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August 2, 2023

VIA EMAIL - regional.clerk@york.ca

Christopher Raynor
Council of the Regional Municipality of York
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Sir:

Re: 434 Steeles Avenue West Plan RP 1607
Re Permit 22 110942 FDN
Additional Info - DA 20.003
Re: Development Charges Complaint
Our File No. 98348

Please be advised we are the solicitors for Auto World Import Network (A.W.I.N.) (Sylvester Chuang) and 480 Steeles West Limited the owner of 434-480 Steeles Avenue West.

Please consider this letter a complaint made pursuant to section 20 of the Development Charges Act by Auto World Import Network (A.W.I.N.) and 480 Steeles West Limited (hereinafter A.W.I.N.) from the York Region Development Charges assessed to A.W.I.N. in the attached Statement of Development Charges dated May 8, 2023.

It is submitted the amount charged was incorrectly determined for the following reasons:

1. The Development Charges were calculated based on the 2021 development charges tariff not the 2022 development charges tariff.
2. The Development Charges were calculated incorrectly in calculating "required parking".

Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

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3. The charges were based on an incorrect gross floor area calculation.
4. The rates should be determined as per the attached Awin calculation of revised DC Charges based on the 2021 DC rates.
5. The amounts of interest charged is too high and is not explained.
6. Such further and other reasons as are advanced to Council.

Should you require any further information please contact the author.

For the purposes of notice please send notice of the Council hearing to both the author at this law firm and to Auto World Import Network (A.W.I.N.) (Sylvester Chuang) and 480 Steeles West Limited at 222 Steeles Avenue West, Thornhill, Ontario L4J 1A1 Attention John D. Srebot.

Please confirm receipt of this complaint to Council by return email.

Yours very truly,



A. Milliken Heisey, K.C.

AMH/ig

Encl.

cc: 480 Steeles Avenue West and Auto World Import Network