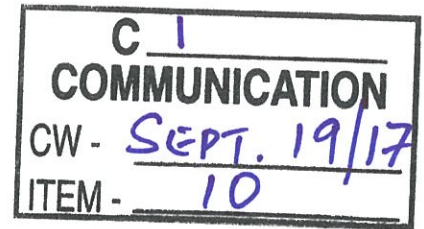


September 15, 2017-



Mayor and Members
Office of City Clerk
2141 Major Mackenzie Drive
Vaughan . Ontario
L6A 1T1

Dear Mayor and Members of Vaughan Council,


**Re: Request for Deputation
at Committee of Whole Meeting , September 19, 2017
Site Development File DA. 17.021
Sevenplex Developments Inc.**

My name is Frank Mazzotta and on behalf of the York Condominium Corporation , (YRCC 1161), I hereby request the opportunity to appear before the Vaughan Committee of Whole at its meeting of September 19, 2017, with respect to the site development application DA. 17. 021, filed by Sevenplex Developments Inc. YRCC 1161, represents property owners and business within the multi unit employment building , just west of the subject property. In reviewing the staff report for the said application, YRCC I would like to identify the following concerns:

1. Although the OPA and zoning permit a gas service station and related ancillary uses, such as convenience store , drive thru eating establishment and car wash, we feel that all these uses combined on this site is too congestion to allow for compliance to the existing zoning provisions and for the proper design of the site.
2. The proposed site plan requires relief from the zoning bylaw for 8 Items, which combined should not be considered as being minor in nature and simply remedied thru consent for variances by the Vaughan Committee of adjustment.
3. The proposed car wash is too close to the rear property line and a greater separation distance should be provided so to provide for proper landscape screening and reduce noise to abutting businesses.
4. Noise attenuation measure or buffering should be introduced along the west property limit.
5. The west elevation of the car wash need to be enhanced as they are visible from the abutting property and street sight line. (i.e. add spandrel panels)
6. There appears to be inadequate parking provided on site and we are concerned that any spill over parking of patrons to the this facility will end up within our property
7. Proper provisions for illumination to be incorporated into the design so as defuse lighting away from adjacent properties and businesses.
8. Access into and out of the site would create further congestion onto Zenway Boulevard and Highway No. 27 intersection , which is already heavily congested, especially during peak

hours. This will also make it difficult for patron to our existing business for existing our site with the backup of traffic. This will be particular event when refueling trucks coming to the site.

These are only some of the major issues and concerns that YRCC has with respect to the proposal and therefore, I would appreciate the opportunity to appear before the Committee on deputation , to address these items as well as others, as they pertain to this site development application.

Yours

Frank Mazzotta,
YRCC 1161

cc. Mayor and Members of Council