



**WESTON
CONSULTING**

planning + urban design

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

September 14, 2020
File 7522-3

Attn: Members of Regional Council

**RE: Regional Council – Special Meeting
Agenda Item D.1 - Planning for Employment and Employment Conversions
6241 Rutherford Road
City of Vaughan**

Weston Consulting is the planner for Di Poce Management Limited, the owner for the property located at 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'subject property'). The landowner is requesting an Employment Land Conversion to develop the property for an adaptive re-use project to include a mix of commercial and recreational uses which will complement the site's historic nature and environmental features.

On behalf of the landowner, Weston Consulting has made multiple submissions to the Region of York as part of their Municipal Comprehensive Review (MCR) process, dated August 10, 2018 and May 1, 2019, and has been actively engaged in detailed discussions with both Regional and City Staff. In discussions with Regional Staff, a consensus has been reached that the development of the property offers the potential for more permissive uses and is a local matter.

A deputation on this request was made at the City of Vaughan Committee of the Whole Meeting held on May 20, 2020 and an additional submission letter was also filed with the City. City of Vaughan Council made a decision to support the conversion of the subject property at their Council Meeting on May 27th, 2020. It is our opinion that this decision acknowledges the property's unique characteristics which deems it unsuitable for traditional, employment uses and is based on good planning principles.

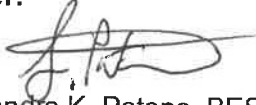
Since Council's decision on May 27th, an additional submission letter was provided to Regional Staff as part of the Region's Planning for Employment Public Information Centre (PIC). We have reviewed the memorandum from Paul Freeman, Chief Planner, titled "Planning for Employment and Employment Conversion" which accompanies this agenda item. The subject property has been assigned Report ID V11. We request for clarification as to Staff's position that a conversion is not required. It is our position that a conversion is appropriate as it will allow the subject property to be developed for non-employment uses, which City and Regional Staff have agreed are suitable given the nature of the site.

We thank you for the opportunity to provide comments and we look forward to continuing to work with Regional Staff and Council through the MCR process.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. Armando Lopes, Di Poce Management Limited
Paul Freeman, Chief Planner, Region of York
Fausto Filipetto, Manager of Long Range Planning, City of Vaughan