan Amendment, Temporary Use By-Law, and Zoning By-Law Amendment Applications.**

**2661 and 2703 Highway 7 W and 44 Killaloe Road, City of Vaughan**

**Part of Lot 5, Concession 4, and Lots 1 and 2, Registered Plan M-1737**

Good afternoon Councillor Yeung Racco,

Thank you for taking the time last week to speak with me regarding the above noted applications.

I'm writing to you today to assure you that Seven View Chrysler Ltd. will continue to work with City staff and Council to achieve a more efficient and desirable use for the properties along Highway 7. As you are aware this process is often very lengthy and may take 3 to 5 years from start to completion. Over the years we have worked with numerous architects and consultants to explore the best and most efficient uses for the properties that we own (2703 and 2685 Highway 7 West and 44 Killaloe Road).

I have attached a proposed development of mixed-use commercial and multi-unit residential occupancies on the Highway 7 properties with a proposed retail use building on 44 Killaloe Road. Included is a site plan, high level space ground floor plan, upper floor plan, underground parking level plan, and a massing model. Although high level, the drawings give a glimpse of the concept design that we will try to achieve with our project.

With the continued development of the Vaughan Metropolitan Center and growth of our community in Vaughan, our family here at Seven View Chrysler Ltd. is eager to see our proposed development come to fruition in the years to come. Although we intend to continue to work towards this, the reality today is to maintain the property in its current use, with the necessary landscape improvements recommended by City staff and Council, so that we can continue to operate our business.

I kindly ask that you consider the proposed recommendation of a 3-year Temporary Use By- Law and Zoning By-Law Amendment on 2661 and 2703 Highway 7 with a Minor Official Plan Amendment for 44 Killaloe Road. We will use this time diligently to continue our efforts to hopefully redevelop our properties complimenting and enhancing the landscape of the Vaughan Metropolitan Centre while providing jobs and homes for current and future residents of our great city.

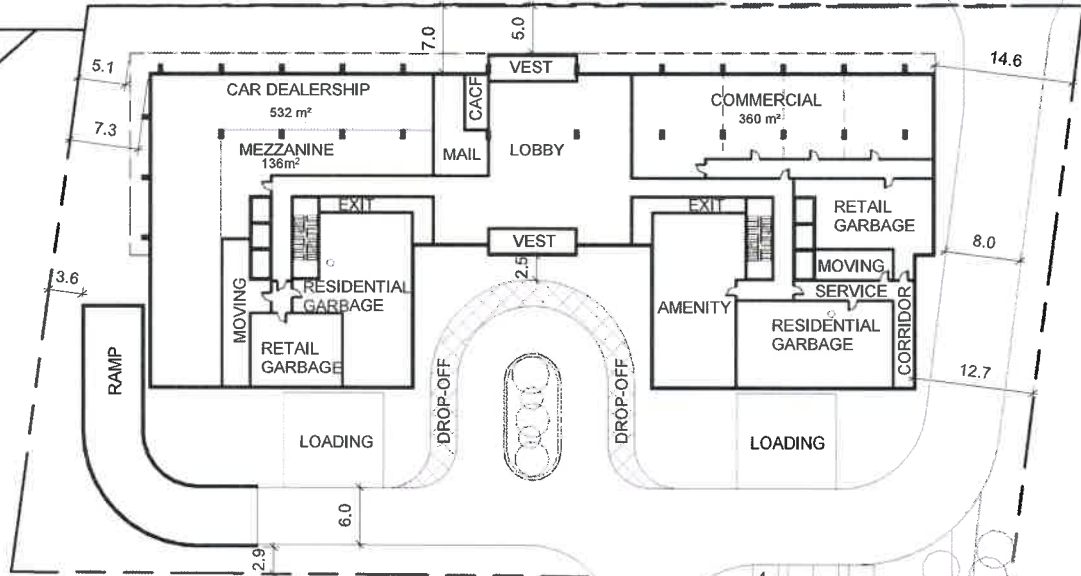
Sincerely,

Michael Magarelli  
Seven View Chrysler Ltd.

p: 905-669-5050 | f: 905-669-3731 | [www.sevenviewchrysler.com](http://www.sevenviewchrysler.com) | [facebook.com/sevenview.chrysler](https://facebook.com/sevenview.chrysler) | [info@sevenviewchrysler.com](mailto:info@sevenviewchrysler.com)  
2685 Highway Seven West, Vaughan, Ontario L4K 1V8



THE KING'S HIGHWAY NO. 7



**Statistics**

**Lot Area:** 12,779m<sup>2</sup>  
137,552sf  
1.2779ha  
3.1577ac

**Total GFA:** 58,050m<sup>2</sup>  
Residential (L1, L5-30) 48,104m<sup>2</sup>  
Commercial (L1) 360m<sup>2</sup>  
Car Dealership (L1) 668m<sup>2</sup>  
Auto Repair Centre (L1) 1092m<sup>2</sup>  
Office (L2-4) 7826m<sup>2</sup>

**Total Residential Units:** 624

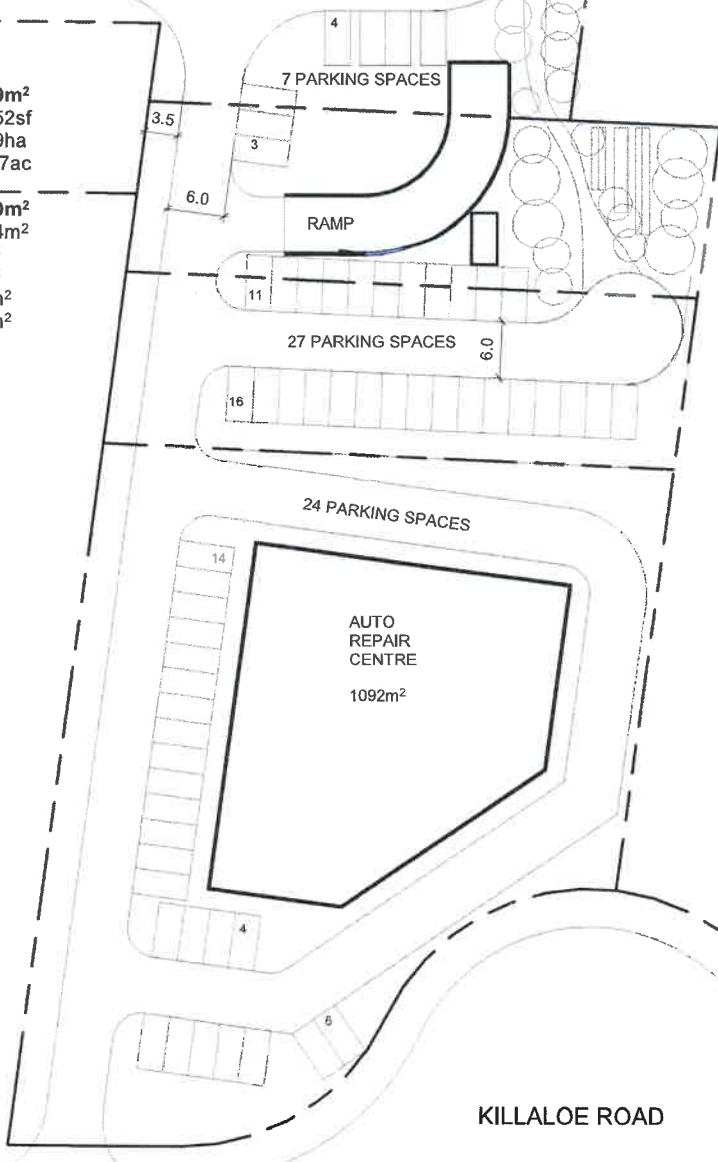
**Total Parking Required:** 1146  
Residential (@1): 624  
Visitor (@0.25): 156  
Commercial (6/100m<sup>2</sup>): 22  
Car Dealership (@3/100m<sup>2</sup>): 20  
Auto Repair Centre (4.5/100m<sup>2</sup>): 50  
Office (@3.5/100m<sup>2</sup>): 274

**Total Parking Provided:** 1158  
L1 Surface Parking: 58  
P1: 275  
P2: 275  
P3: 275  
P4: 275

**FSI** 4.54

**Density (units/ha)** 488.3

**Coverage** 29%



PROPOSED 30  
STOREY MIXED-USE  
DEVELOPMENT  
2661-2725 HIGHWAY 7,  
VAUGHAN  
SITE PLAN

A1.1

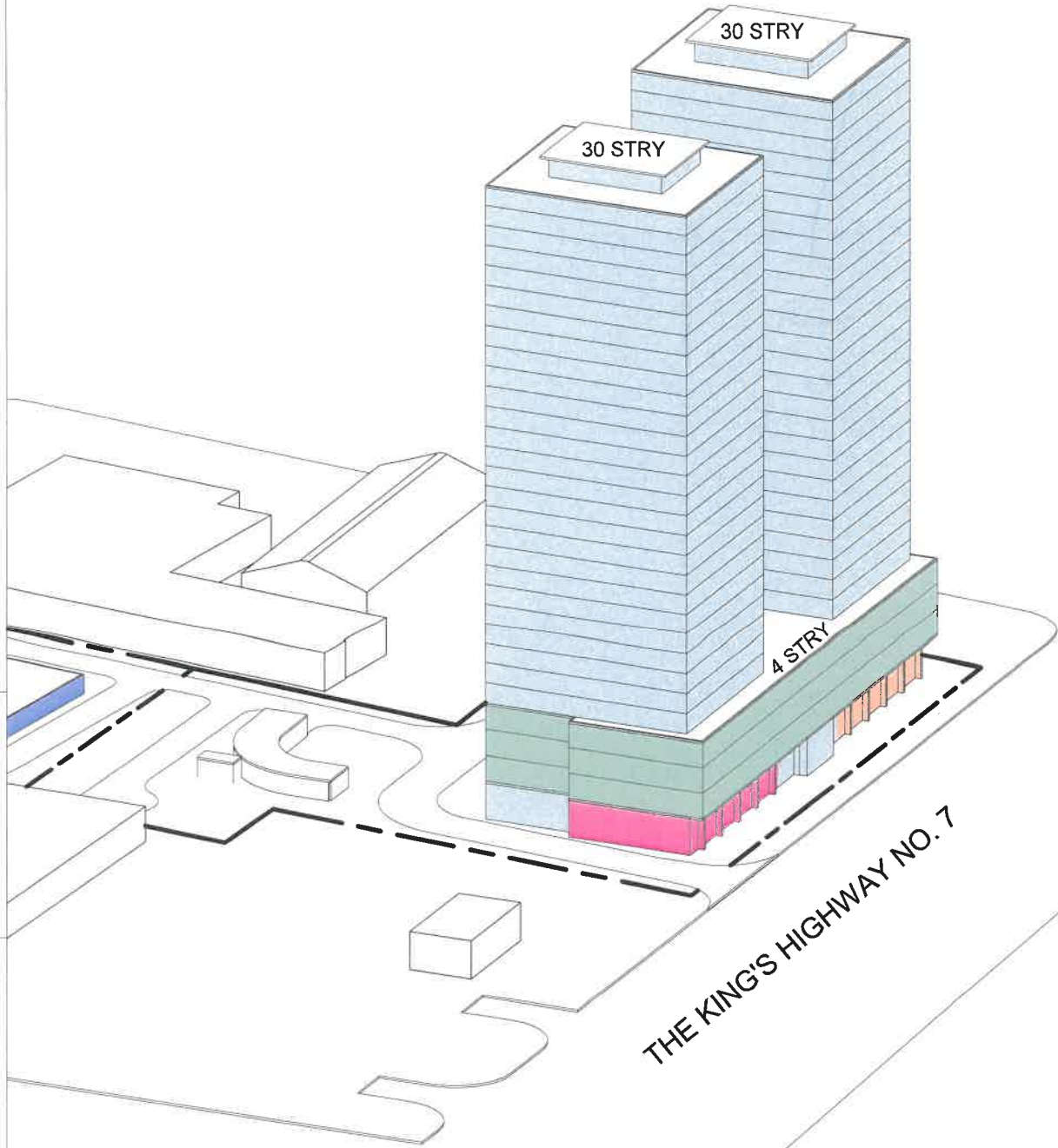
DATE:  
09/28/20

KILLALOE ROAD

CARIÇARI LEE ARCHITECTS

113 Miranda Avenue  
Toronto, ON M6B 3W8  
T/ 416 962 9670 / 416 962 9671  
e/ info@caricartee.com  
www.caricartee.com

CLA



PROPOSED 30  
STOREY MIXED-USE  
DEVELOPMENT  
2661-2725 HIGHWAY 7,  
VAUGHAN  
3D VIEW FROM HWY 7

A1.6

DATE:  
09/28/20

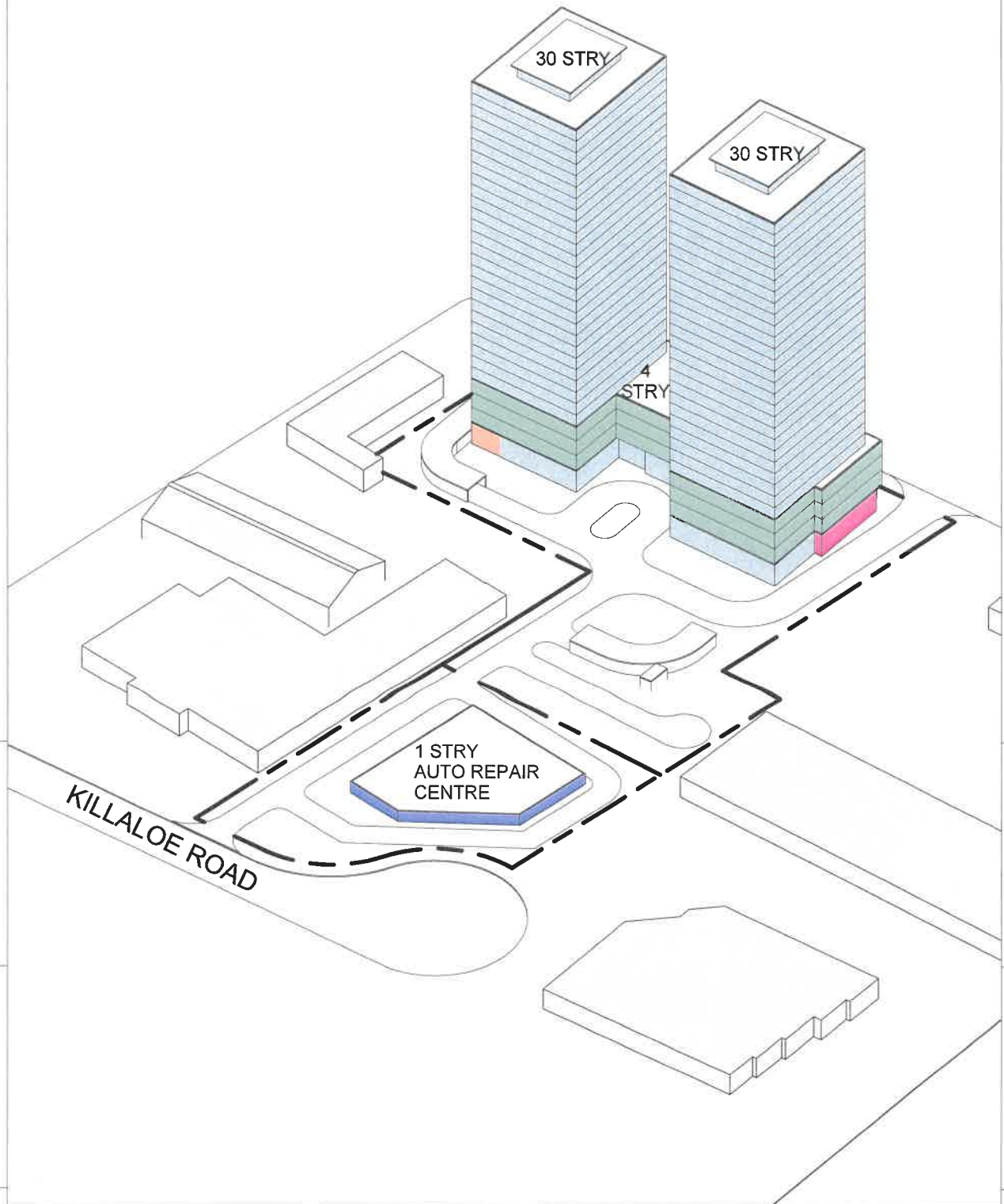
**LEGEND**

- RESIDENTIAL
- OFFICE
- COMMERCIAL
- CAR DEALERSHIP
- CAR REPAIR CENTRE

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PROPOSED 30  
STOREY MIXED-USE  
DEVELOPMENT  
2661-2725 HIGHWAY 7,  
VAUGHAN  
3D VIEW

A1.5

DATE:  
09/28/20

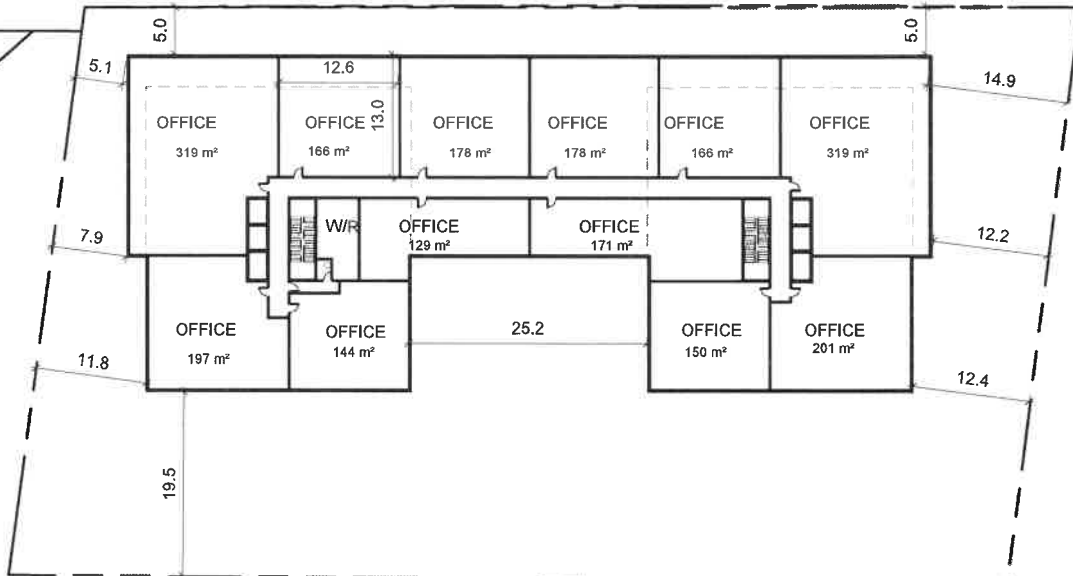
**LEGEND**

- RESIDENTIAL
- OFFICE
- COMMERCIAL
- CAR DEALERSHIP
- CAR REPAIR CENTRE

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Level 2-4:  
Total Floor Area/Floor: 2608.56m<sup>2</sup>

PROPOSED 30  
STOREY MIXED-USE  
DEVELOPMENT  
2661-2725 HIGHWAY 7,  
VAUGHAN  
Level 2-4

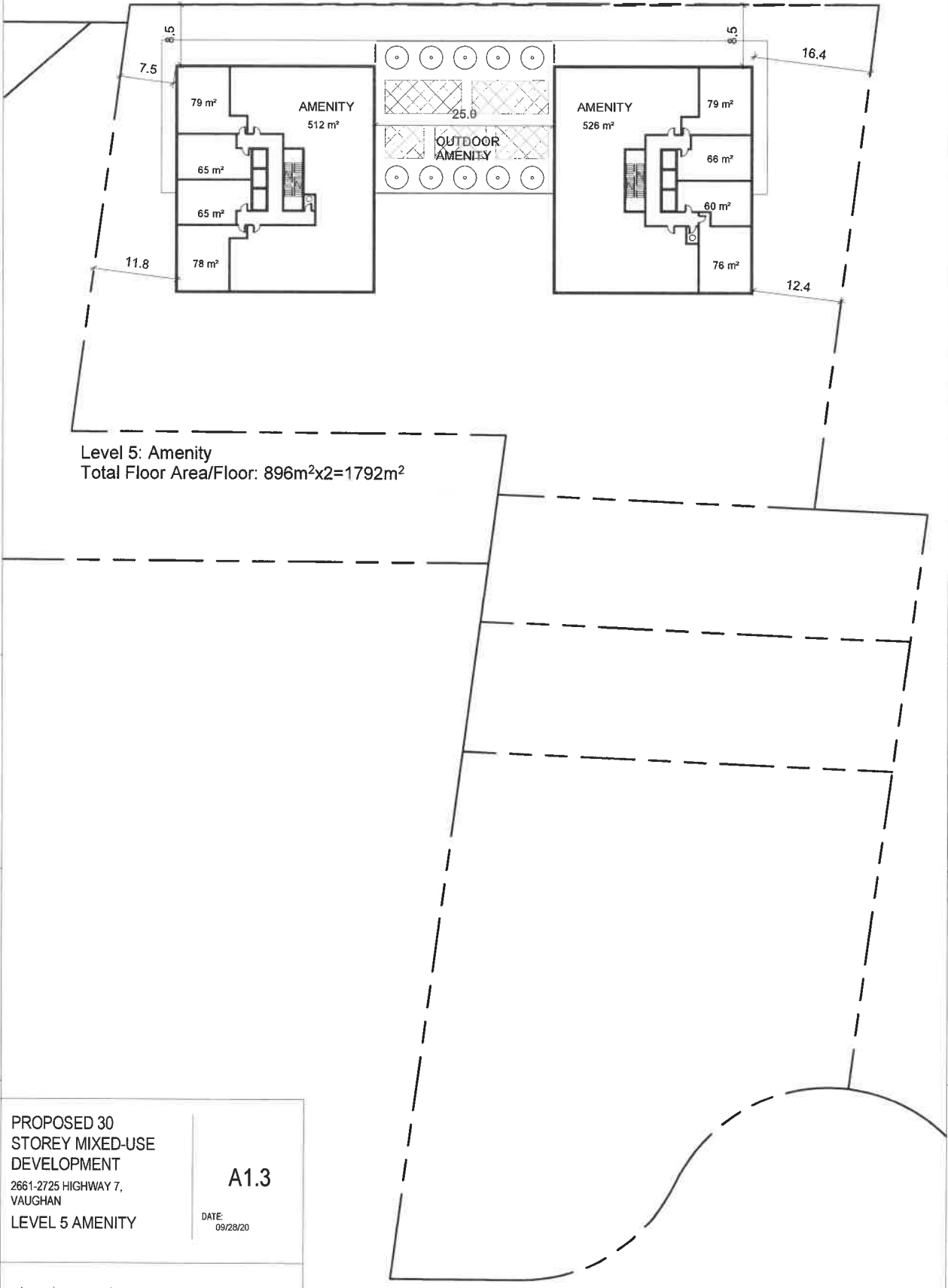
A1.2

DATE:  
09/28/20

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CL/A



Level 5: Amenity  
 Total Floor Area/Floor: 896m<sup>2</sup>x2=1792m<sup>2</sup>

PROPOSED 30  
 STOREY MIXED-USE  
 DEVELOPMENT  
 2661-2725 HIGHWAY 7,  
 VAUGHAN  
 LEVEL 5 AMENITY

**A1.3**

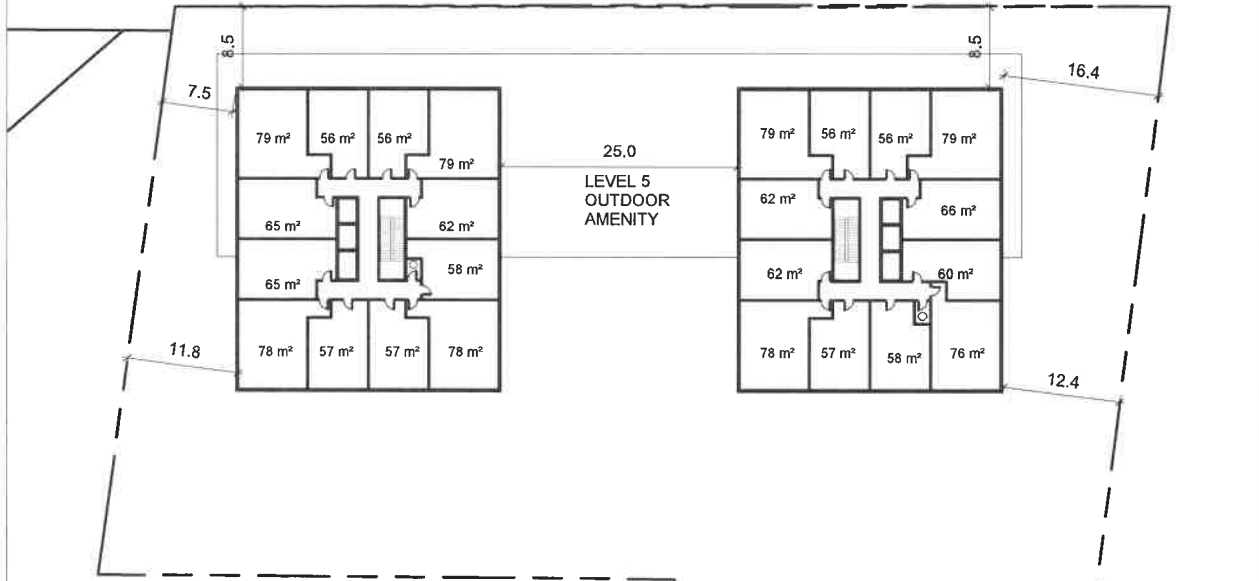
DATE:  
 09/28/20

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CLA



Level 6-30:  
 Total Floor Area/Floor: 896m<sup>2</sup>x2=1792m<sup>2</sup>

PROPOSED 30  
 STOREY MIXED-USE  
 DEVELOPMENT  
 2661-2725 HIGHWAY 7,  
 VAUGHAN  
 LEVEL 6-30

A1.4

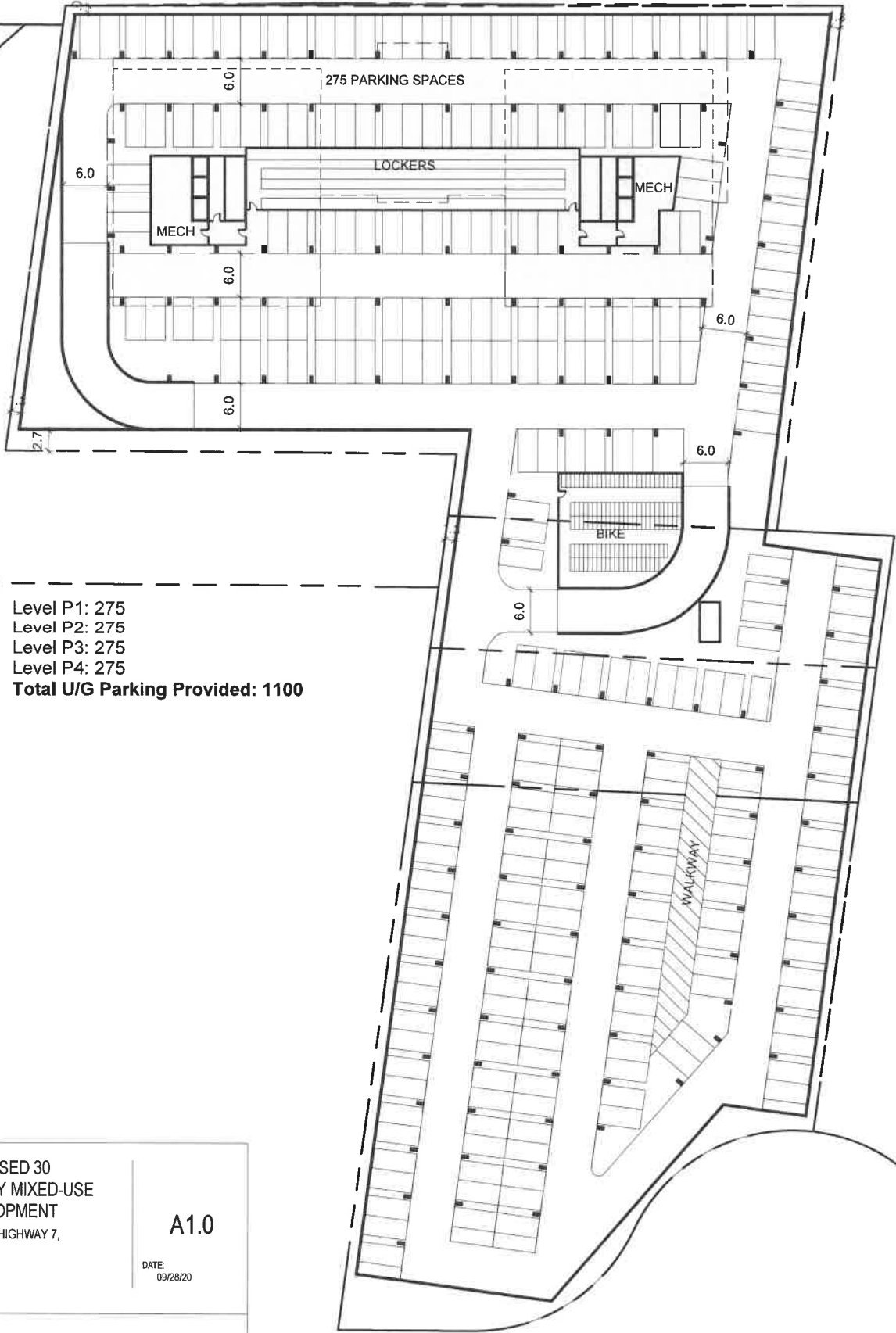
DATE:  
 09/28/20

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Level P1: 275  
 Level P2: 275  
 Level P3: 275  
 Level P4: 275  
**Total U/G Parking Provided: 1100**

PROPOSED 30  
 STOREY MIXED-USE  
 DEVELOPMENT  
 2661-2725 HIGHWAY 7,  
 VAUGHAN  
 P1-P4

A1.0

DATE  
 09/28/20

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**From:** [mmagarelli@sevenviewchrysler.com](mailto:mmagarelli@sevenviewchrysler.com) <[mmagarelli@sevenviewchrysler.com](mailto:mmagarelli@sevenviewchrysler.com)>

**Sent:** Friday, June 18, 2021 10:25 AM

**To:** Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Subject:** [External] Seven View Chrysler

Good Morning Mrs. Yeung Racco,

Kindly review the attached.

Thank you,

Michael Magarelli

General Manager

Seven View Chrysler Ltd.

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f. 905 669 3731

[mmagarelli@sevenviewchrysler.com](mailto:mmagarelli@sevenviewchrysler.com)

