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September 16, 2020

via email: regionalclerk@york.ca

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

Attention: Regional Council, Regional Municipality of York

**RE: York Regional Council Special Meeting
Planning for Employment and Employment Conversions (Item F.1)
7625 Martin Grove Road and 211 Woodstream Boulevard
716051 Ontario Limited & 1214420 Ontario Limited (ID V5)
City of Vaughan ("City")
Region of York ("Region")**

KLM Planning Partners Inc. is the land use planning consultant representing 716051 Ontario Limited & 1214420 Ontario Limited with respect to lands they own at the at the intersection of Martin Grove Road and Woodstream Boulevard ("Subject Lands"). The Subject Lands consist of two (2) properties, which together are approximately 1.84 hectares (4.55 acres) in size and are known municipally as 7625 Martin Grove Road and 211 Woodstream Boulevard in the City. On behalf of our client, we remain engaged and committed in the ongoing Regional Official Plan update ("MCR") and in particular the conversion of employment lands being considered by the Region.

We have had an opportunity to review the Planning for Employment and Employment Conversion memorandum (Item F.1) from the Chief Planner, Paul Freeman being considered at the York Regional Council Special Meeting on September 17, 2020 and we are pleased to provide our comments at this time. We understand that the purpose of this non-statutory special meeting of Council is intended to provide the public and landowners an additional opportunity to participate in the planning for employment process. This meeting precedes the final recommendations on site-specific employment area conversion requests and employment area mapping being considered at the October 8, 2020 Regional Committee of the Whole meeting.

The planning staff memorandum correctly identifies that **City Council publicly supports the employment land conversion of the Subject Lands**. On May 20, 2020, Vaughan Committee of the Whole considered each request for conversion. Committee approved the conversion of these lands, which was ratified by Vaughan Council on May 27, 2020. A copy of Vaughan's resolution is attached to this letter (Attachment 1).

As the local approval authority, the City considered the planning merits of the employment land conversion, which is based on the following key considerations:

- The Subject Lands are currently used for the sale and storage of motor vehicles, which are commercial uses;
- The Subject Lands form part of the larger No. 7 Auto Mall Owned and operated by Zanchin Automotive Group, with most of the lands owned by Zanchin Automotive Group currently designated Mid-Rise Mixed-Use by VOP 2010. We believe it is appropriate to designate all the lands owned by the Zanchin Automotive Group with a consistent land use designation to support a comprehensive vision and redevelopment potential for these lands;
- The owner has identified a shift in the automotive industry in the last number of years and the impacts of COVID to the automotive industry are not known at this time. The potential for redevelopment could be sooner as a result;
- The properties are connected to Highway 7 and the conversion will further support intensification along a Regional Intensification Corridor and support investments being made in transit by providing additional density and a greater range of housing options in the surrounding community, which is in close proximity to public parks, transit and other community infrastructure;
- Mixed-use development on the Subject Lands will integrate the numerous institutional uses that exist south on Martin Grove including Holy Cross Catholic School, the Ontario soccer centre, Vaughan Grove Sports Park and Villa Da Vinci Retirement Home to the Highway 7 Mixed-Use Corridor;

From a land use planning perspective, including the Subject Lands within the same Mid Rise Mixed Use designation as the balance of the lands owned by my client will allow the Subject Lands to be comprehensively planned and will provide the necessary density along a Regional Intensification Corridor and support investments in transit, while at the same time allowing for employment and commercial uses to be integrated into a mixed use development. For these reasons, the conversion of the Subject Lands represents good land use planning.

Given the above, we respectfully request that the Region of York Council **support the position of the City, which recommends that the property located at 7625 Martin Grove Road and 211**

Woodstream Boulevard be converted to permit residential uses in addition to employment uses.

Please consider this letter as our formal request to receive notice of any future reports and/or public meetings or consultations regarding this matter. If you have any questions or comments in relation to this letter or the lands in question, please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner

Copy: Joe Zanchin, 716051 Ontario Limited
Angelo Delfino

**CITY OF VAUGHAN
REPORT NO. 20 OF THE
COMMITTEE OF THE WHOLE (2)**

*For consideration by the Council
of the City of Vaughan
on May 27, 2020*

The Committee of the Whole met at 2:12 p.m., on May 20, 2020.

Council Member	In-Person	Electronic Participation
Mayor Maurizio Bevilacqua, Chair	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate		X
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

1. INTERNAL AUDIT REPORT – CONSULTING SERVICES AUDIT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, Internal Audit, dated, May 20, 2020:

Recommendation

1. That the Internal Audit Report on the audit of Consulting Services be received.

2. FISCAL HEALTH REPORT – FOR THE YEAR ENDING DECEMBER 31, 2019

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated May 20, 2020, be approved; and

Recommendation

1. THAT Site Development File DA.19.001 (Prima Vista Estates Inc. and 840999 Ontario Ltd.) BE DRAFT APPROVED AND SUBJECT TO CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a commercial plaza consisting of three buildings with a total gross floor area of 2,302 m2 served by 82 parking spaces.

9. NOTIFICATION TO RATEPAYER ASSOCIATIONS FOR NEW TELECOMMUNICATION FACILITIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated, May 20, 2020:

Recommendation

1. THAT this report be RECEIVED as information in response to Council's motion regarding sending notification to Ratepayer Associations of applications for telecommunications facilities.

10. REQUEST FOR COMMENTS: YORK REGION EVALUATION OF EMPLOYMENT LAND CONVERSION REQUESTS

The Committee of the Whole recommends:

- 1) **That Staff Recommendation for the following request be approved:**

ID	Address	Nature of Request	Applicant / Owner	Recommendations
1	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7	A request to re-designate lands from "Employment Commercial Mixed-Use "to "Mixed-Use Commercial / Residential".	Brookvalley Project Management Inc.	Support the conversion of lands identified within Deferral Area A in VOP 2010 to continue to pursue a GO station at this location through the Concord GO Mobility Hub Study.

- 2) **That the following requests for conversion be approved:**

ID #	ADDRESS
3	233 Four Valley Drive and 1040-1080 Edgeley Boulevard
4	11, 27 and 37 Jacob Keefer Parkway

5	7625 Martin Grove Road and 211 Woodstream Boulevard
11	6241 Rutherford Road
13	2267 Highway 7 and 7700 Keele Street
15	201 Millway Avenue
16	163 and 175 Bowes Road
17	4600 Steeles Ave West
18	7777 Keele St and 2160-2180 Highway 7
21	140 Doughton Road
22	676 to 696 Westburne Drive
24	705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermill Avenue and 190 Millway Avenue
25	Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427
26	2104 Highway 7
28	130 Doughton Road
30	20 Roysun Road

3) That the following requests for conversion be not approved:

ID #	ADDRESS
6	661 and 681 Chrislea Road
8	8083 Jane Street
9	8821 Weston Road
10	Part of Lot 14 and 15, Concession 5
12	2739 Highway 7
14	156 Chrislea Road and 15 Jevlan Drive
19	31 Jevlan Drive and 172 Chrislea Road
20	7171 Jane Street
23	2780 Highway 7
27	80, 82 and 220 Doney Crescent
29	7250 Keele Street

- 4) That consideration of this request for conversion be deferred to the May 27, 2020 Council meeting:

ID #	ADDRESS
7	Lots 26 to 35, Vaughan Concession 5 & Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street)

- 5) That the following request was withdrawn:

ID #	ADDRESS
2	11421 Weston Road; Part of Lot 30, Concession 5

- 6) That recommendation 4. contained in the report of the Acting Deputy City Manager, Planning and Growth Management dated May 20, 2020, be approved;

- 7) That the presentation by the Senior Planner, Policy Planning and Environmental Sustainability and C22, presentation material titled "*Request for Comment: Evaluation of Employment Land Conversion Requests*" be received;

- 8) That the following Deputations and Communications be received:

1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, and C6, dated May 15, 2020;
2. Mr. Barry Horosko, Horosko Planning Law, North Queen Street, Etobicoke, and C16, dated May 20, 2020;
3. Mr. Lucio Polsinelli, Arcovit Holdings, c/o Canvas Developments, Strada Drive, Vaughan, and C3, dated May 14, 2020;
4. Ms. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, on behalf of De Poce Management Ltd.;
5. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, and C7, dated May 19, 2020;
6. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and C8, C9 and C10, dated May 19, 2020;
7. Mr. Jonathan Sasso, Humphries Planning Group, Pippin Road, Vaughan;
8. Mr. Martin Quarcoopome, Weston Consulting, Millway Avenue, Vaughan;
9. Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, and C20, dated May 19, 2020;
10. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and C12, C18 and C21, dated May 19, 2020;

11. **Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, and C11, dated May 19, 2020;**
 12. **Mr. Robert Lavecchia, KLM Planning Partners, Jardin Drive, Concord, and C14, dated May 19, 2020;**
 13. **Mr. Michael Melling, Davies Howe LLP; and**
 14. **Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, and C15, dated May 19, 2020;**
- 9) **That the following Communications be received:**
- C4 **Mr. Kurt Franklin, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated May 14, 2020;**
 - C17 **Ms. Sandra K. Patano, Associate, Weston Consulting, Millway Avenue, Vaughan, dated May 20, 2020; and**
 - C19 **Mr. Mark N. Emery, President and Mr. Ryan Guetter, Senior Vice President, Weston Consulting, Millway Avenue, Vaughan, dated May 19, 2020; and**
- 10) **That the report of the Acting Deputy City Manager, Planning and Growth Management dated May 20, 2020, be received.**

Councillor Carella declared an interest with respect to the foregoing matter as he is a corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT Council support the conversion of employment area lands to allow non-employment uses, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
 - a. 4600 Steeles Ave West (ID 17)
 - b. Various landholdings in Concord GO Center Secondary Plan area (45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7, Vaughan) (ID 1)
 - c. 163 and 175 Bowes Road (ID 16)
 - d. 140 Doughton Road (ID 21)
 - e. 130 Doughton Road (ID 28);

2. THAT Council not support the conversion of employment area lands to allow non-employment land uses, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
 - a. 233 Four Valley Drive and 1040-1080 Edgeley Boulevard (ID 3)

- b. 11, 27 and 37 Jacob Keefer Parkway (ID 4)
 - c. 7625 Martin Grove Road and 211 Woodstream Boulevard (ID 5)
 - d. 661 and 681 Chrislea Road (ID 6)
 - e. Lots 26 to 35, Vaughan Concession 5 and Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street) (ID 7)
 - f. 8083 Jane Street (ID 8)
 - g. Part of Lot 14 and 15, Concession 5 (Anland) (ID 10)
 - h. 6241 Rutherford Road (ID 11)
 - i. 2739 Highway 7 (ID 12)
 - j. 2267 Highway 7 and 7700 Keele Street (ID 13)
 - k. 201 Millway Avenue (ID 15)
 - l. 7777 Keele St and 2160-2180 Highway 7 (ID 18)
 - m. 7171 Jane St. (ID 20)
 - n. 676 to 696 Westburne Drive (ID 22)
 - o. 2780 Highway 7 (ID 23)
 - p. 705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermill Avenue and 190 Millway Avenue (ID 24)
 - q. Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427 (ID 25)
 - r. 2104 Highway 7 (ID 26)
 - s. 80, 82 and 220 Doney Crescent (ID 27)
 - t. 7250 Keele Street (ID 29)
 - u. 20 Roysun Road (ID 30);
3. THAT Council not support the conversion of employment area lands to allow non-employment land uses because a conversion is not required for the request, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
- a. 8821 Weston Road (ID 9)
 - b. 156 Chrislea Road and 15 Jevlan Drive (ID 14)
 - c. 31 Jevlan Drive and 172 Chrislea Road (ID 19); and
4. THAT this report and Council's decision be forwarded to York Region as Vaughan Council's input on the Region's review of employment conversion requests in the City of Vaughan, as part of the 2041 Municipal Comprehensive Review.