



March 10, 2020

Committee of the Whole
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Members of the Committee:

**Re: *Item H2.3, March 12, 2020 Committee of the Whole
Planning for Employment and Employment Land Conversions
Request for Conversion, 291 Edgeley Boulevard, City of Vaughan***

Further to the letter submitted by the owners of 291 Edgeley (the “owner”) to Chief Planner Paul Freeman, dated November 2019, we are writing to request the Committee’s consideration for a conversion of the lands north of the Vaughan Metropolitan Centre (VMC) Secondary Plan boundary, including the property municipally known as 291 Edgeley Boulevard (the “site”).

We have reviewed the staff report respecting conversion requests throughout the Region, and note that the Site has not been considered. While the written submissions filed by owner missed Regional staff’s self-imposed deadline, there is no statutory deadline for requesting a conversion of lands to permit non-employment uses. In our view, it is not appropriate to ignore a request for conversion based on a non-statutory deadline. In a public planning process, the municipality should err on the side of inclusion, rather than exclusion.

Notwithstanding that owner’s specific request was not considered in the subject staff report, we note that the request made by the Portage Landowners Group was considered, with a recommendation to not allow non-employment uses. The owner’s request is similar in nature to that of the Portage Landowners Group, which is to: 1. implement a policy framework that provides for an appropriate transition in height, density and land use abutting the northerly boundary of the VMC Secondary Plan; and 2. Implement a policy framework that will facilitate redevelopment of the area north of the current VMC Secondary Plan boundary for transit supportive increased jobs and residents in proximity of the TTC Millway Subway Station. Specifically, within an 800 metre radius of a Major Transit Station as per the Growth Plan definition.

The reasoning set out in the staff report for not allowing a conversion of the lands north of the VMC Secondary Plan was: 1) the potential to destabilize the employment area north of the VMC Secondary Plan and/or negatively impact viability of surrounding employment uses due to conversion pressures; and 2) the conversion would impact a currently logical employment boundary. The third position taken by staff was that the area could provide a more permissive range of employment uses in order to transition from adjacent employment uses. This third point would appear to be rationale for changing the current

use permissions rather than maintaining them. It appears that there is an acknowledgement that there should be a better transition between the immediately adjacent 50 storey residential towers and single storey light industrial and office uses to the north. In our view, the VMC area, in proximity to such an important transit investment as a TTC subway station, deserves more study and consideration.

Based on the foregoing, we request that the consideration of conversion of the lands north of the VMC Secondary Plan area, including its extent and range of uses, should be considered through a special study area approach. An in depth review and consultation with the landowners in this area to fully understand the function of the area as it is at present, and the opportunity that the area holds to boost the number of jobs, if facilitated through catalytic redevelopments with a broader range of uses. It is not the owner's intent to request outright residential permissions, but rather to add the potential for mixed use development within an area that will maintain and create jobs for the City, the Region and the Province.

We look forward to having further discussions with staff in the coming months, with the aim of accomplishing a policy framework that can unlock the potential of this employment area, which has a unique opportunity to boost jobs in the form of a complete community in proximity to the Millway TTC Subway Station, in the City of Vaughan's evolving new downtown.

Bousfields Inc.



Michael Bissett, MCIP, RPP

- c. Rocco Pantalone
- Jason Pantalone
- Steven Ferri
- Sandra Malcic

Project No. : 19100-10, 175-195 St. Clair Avenue West, Toronto

This will serve as your authorization to proceed with the subject assignment and our acceptance of all terms and conditions.

Accepted this _____ day of _____

Authorized Signature

Printed Name

Position

Please supply the correct company name and address for billing purposes.

E-Mail address for preferred digital delivery

Company Name & Attention To

Address 1

Address 2

City and Postal Code