



May 18, 2022

To:

Natalie Murchison
Committee Coordinator, Office of the Regional Clerk, Corporate Services
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1
via email to: Natalie.Murchison@york.ca and regional.clerk@york.ca

From:

Christian Chan
Planner
C2 PLANNING
Suite 138 – 157 Adelaide St. West
Toronto ON M5H 4E7
Email: christian@c2planning.com

Re: Draft York Regional Official Plan Statutory Meeting – Special Committee of the Whole - May 19, 2022 (Item E.1)

Dear Ms. Murchison, Chair and York Region Council Members,

Please be advised we are the Planners for: 1163919 Ontario Limited, Owners of 212 Steeles Avenue West; 1888836 Ontario Limited, Owners of 220 Steeles Avenue West; 1211612 Ontario Limited, Owners of 222 Steeles Avenue West; 228 Steeles West Limited the Owners of 228 Steeles Avenue West; and 480 Steeles West Limited, Owners of 434-480 Steeles Avenue West, in the City of Vaughan (collectively, the “AWIN Lands”). The AWIN Lands currently contain auto dealerships and various accessory uses and buildings related to the auto dealership operations.

On March 22, 2022, modifications to the Yonge-Steeles Corridor Secondary Plan (“YSCSP”), specifically Policy 10.1, were approved by Vaughan City Council to continue permit the existing uses to continue and permits the expansion of those uses. For the AWIN Lands, this provides that the existing auto dealership uses can continue and are permitted to be expanded. The YSCSP also designates the AWIN Lands for intensified mixed-uses. AWIN intends to submit Planning applications to the City of Vaughan to facilitate mixed-use development pursuant the long-term vision and goals of the YSCSP.

The auto dealerships are well-established uses on Steeles Avenue West. Any omission or restriction of the AWIN auto dealerships and their ability to expand in the Draft Regional Official Plan would undermine AWIN in their expansions of the auto dealerships, prior to the future redevelopment of the AWIN Lands for intensified mixed-use. We request that no restrictions are applied to the AWIN Lands that would prevent the existing auto dealerships to continue to operate, and to expand.

We thank the Regional Council and Staff for its consideration of AWIN’s interests, and we request that we are provided with written notice of further meetings of Regional Council or Committees of Regional Council where the Draft Regional OP will be considered, as well as written notice of adoption of any Regional Plan and or any decisions in respect of the draft Regional Official Plan to the mailing address and email provided below.

Please acknowledge receipt of this communication in writing.

Sincerely,

Christian Chan MCIP/OPPI (Provisional/Candidate)
416-858-2254

A handwritten signature in blue ink, appearing to read 'Christian Chan', is written over the printed name and phone number.

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