



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P-3036

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)
2267 Highway 7 and 7700 Keele Street
Avenue 7 Developments Ltd. (ID V13)
City of Vaughan ("City")
Region of York ("Region")**

KLM Planning Partners Inc. is the land use planning consultant representing Avenue 7 Developments Ltd. with respect to lands they own at the southwest corner of Highway 7 and Keele Street ("Subject Lands"). The Subject Lands are approximately 5.5 hectares in size and are known municipally as 2267 Highway 7 and 7700 Keele Street in the City. On behalf of our client, 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, which will inform Committee of the Whole recommendations to Regional Council on site-specific employment area conversion requests and employment area mapping at the October 8, 2020 Committee of the Whole meeting.

Attachment "1" to 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.

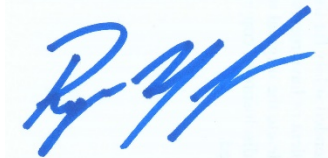
As the local approval authority, the City considered the merits of the employment land conversion request on the Subject Lands as outlined in our letter dated May 19, 2020 (Attachment 1) as well as the delegation made to Vaughan Committee of the Whole on May 20, 2020. In the discussion, City Council also indicated that increased density and a mix of uses on the Subject Lands and along the Highway 7 corridor further supports the potential for the Concord GO Station, which is a goal of the City. The Subject Lands are immediately adjacent to the existing Highway 7 Bus Rapid Transit (“BRT”) line, which connects directly with the site of a potential GO Station at Highway 7 just east of Bowes Road (i.e. Concord GO). Intensification on the Subject Lands will directly support investments in the existing higher order transit along Highway 7 and will further support the potential for the Concord GO Station through increased intensification in close proximity.

Given the submissions and justification our client has provided to the City and Region on many occasions in support of its request for an employment land conversion, we respectfully request that the Region of York Council **support the position of the City, which recommends that the property located at 2267 Highway 7 and 7700 Keele be converted to permit residential uses in addition to employment uses to create the basis for a true mixed-use community.**

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: Avenue 7 Developments Ltd.
Peter Van Loan, Aird & Berlis LLP



P-3036

May 19, 2020

via email: clerks@vaughan.ca

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

Attention: Mayor and Members of Council

**RE: May 20, 2020 Committee of the Whole, Item #10
“Request for Comments: York Region Evaluation of Employment Land Conversion
Requests”
Avenue 7 Developments Ltd.
2267 Highway 7 and 7700 Keele Street (ID 13)
City of Vaughan
Region of York**

KLM Planning Partners Inc. is the land use planning consultant representing Avenue 7 Developments Ltd. with respect to a 5.5 hectare parcel of land they own at the southwest corner of Highway 7 and Keele Street (“Subject Lands”) and known municipally as 22667 Highway 7 and 7700 Keele Street (ID V13). We wish to formally correct the public record in which the staff report incorrectly notes the planning consultant as Humphries Planning Group.

On behalf of our client, we respectfully request **the Council for the City of Vaughan recommend that the property located at 2267 Highway 7 and 7700 Keele be converted to permit residential uses in addition to employment uses to create the basis for a true mixed-use community and that the Region of York is notified of Council’s decision in relation to their ongoing Municipal Comprehensive Review Process.**

We have reviewed the Vaughan planning staff recommendation report titled “Request for Comments: York Region Evaluation of Employment Land Conversion Requests”, which is being considered at the May 20, 2020 Vaughan Committee of the Whole Meeting. The Subject Lands are referred to as ID 13 and staff are not recommending an employment land conversion. We do not support staff’s recommendation of the conversion request with respect to the Subject Lands for reasons briefly outlined in this letter.

The recommendation report from the Planning Department introduces a set of local conversion criteria to be used in conjunction with those from the Province (Growth Plan) and those approved by the Region when considering employment land conversion requests. However, the report does not include any detailed analysis on the importance of mixed-used development along Highway 7 (Regional Intensification Corridor) and supporting the nearly \$2 Billion investment in public transit along this corridor.

In the context of the Subject Lands, it is important to note the following benefits:

- The proposed conversion request will deliver a 700% increase in jobs on the site (increase from 128 currently provided to 1,029);
- The Subject Lands are already used for non-employment uses and are currently zoned to permit 100% commercial uses such as restaurants, supermarket and retail stores, which are not considered employment uses;
- The Subject Lands are located within a Major Transit Station Area (“MTSA”) at the corner of Highway 7, and Keele, making it logical site for intensification and mixed-use development to achieve a minimum density of 160 people and jobs per hectare required by Provincial Policy;
- The Subject Lands are located on Highway 7, a Major Transit Corridor, intended to be developed over time as a mixed-use corridor;
- Highway 7 abutting the property, has already been the subject of considerable public investment in a Bus Rapid Transit (“BRT”) corridor and substantial streetscape improvements to create a pedestrian-oriented environment appropriate for a mixed-use development;
- The Subject Lands adjoin a long-established residential community located immediately to the east. The mixed-use intensification proposed on the Subject Lands will help establish the basis for a complete community that will support these adjacent existing residential uses, which currently have very limited access to any day-to-day amenities;
- The Subject Lands are outside the zone of influence of the existing CN Mcmillan Yard to the northwest, and a noise study has demonstrated that impacts are all within acceptable provincial standards, and that there will be no impact limiting the activities at the railyard if the property is developed for mixed-use purposes including residential; and,
- Conversion of the subject property to mixed-uses will help the municipality to achieve the objectives for intensification, density and transit-oriented development established under the Growth Plan for the Greater Golden Horseshoe.

For the above-noted reasons, we respectfully request **the Council for the City of Vaughan recommend that the property located at 2267 Highway 7 and 7700 Keele be converted to permit residential uses in addition to employment uses to create the basis for a true mixed-use community and that the Region of York is notified of Council's decision in relation to their ongoing Municipal Comprehensive Review Process.**

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.



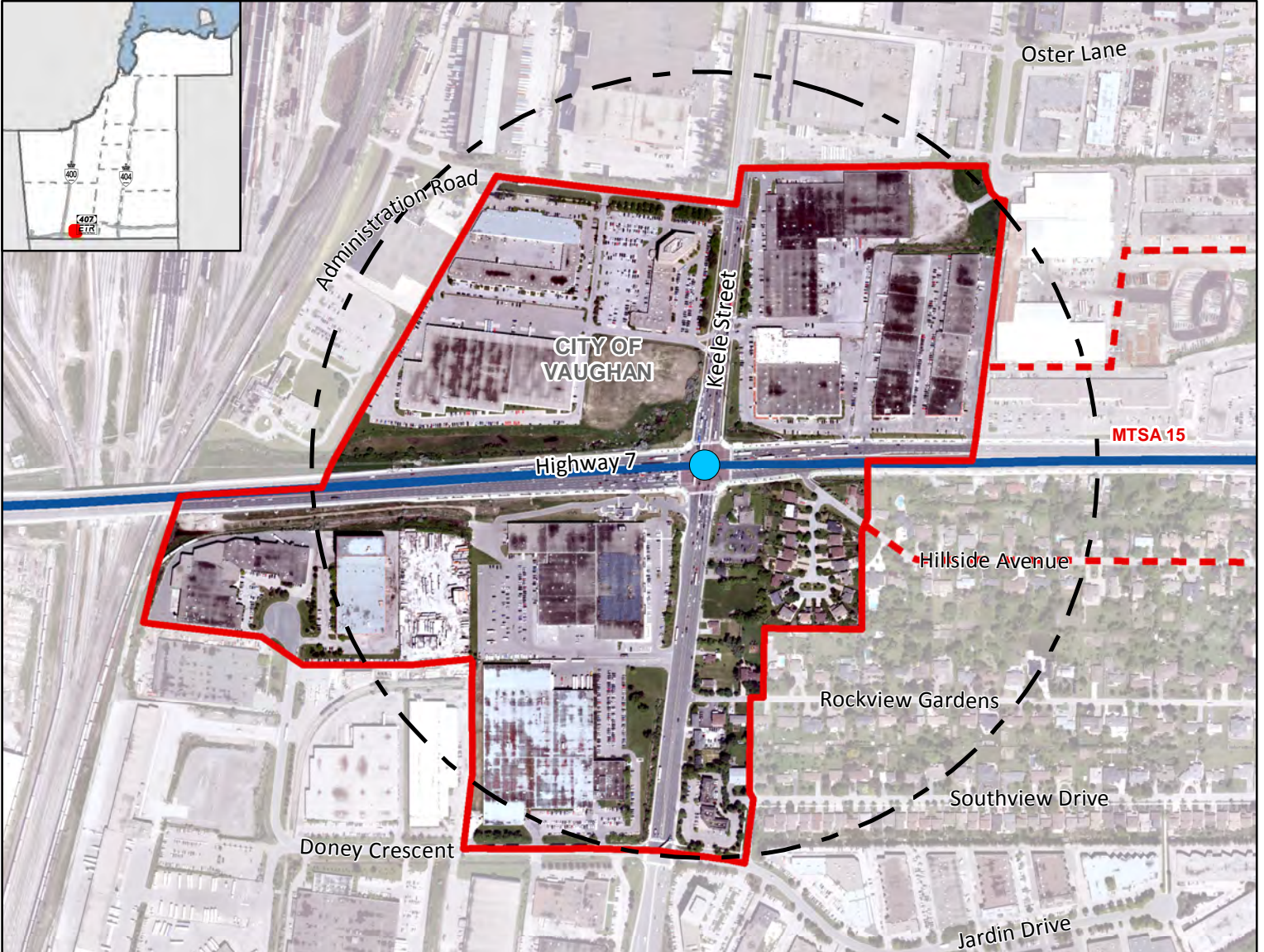
Ryan Mino-Leahan, MCIP, RPP
Partner

Copy: Avenue 7 Developments Ltd.
Peter Van Loan, Aird & Berlis LLP

Keele BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Keele Street, Vaughan



Legend

Major Transit Station

Required BRT

500m Radius

Draft MTSA Boundary

Adjacent Draft MTSA Boundary

Priority Transit Corridors

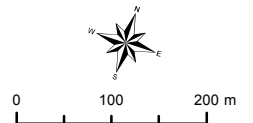
BRT

Keele BRT Station
Gross Area:
55.83 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



The Regional Municipality of York
Corporate Services,
Planning and Economic Development
March 2019

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See York.ca for disclaimer information.

¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%