

DEPUTATION REQUEST

SPECIAL REGIONAL COUNCIL

SEPTEMBER 17, 2020

Subject: Employment Land Conversion

Spokesperson: Michael Bissett

Name of Group or person(s) being represented (if applicable): Bousfields Inc, on behalf of National Homes Inc., Owner of 291 Edgeley Boulevard

Brief summary of issue or purpose of deputation:

To request conversion of lands at 291 Edgeley Boulevard to allow for a mix of uses, including employment and residential. For the following reasons:

- 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, is supportive of further consideration for a mix of uses.
- The request would recognize 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.

At its meeting on May 27, 2020, City Council approved recommendations to convert lands north of Portage Parkway, but due to a technicality in terms of receiving the original request, this request has not been considered. With respect, we hereby request that Regional Council include the subject request in the context of those recommended by the City for approval north of Portage Parkway.

The request for conversion has not been recognized by the Region or the City by virtue of the fact that the original 2019 letter was submitted a day after the staff-imposed nonstatutory deadline for such conversion requests. In my opinion, it is not appropriate to ignore a request that has been known to Regional and City staff since November 2019. This is especially true given the amount of correspondence noted above.

OFFICE OF THE REGIONAL CLERK

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BOUSFIELDS INC.

Project No.20124

September 15, 2020

The Council of the Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Attention: Council members of the Regional Municipality of York

Re: *Request for Employment Conversion*
291 Edgeley Boulevard, City of Vaughan

I am the planning consultant to National Homes, the owner of 291 Edgeley Boulevard. National Homes submitted a letter to the Region of York requesting a conversion of their lands in November 2019. Subsequent to that letter, on behalf of National Homes, we submitted letters to both Region of York Council (March 10, 2020) and to City of Vaughan Committee of the Whole (May 21, 2020) and City of Vaughan Council (May 26, 2020). All of these letters are attached hereto for your convenience.

The request for conversion has not been recognized by the Region or the City by virtue of the fact that the original 2019 letter was submitted a day after the staff-imposed nonstatutory deadline for such conversion requests. In my opinion, it is not appropriate to ignore a request that has been known to Regional and City staff since November 2019. This is especially true given the amount of correspondence noted above.

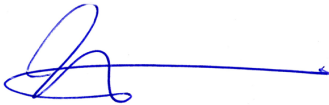
At its meeting on May 27, 2020, City Council approved recommendations to convert lands north of Portage Parkway, but due to a technicality in terms of receiving the original request, this request has not been considered. With respect, we hereby request that Regional Council include the subject request in the context of those recommended by the City for approval north of Portage Parkway.

I reiterate the following reasons in support of this request:

- 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, is supportive of further consideration for a mix of uses.
- The request would recognize 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 trust that the foregoing is satisfactory for your purposes, however, if you have any questions, please do not hesitate to contact the undersigned or Tyler Hughes from our office. Thank you again for considering us in this regard.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

c. Rocco Pantalone
Jason Pantalone



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.

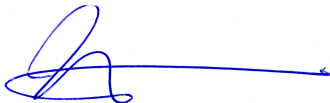
The reasoning set out in the staff report for not allowing a conversion of the lands north of the VMC Secondary Plan was: 1) the potential to destabilize the employment area north of the VMC Secondary Plan and/or negatively impact viability of surrounding employment uses due to conversion pressures; 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



BOUSFIELDS INC.

Project No. 20124

May 19, 2020

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attention: Mayor and Members of Council

Dear Mayor Bevilacqua and Members of Council:

**Re: *Item 4.10, March 20, 2020 Committee of the Whole
Request for Comments: York Region Evaluation of Employment Land
Conversion Requests
Request for Conversion, 291 Edgeley Boulevard, City of Vaughan***

I am the planning consultant to National Homes, the owner of 291 Edgeley Boulevard (the "owner"). Further to the letters provided to the Region of York, I am 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").

I have reviewed the staff report on conversion requests throughout the Region and note that, while the Site has been identified as request number 31 on Attachment 3 to the report, there is no specific discussion on this request contained within the text of the staff report.

The staff report does not address the matters outlined in our March 10, 2020 letter to the Region, which described the advantages of a conversion towards: 1. implementing 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. Implementing 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.

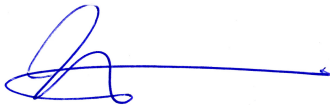
Notwithstanding that owner's specific request was not considered in the subject staff report, we note that there was discussion on a request made for conversion of lands north of Portage Parkway. The reasoning set out in the staff report for not allowing a conversion of the lands north of the VMC Secondary Plan is based, in part, on the lack employment growth and the amount of mixed-use lands that remain vacant. In this respect, we believe an in-depth review and consultation should be undertaken with the landowners in this area. Such review would serve to fully understand the function of the area, and the opportunity it 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 create a complete community that will stimulate job growth within the VMC, in proximity to higher order transit.

While Portage Parkway may be a truck route, there should also be consideration of the fact that the lands redevelopment of lands north of Portage Parkway would result in 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.

We had intended on having discussions with staff in the coming months, however these recommendations are moving forward without that opportunity. The aim of such discussions being to accomplish a policy framework that could 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. We request that this item be deferred as it relates to the subject site, in order to have further discussions on this request.

Bousfields Inc.



Michael Bissett, MCIP, RPP

- c. Rocco Pantalone, National Homes
- Jason Pantalone, National Homes
- Sandra Malcic, York Region
- Fausto Filepetto, City of Vaughan
- Clerk, City of Vaughan



BOUSFIELDS INC.

Project No. 20124

May 26, 2020

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

**Re: *Committee of the Whole Report No. 20, Item 10
Request for Comments: York Region Evaluation of Employment Land
Conversion Requests
Request for Conversion, 291 Edgeley Boulevard, City of Vaughan***

I am the planning consultant to National Homes, the owner of 291 Edgeley Boulevard. National Homes submitted a letter to the Region of York requesting a conversion of their lands in November 2019. Subsequent to that letter, on behalf of National Homes, we submitted letters to both Region of York Council (March 10, 2020) and to City of Vaughan Committee of the Whole (May 21, 2020).

The request for conversion has not been recognized by the Region or the City by virtue of the fact that the original 2019 letter was submitted a day after the staff-imposed non-statutory deadline for such conversion requests. In my opinion, it is not appropriate to ignore a request that has been known to Regional and City staff since November 2019.

I would like to thank Council for recognizing me at the May 22nd Committee of the Whole meeting, where I made a deputation to request the conversion of 291 Edgeley Boulevard. The request was identified as ID 31 on the map attached to the staff report (attachment 3 to the staff report, attached hereto), but was not specifically discussed in the staff report itself. Notwithstanding that, I note that the Committee did recommend the conversion request by other landowners north of Portage Parkway (ID 24).

Based on the foregoing, I hereby request that Council pass a resolution that the recognizes and supports the conversion request for 291 Edgeley (ID 31), or in the alternative, considered the request along with lands recommended for potential conversion north of Portage Parkway (with ID 24). The boundary of this conversion request would be confirmed through the VMC Secondary Plan Review process and there should be sufficient flexibility to include 291 Edgeley.

Bousfields Inc.

Michael Bissett, MCIP, RPP

c. Rocco Pantalone, National Homes
Jason Pantalone, National Homes
Fausto Filipetto, City of Vaughan

MAP OF ALL CONVERSION REQUESTS IN THE CITY OF VAUGHAN

