

DEPUTATION REQUEST

SPECIAL REGIONAL COUNCIL

SEPTEMBER 17, 2020

Subject: Employment Conversion

Spokesperson: Tara Connor

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

Brief summary of issue or purpose of deputation:

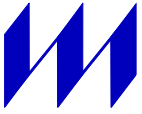
Employment Conversion Request for 31 Jevlan Dr. & 172 Chrislea Rd., Vaughan

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WESTON CONSULTING

planning + urban design

The Regional Municipality of York
Regional Clerk
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

September 16, 2020
File 7829-1

Attn: Paul Freeman, Chief Planner

**RE: York Region Employment Lands Conversion
31 Jevlan Drive and 172 Chrislea Road
City of Vaughan**

Weston Consulting is the planning consultant for A & P Colalillo Investments Inc., the registered owner of the properties municipally addressed as 31 Jevlan Drive and 172 Chrislea Road in the City of Vaughan (herein referred to as “subject lands”). We have been engaged to provide assistance to the landowner of the subject lands during York Region’s Municipal Comprehensive Review (“MCR”) process.

We are in receipt of the Memorandum to Regional Council entitled ‘Planning for Employment and Employment Conversions’ and dated September 10, 2020, which summarizes updated staff recommendations to be considered at a special meeting of Council on September 17, 2020. We note that Regional Staff’s recommendations for the proposed employment conversion for the subject lands is *“Conversion Not Required. Designate as employment in the Regional Official Plan”*.

Property Description and Surrounding Area

The subject lands consist of two parcels known as 31 Jevlan Drive and 172 Chrislea Road and are located on the west side of Chrislea Road and the east side of Jevlan Drive. Both parcels are located north-west of the intersection of Highway 400 and Highway 7 and have a combined area of approximately 2.55 acres (1.03 hectares) with frontage on Chrislea Road and Jevlan Drive.

The property located at 31 Jevlan Drive is currently occupied by retail commercial establishments, including a gym, dance studio, home goods retailer and distributor establishment. The property located at 172 Chrislea Road is occupied by separate retailers who share the space in an open concept format. The establishments include a furniture store, a carpet store, a bathroom fixture store and a hot tub retailer.

Although the subject lands are designated as 'General Employment Area' in the City of Vaughan Official Plan (2010), the lands have been occupied by retail uses and non-traditional employment uses for approximately 20 years. As such, they are surrounded by other non-traditional employment uses including retail uses of a jeweler and carpet store to the south. Despite being surrounded by a wider range of urban uses and having access to major arterial roads and a provincial highway, the subject lands currently contribute minimal employment opportunities to the local, regional and provincial economy.

Background

On November 29, 2019, Weston Consulting submitted a letter to the Regional Municipality of York requesting consideration of the conversion of the subject lands to facilitate a new mix of uses. This letter outlined how the subject lands demonstrate adequately addressing the five (5) criteria set out in Section 2.2.5.6 of the Growth Plan, as well as the recently adopted York Region conversion criteria.

On March 12, 2020, Regional Committee of the Whole considered the Staff Report entitled "Planning for Employment and Employment Conversions", which summarized the various conversions throughout the Region, including the subject lands. The Summary of Assessment contained in Attachment 5 listed three reasons for non-support of our request, including that the subject lands provide an appropriate transition between the employment area and the adjacent non-employment uses, as well as the sites contribution to economic development.

On May 13, 2020, City of Vaughan released a Staff Report (considered by the Committee of the Whole on May 20, 2020) entitled "Request for Comments: York Region Evaluation of Employment Land Conversion Requests". The Report outlined City Staff's non-support for the conversion of the subject lands, stating that the conversion is not required because the "Employment Commercial Mixed-Use" designation is considered an employment land designation.

Employment Conversion Rationale

As noted in our previous written correspondence, the subject lands are in the vicinity of various high density, high-rise residential uses and are currently underutilized for employment purposes. With additional permissions, the subject lands could provide an appropriate transition from employment uses to the north and mixed uses to the east. In addition, a wider range of employment uses could be supported with future development. It is our opinion that the proposed conversion itself would provide an appropriate transition to employment lands, while expanding mixed use permissions for the lands.

Next Steps

At this time, we respectfully request that the recommendations concerning the subject lands be referred back to Regional Staff for discussions and further analysis, and then considered by

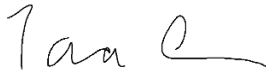
Regional Council at the October 2020 Committee of the Whole Meeting. Weston Consulting, on behalf of the landowner, will continue to participate in the Regional MCR process.

Thank you for your time. Please contact the undersigned at extension 241 should you have any questions regarding this request.

Yours truly,

Weston Consulting

Per:



Tara Connor, MCIP, RPP
Senior Planner

- c. Client,
Ryan Guetter, Weston Consulting
Mark Flowers, Davies Howe LLP