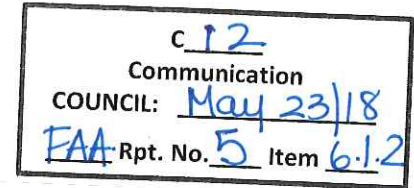


AIRD BERLIS

Leo F. Longo
Partner
Direct: 416.865.7778
E-mail: llongo@airdberlis.com



May 22, 2018

BY EMAIL: clerks@vaughan.ca

F. 136522

City Council
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Mayor and Council Members:

**Re: May 23, 2018 Council Meeting
Report No. 5, Item No. 2, FAAC
2018 Development Charge By-law**

This is further to my May 7, 2018 letter addressed to the Finance Administration and Audit Committee.

We represent a number of ownership groups owning car dealerships throughout the City; please see the attachment indicating the 37 car dealership locations which we represent in Vaughan.

At its meeting last Thursday, Regional Council adopted an amending by-law to its 2017 Development Charges By-law. This amendment addressed, in particular, the treatment of structured parking spaces in car dealerships and the treatment of stand-alone, open parking structures in a way to properly consider and assess the effect of such spaces on the increased need for capital facilities from a development charges perspective. Below is a link to the background report leading to the action taken by Regional Council last week.

<https://www.york.ca/wps/wcm/connect/yorkpublic/342a3b73-4437-43b1-b5d7-ca5324639ef3/may+10+DC.pdf?MOD=AJPERES>

On behalf of our clients, we respectfully request that Council incorporate similar exemptions and deferrals into its new development charge by-law. Parking spaces for staff and customers ought not to be included in any calculation of development charges. The development charges on open parking structures used to store vehicle inventory ought to be deferred while those structures serve that purpose.

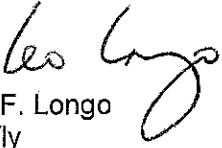
I would be please to elaborate upon this request at your convenience.

Thank you for your consideration of this request.

May 22, 2018
Page 2

Yours truly,

AIRD & BERLIS LLP

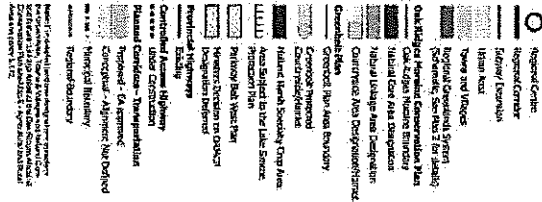

Leo F. Longo
LFL/ly
Encl.

c. Clients
GWD Planning

32662490.1

AIRD BERLIS

	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle
	Hatched Rectangle
	Hatched Triangle
	Hatched Diamond
	Hatched Square
	Hatched Circle



**LOCATION MAP
EXISTING
AUTOMOBILE DEALERSHIPS
REGION of YORK**

**##
AUTOMOBILE
DEALERSHIP
LOCATION**

EXISTING AUTOMOTIVE DEALERSHIPS	
No.	ADDRESS
1	NUMBER 7 HONDA 15555 Highway 7 West
2	PEDSA MAZDA 17635 Martin Grove Road
3	ACRA IMPORTS 35585 Highway 7 West
4	ALTA NISSAN 7625 Martin Grove Road
5	WOODBRIDGE TOYOTA 75955 Martin Grove Road
6	MARTIN GROVE VW 17311 Martin Grove Road
7	VENICE LEASING 59597 Highway 7 West
8	INTERNATIONAL AUTO DEPOT 1393 Woodstron Boulevard
9	NUMBER 7 REPAIR BODY SHOP 1593 Woodstron Boulevard
10	ROUTES CAR & TRUCK RENTALS 17700 Martin Grove Road
11	FERRARI MASTER OF ONTARIO MAGARELO ALFA ROMEO MAGARELO MOTO SPORT R. FERRI MOTORSPORT 11 2200 Auto Park Circle
12	PINE TREE ROAD UNICOM 1200 Auto Park Circle
13	MAGARELO BMW 1555 Auto Park Circle
14	MAINI VAUGHAN WEST 1555 Auto Park Circle
15	VAUGHAN CHRISTLER 15 Auto Park Circle
16	PEAFF PORSCHE 101 Auto Park Circle
17	PEAFF PORSCHE PRE-OWNED 115 Auto Park Circle
18	PEAFF TUNING 33 Auto Park Circle
19	MICHAEL TOMONTO 33 Auto Park Circle
20	COVENTRY NORTH JAGUAR LAND ROVER 133 Auto Park Circle
21	EUROPEAN AUTOBODY 276 Whitmore Road
22	WILLOWDALE SUBARU 1222 Steeles Ave West
23	VOLVO VILDA 1201 Steeles Avenue West
24	VOLKSWAGEN VILDA 1213 Steeles Avenue West
25	BMW AUTOSAVS 1680 Steeles Avenue West
26	LAND ROVER/JAGUAR THORNHILL 434 Steeles Avenue West
27	SUBARU OF MAPLE 1250 Sweetmeat Boulevard
28	BMW HONDA 1805 Auto Vaughan Drive
29	MAAPE TOYOTA 188 Auto Vaughan Drive
30	MAAPE HYUNDAI 233 Sweetmeat Boulevard
31	MAAPE MAZDA 1120 Auto Vaughan Drive
32	MAAPE NISSAN 100 Auto Vaughan Drive
33	MAAPE VOLKSWAGEN 160 Sweetmeat Boulevard
34	MAAPE ALFA 111 Auto Vaughan Drive
35	PEAFF ALFA 19088 Yonge Street
36	PEAFF AUTO WORKS 214 Courtland Ave
37	PEAFF LEASING PEAFF PORSCHE SERVICE 618 Christie Rd
38	PEAFF MARLEY DOWNSON 8723 Yonge Street
39	ALTA NISSAN RICHMOND HILL 11567 Yonge Street
40	IL PEAFF ALFA 171 Leslie Street
41	VOLVO OF UNIONVILLE 14028 Highway 27 East

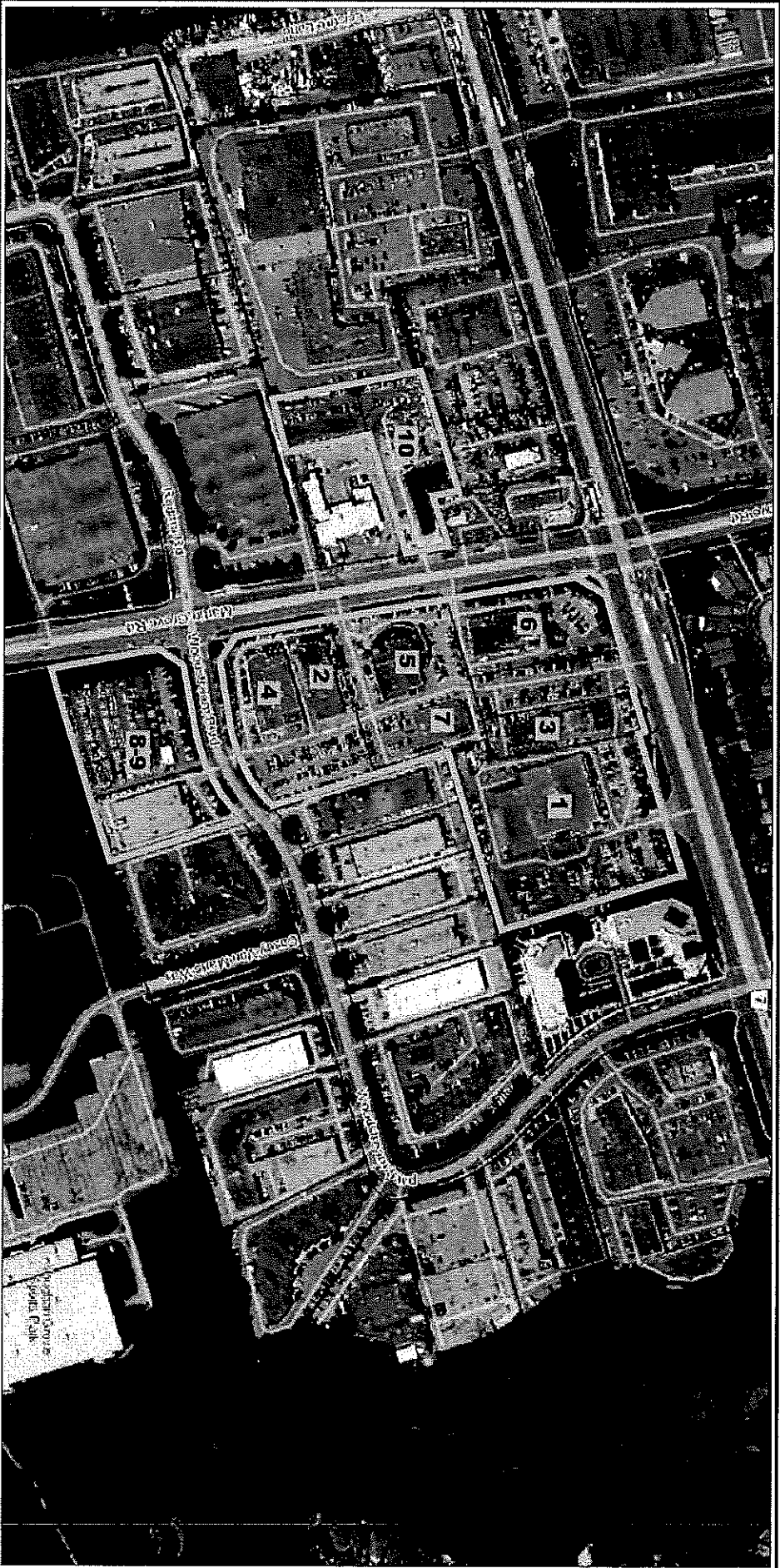
Date: May 9, 2018

Revised:

File No. 2318_Location Map



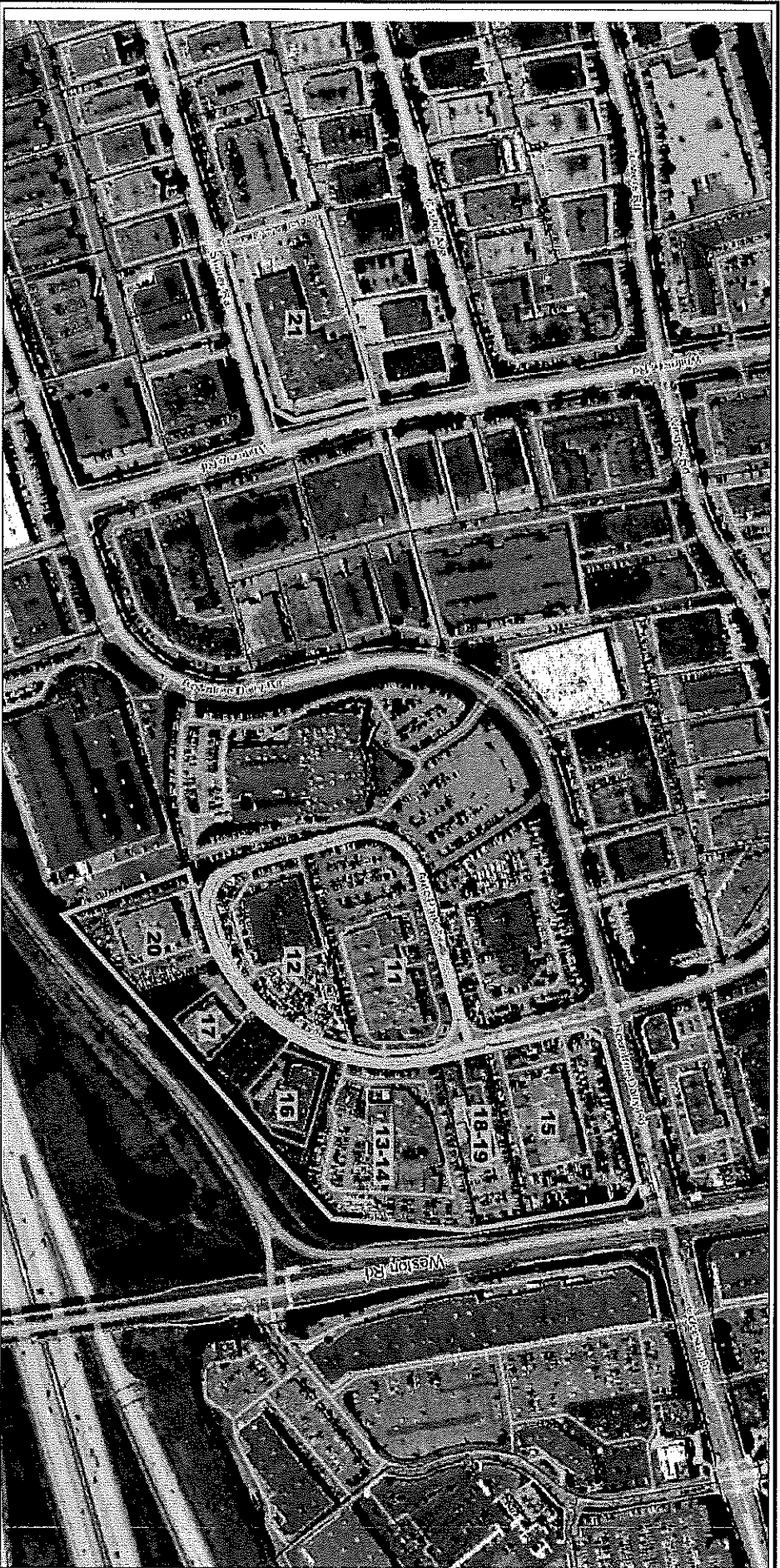
WILSON
 221 Canton Street, Bldg
 200, Canton, OH
 44705-3500
 (216) 725-5100 • FAX
 (216) 725-5101



AERIAL PHOTOGRAPH EXISTING AUTOMOTIVE DEALERSHIPS 1-10

SHEET 2 of 7

LEGEND	
## AUTOMOBILE DEALERSHIP LOCATION	
Scale: N.T.S.	Date: May 8, 2018
Drawn By: D.S.	Revised:
File No: 2318_Location Map	
	
311 Queen Street East Suite 500 Toronto, ON M5G 1K1 P (416) 798-2799 www.gwd.ca	2001 Highway 7 East Suite 100 Markham, ON L3R 9V7 P (905) 477-4006



**AERIAL PHOTOGRAPH
EXISTING
AUTOMOTIVE
DEALERSHIPS 11-21**

SHEET 3 of 7

LEGEND

**#

DEALERSHIP
LOCATION**

P.N.: 172918

Date: May 9, 2018

Scale: N.T.S.

Rev/seed:

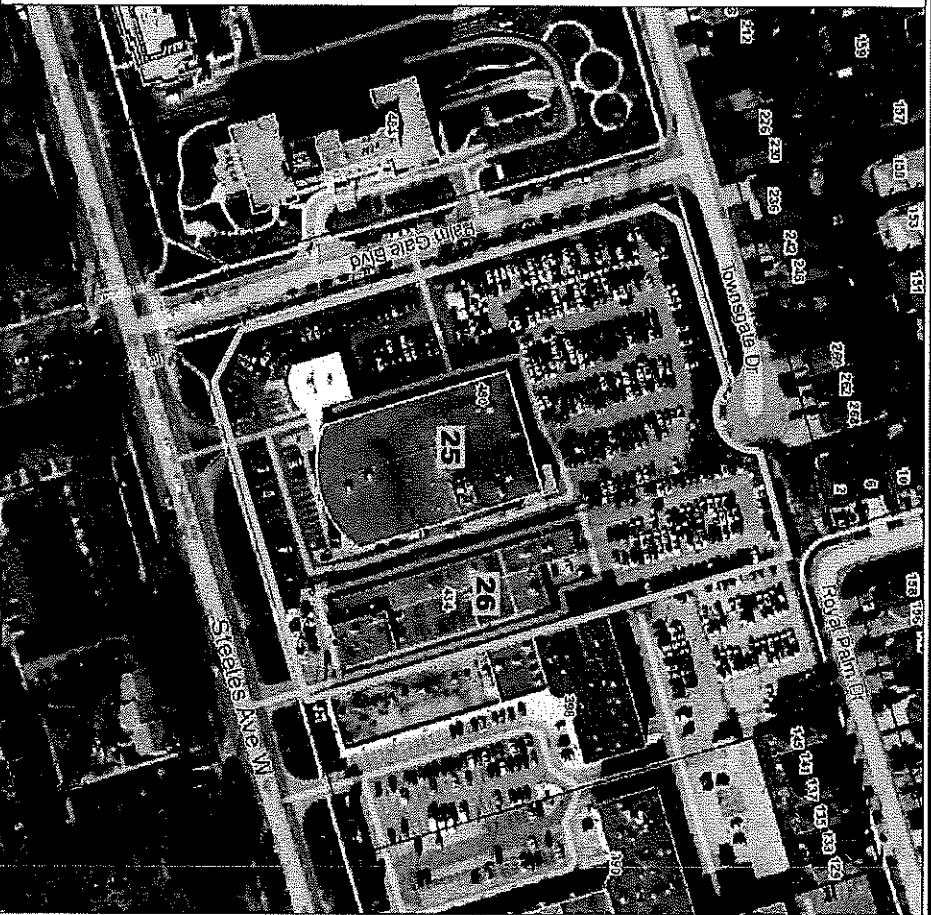
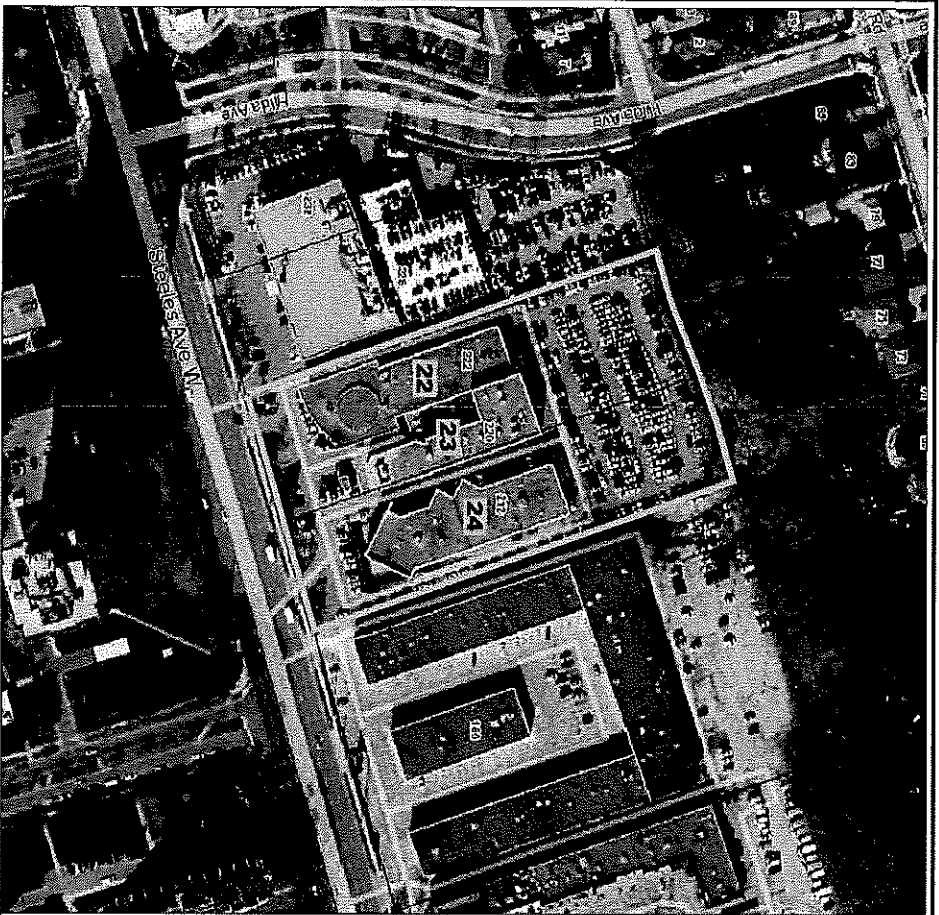
Drawn By: D.S.

File No: 2318 Location Map



21 Queen Street East
Suite 400 ON
L9M 5P1
P (905) 796-5790

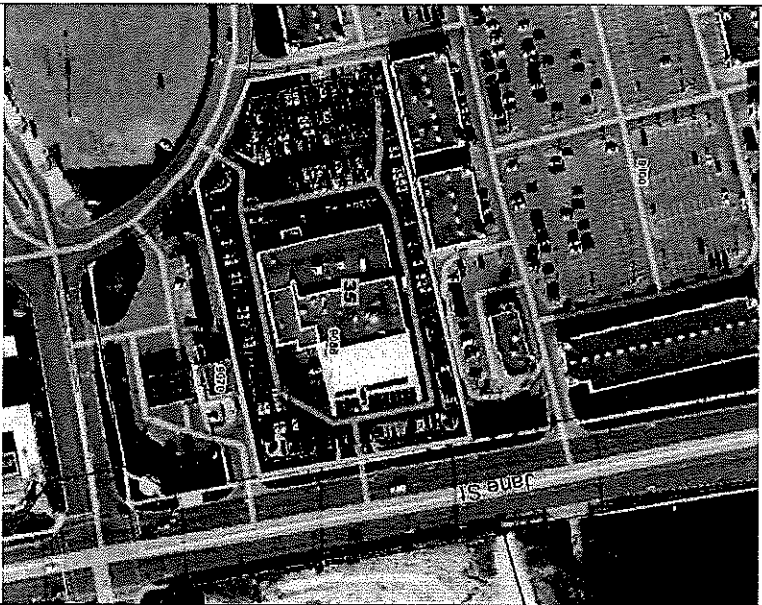
GWD
Geomatics
3001 Highway 7 East
Suite 310 ON
L3R 9K2
P (905) 277-0285



**AERIAL PHOTOGRAPH
EXISTING
AUTOMOTIVE
DEALERSHIPS 22-26**

SHEET 4 of 7

LEGEND	
# # AUTOMOBILE DEALERSHIP LOCATION	P.N.: 17/2318
Scale: N.T.S.	Date: May 8, 2018
Drawn By: D.S.	Revised:
File No. 2318_Location Map	
	
21 Queens Street East Scarboro, ON M1S 5T5 P (416) 754-5700 www.gwd.ca	2001 Highway 7 East Unit 101 Markham, ON L3R 9V7 P (905) 477-4555



**AERIAL PHOTOGRAPH
EXISTING
AUTOMOTIVE
DEALERSHIPS 22-26**

SHEET 5 of 7

LEGEND

**AUTOMOBILE
DEALERSHIP
LOCATION**
#37 not shown on map

P.N.: 172918

Date: May 9, 2018

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No: 2318_Location Map



21 Queen Street East
Suite 400, ON
L4N 5P7
P (905) 796-5700

CWD
Civil & Surveying
1100 Highway 7 East
Unit 1010
L4W 0A3
P (905) 477-5000