

# DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

MARCH 12, 2020

**Subject:** Employment Conversions & Major Transit Station Areas

**Spokesperson:** Peter Van Loan

**Name of Group or person(s) being represented (if applicable):**

Avenue 7 Developments Ltd. - 2267 Hwy 7 and 7700 Keele

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**Brief summary of issue or purpose of deputation:**

Lands are in a Major Transit Station Area identified for intensification, and are appropriate for conversion to Mixed Uses.

OFFICE OF THE REGIONAL CLERK

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File: P-3036

March 11, 2020

Regional Municipality of York  
Administrative Centre  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

**Attention: Regional Council, Regional Municipality of York**

**Re: Region of York - Committee of the Whole  
Planning for Employment and Employment Conversions (Item H.2.3) &  
Major Transit Station Areas Update (Item H.2.4)  
2267 Highway 7 and 7700 Keele Street  
Avenue 7 Developments Ltd.  
City of Vaughan  
Region of York**

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KLM Planning Partners Inc. is the land use planning consultant representing Avenue 7 Developments Ltd. with respect to lands they own at the southwest corner of Highway 7 and Keele Street ("Subject Lands"). The Subject Lands are approximately 5.5 hectares in size and are known municipally as 2267 Highway 7 and 7700 Keele Street in the City of Vaughan. On behalf of our client, we have had an opportunity to review the staff reports titled "Planning for Employment and Employment Conversions" ("Employment Report") and "Major Transit Station Areas Update" ("MTSA Report"), which are being considered at the March 12, 2020 Committee of the Whole meeting and we are pleased to provide our comments at this time.

Our client submitted a request to the Region in November 2018 to re-designate the Subject Lands to permit residential/mixed uses on the site. The rationale for this request was premised on the following key considerations:

- The Subject Lands are within a proposed Major Transit Station Area ("MTSA") on Highway 7 as noted in the Regional staff report and is appropriate for mixed-use intensification (both residents and jobs);
- The Subject Lands are currently permitted to be developed entirely for retail (i.e. non-employment uses) and already support many retail businesses;
- The proposed mix of residential, office, retail and hotel would provide more jobs than existing uses;

- The proposed conversion will increase the jobs on site from 128 (existing) to 1,029 (a 700% increase over existing);
- Residential growth will provide a sufficient workforce to support the success of the Bus Rapid Transit service along highway 7 corridor as a mixed-used, transit-oriented, complete community;
- The existing residential community located to the east is currently underserved with regard to their day-to-day needs. The proposed conversion will facilitate additional growth and a greater range of uses on the Subject Lands to form the basis of a complete community and provide amenities to the surrounding community (both employment and residential);
- The conversion of the Subject Lands has been supported by a multi-disciplinary consulting team and conforms with the conversion criteria of the Growth Plan and the Region.

In the Employment Report, our client's lands are referred to as parcel "V13". At this time, the Region is not recommending a conversion of the Subject Lands to support non-employment uses and are recommending they be designated as Employment in the Regional Official Plan. We believe this is the wrong approach to the future development of the Subject Lands.

The conversion request on the Subject Lands is supported by a multi-disciplinary consulting team and conforms with the criteria of the Growth Plan and the Region. The owner engaged the services of a professional land use planner, transportation consultant, land economist and noise consultant to review the impacts of the proposed employment land conversion. The review concluded that the employment land conversion conformed with the criteria of the Provincial Growth Plan and the Region of York as it facilitates a complete community, would not impact the supply of employment lands, would encourage greater job growth on the lands, support investments in public transit and would not impact surrounding employment uses.

It is important to note that the Subject Lands are currently zoned to permit 100% retail uses (i.e. non-employment uses). The consulting team engaged by the owner concluded that without residential development on the Subject Lands, the lands will not have the critical mass in population to drive increases in employment, office and hotel uses envisioned by the Region and Vaughan. Simply put, without residential, intensification of the Subject Lands will not occur. The proposed conversion will increase the jobs on site from 128 (existing) to 1,029 (a 700% increase over existing).

As noted in the MTSA Report, the Subject Lands are situated within a proposed Major Transit Station Area ("MTSA"), which are required by Provincial Policy to achieve a minimum density target of 160 people and jobs per hectare. The lands are also between two distinct Secondary Plan areas being the Vaughan Metropolitan Centre and Concord GO. In our opinion, increased density and residential and employment population around a proposed MTSA and existing higher-order transit which exists at the corner of Highway 7 and Keele Street will support the nearly \$2 Billion investment made by government in the Highway 7 BRT.

Finally, a conversion will support a complete community to deliver additional services and facilities to the existing residents that live on the east side of Keele Street. Currently these residents are under served with facilities and business that would serve their day-to-day needs including a grocery store, medical professionals and retail. The proposed conversion will facilitate additional growth and a greater range of uses on the Subject Lands to form the basis of a complete community and provide amenities to the surrounding community (both employment and residential).

We appreciate your consideration of these comments and look forward to continue working with Staff with respect to our request for an employment land conversion on the Subject Lands through the MCR process.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
Partner

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Peter Van Loan, Aird & Berlis LLP