

DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

MARCH 12, 2020

Subject: Request for Employment Conversions

Spokesperson: Rob Lavecchia, KLM Planning Partners

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

Brief summary of issue or purpose of deputation:

I would like to make a deputation at tomorrow's Committee of the Whole meeting regarding employment conversion request V25 in the City of Vaughan.

OFFICE OF THE REGIONAL CLERK

1-877-464-9675 x. 71320

york.ca



Dear Regional Clerk

I've been asked by Regional Councillor Linda Jackson to forward this email to you to confirm our request for deputation tomorrow at Regional Council.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

----- Original message -----

From: Joseph Sgro <JSgro@zengroup.com>

Date: 2020-03-11 8:58 p.m. (GMT-05:00)

To: "Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca)" <maurizio.bevilacqua@vaughan.ca>, "linda.jackson@vaughan.ca" <linda.jackson@vaughan.ca>, "Gino Rosati (gino.rosati@vaughan.ca)" <gino.rosati@vaughan.ca>, mario.ferri@vaughan.ca

Cc: Vic De Zen <VDeZen@zengroup.com>, Sam Speranza <SSperanza@zengroup.com>

Subject: Highway 7 and 427 Livingston Land Conversion

Dear Mayor and Regional Councillors,

We received the Region of York Staff Report to the Committee of the Whole on the Planning for Employment and Employment Conversions and we respectfully disagree with Staff's recommendation that a portion of our site along Highway 7 at Highway 427 not be converted to non-employment uses. We believe that Staff may not have taken into consideration certain very material and relevant site specific features and facts in their review process and we ask for your support for further consideration/investigation on this Conversion request. Please see attached for the Region of York Report to COW (specifically Exhibit V25 on page 64 of the Report) and for our very conceptual land conversion site plan.

As we received the Report just this am, we did not have the opportunity to respond to the Region to state our position in writing and to request a deputation at tomorrow's Regional COW meeting. Accordingly, we kindly ask for your consideration to allow Mr. Robert Lavecchia of KLM Planning to make a brief deputation on our behalf.

In summary, our position is as follows:

1. The subject lands are at the southwestern edge of the Vaughan Enterprise Zone which covers more than 1,500 hectares of land and is projected to yield 60,000 jobs within the General Employment and Prestige Employment designation;
2. The subject lands where they abut Highway 7 are currently designated Employment Commercial Mixed Use which does not permit any form of residential development. In isolation, Commercial Mixed Use development presents significant challenges in today's market and these challenges are forecasted to be much greater in the future;

3. In particular, we would like to bring the following facts to Committee's attention:

- The Ministry of Transportation has made a significant investment in a 20 acre transit station at the corner of Highway 7 and Highway 427 in addition to the transit way abutting highway 427;
- This station is part of the larger regional transportation initiative that seeks to connect the Cities of Brampton, Vaughan and Markham via higher order transit along Highway 7 with future plans for light rail connections to Pearson International Airport and downtown Toronto. This will be a truly "connected" public transit community in all respects;
- Our proposal seeks to maintain the employment function of the subject lands while adding some residential uses abutting Highway 7 and the MTO Transit Station. It is very important to emphasize the fact that we are not "removing or replacing" the employment uses along Highway 7 – we are simply "adding" to the employment uses on a vertical scale;
- We believe the addition of residential uses will support the Province's goal of creating complete mixed-use communities and improve the viability of the Vaughan Enterprise Zone in the long term;
- The addition of residential opportunities in reasonable proximity to employment opportunities in the Vaughan Enterprise Zone will encourage the utilization of the recent significant investments in higher order transit as noted above, allow employees and business owners in the Vaughan Enterprise Zone the opportunity to live and play next to their workplaces, and reduce the need for private personal automobile trips in this area of Vaughan;
- The high density mixed use development that my client is proposing will include commercial, office, retail and residential uses in mixed use buildings;
- The residential projects that have been approved along Highway 7 east of Highway 27, make this proposal contextually appropriate.

5. In summary, the current proposal would yield eleven 35 storey mixed use buildings that would contain approximately 3,500 residential units in the tower portion of the buildings with commercial/retail at grade and office uses within a podium totaling approximately 300,000 square feet of office and commercial uses. There is also potential for three stand-alone office towers (in the locations of buildings E, F and G) and a prestige industrial/commercial building that could accommodate up to 500,000 square feet of employment space.

6. The City of Vaughan has, through our site plan application submissions, made it very clear that it would like to see mixed use development proposals along Highway 7. We kindly ask for your support to allow for a further investigation, on a more comprehensive basis, together with Region and City Staff of the mixed use employment and residential development opportunities on the subject lands in order to achieve the best long-term development project solution at this very prominent and strategic location in the City of Vaughan.

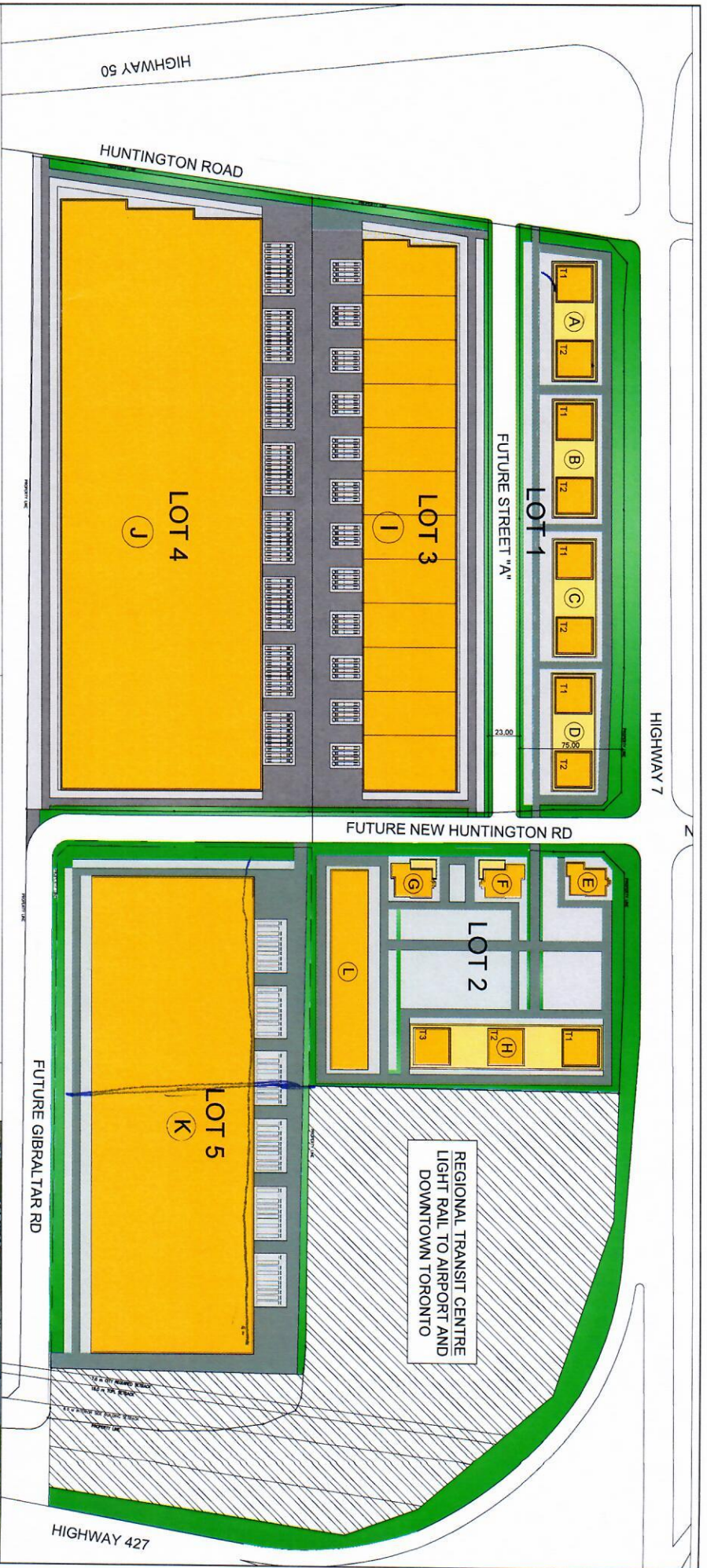
We appreciate your time and consideration.

Please call me at any time on my cell phone _____ should you have any questions.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Group of Companies Limited
100 Zenway Boulevard, Vaughan L4H 2Y7
Office: 905-264-5962 x204



| SITE ANALYSIS | | TOTAL AREA | |
|---------------------------|-------|---------------|--------------|
| LOT 1 | 4,200 | 3,100 | 1,100 |
| LOT 2 | 4,200 | 3,100 | 1,100 |
| LOT 3 | 4,200 | 3,100 | 1,100 |
| LOT 4 | 4,200 | 3,100 | 1,100 |
| LOT 5 | 4,200 | 3,100 | 1,100 |
| LOTS 1-5 TOTAL GFA | | 15,600 | 5,500 |

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LIVINGSTON PARCEL - SOUTH WEST CORNER OF HWY 427 AND HWY 7

DRAWING: CONCEPTUAL MASTER SITE PLAN

SCALE: NTS DATE: FEB 2020 #: Z-1