

# DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

OCTOBER 15, 2020

**Subject:** 661 & 681 Chrislea Road, City of Vaughan V6

**Spokesperson:** David McKay

**Name of Group or person(s) being represented (if applicable):** Battcorp Holdings (Vaughan) Ltd.

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**Brief summary of issue or purpose of deputation:**

Attached is our submission on Item V6 that I will speak to in my deputation.

OFFICE OF THE REGIONAL CLERK

1-877-464-9675 x. 71320

york.ca



October 14, 2020

**REVISED PARTIAL  
CONVERSION  
REQUEST**

**Chairman Emmerson and Members of Regional Council**

c/o Mr. Christopher Raynor  
Regional Clerk  
Regional Municipality of York  
Regional Corporate Services Department  
Administrative Centre  
17250 Yonge Street, 4th Floor  
Newmarket, Ontario  
L3Y 6Z1

Dear Chairman Emmerson Regional Council Members:

**RE: MUNICIPAL COMPREHENSIVE REVIEW  
REVISED REQUEST FOR PARTIAL CONVERSION – REQUEST V6  
BATTCORP HOLDINGS (VAUGHAN) LTD.  
661 & 681 CHRISLEA ROAD, VAUGHAN  
OUR FILE 20196'A'**

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We have recently been retained by Battcorp Holdings (Vaughan) Ltd. On behalf of our client please accept this letter as our submission related to the conversion of Employment Lands in the City of Vaughan located at the southeast corner of Langstaff Road and Silmar Drive, municipally addressed as 661 & 681 Chrislea Road (the “subject lands”). This is Request V6.

On February 5, 2019 a formal request was made by Weston Consulting to the Region for the conversion of the subject lands to permit non-employment uses. The request at that time was to permit the lands which are approximately 1.64 hectares (4.0 acres) of land to be converted.

We are writing to Regional Council to advise of our client’s revised conversion request, which would result in only the westerly portion of the subject lands being converted (approximately 1.03 hectares (2.55 acres)) as shown on the attached concept plan (**Figure 1**). The easterly portion of the subject lands would remain as employment, to be utilized for as a potential hotel and convention centre as shown on the attached concept plan.

We note that the subject lands have been excluded from the Province’s mapping for Provincially Significant Employment Zones (“PSEZ”) undertaken as part of the revisions to the 2019 Growth

Plan. See limits as shown on **Figure 2**. This indicates that the Province does not consider the subject lands to be important or significant on a provincial level to accommodate employment growth. In our opinion, is a significant factor which should be considered.

For the conversion lands, it is our intention that the redevelopment of these lands, as well as those along the south side of Langstaff Road, would proceed by way of a Secondary Plan Review to confirm details of heights, densities, transportation matters, and open space. These lands are naturally aligned with the lands to the west, given their frontage on Langstaff Road and the commercial uses contained on both properties. See **Figure 2**.

In summary:

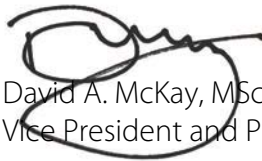
1. The subject lands are not in a PSEZ.
2. The request now being made has been substantially reduced. The remaining employment lands could be redeveloped for higher intensity employment uses.
3. The planning for these lands is being requested by way of Secondary Plan Review along with the community commercial mixed use lands to the west.

**Based on the above we request that this matter be referred back to the City of Vaughan for further consideration.**

Thank you.

Yours truly,

**MHBC**

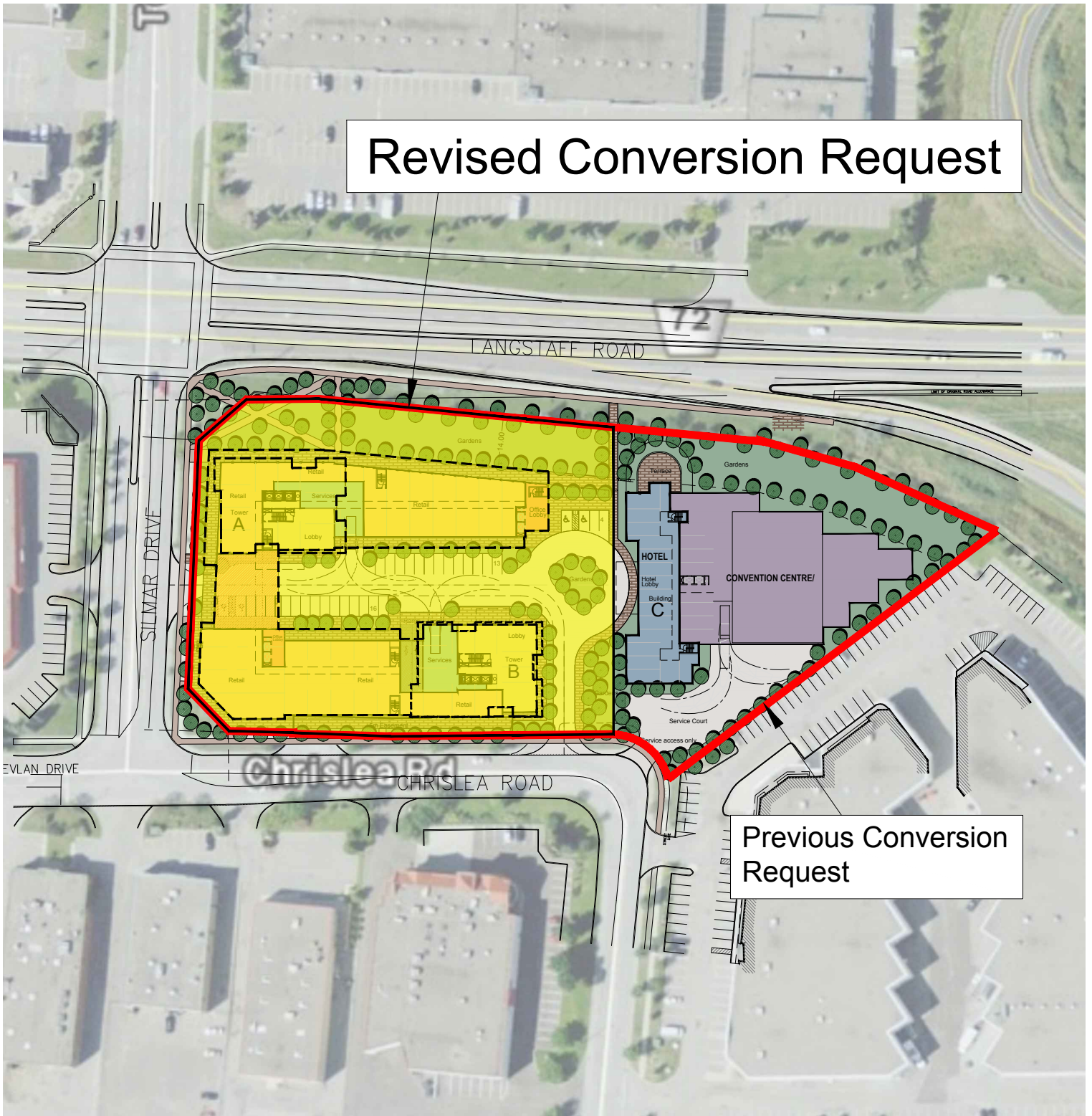


David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner

cc: Clients  
Barry Horosko

Encl.

# Revised Conversion Request



Previous Conversion Request

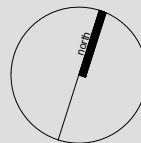
**Figure 1**  
**Revised Conversion Request Diagram**

**LEGEND**

- Previous Conversion Request (1.64 ha / 4.05 ac)
- Revised Conversion Request (1.03 ha / 2.55 ac)

DATE: October 13, 2020

SCALE 1:1500








**661 and 681 Chrislea Road, Vaughan, Ontario**

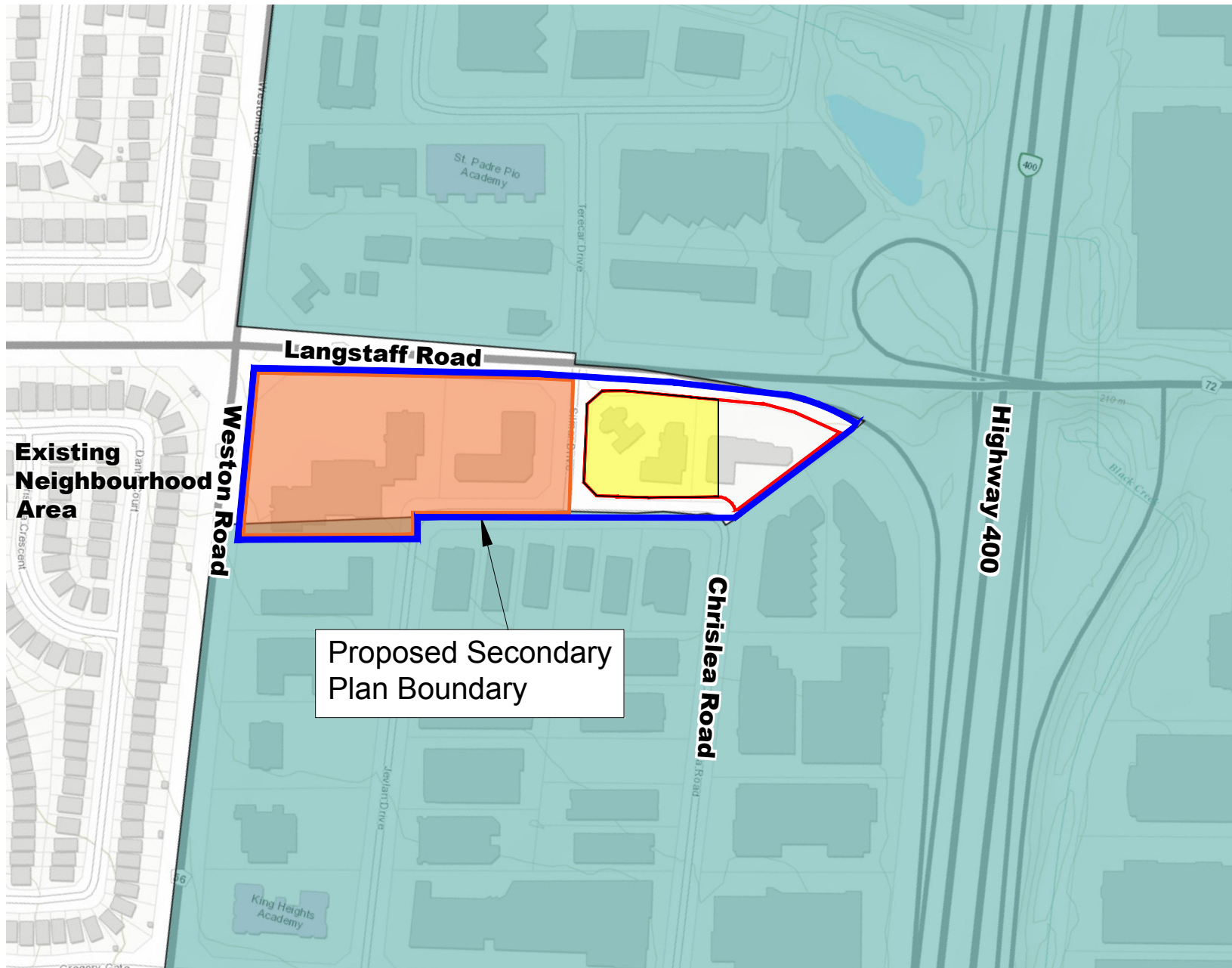
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## Figure 2 Proposed Secondary Plan Boundary

661 and 681 Chrislea Road,  
Vaughan, Ontario

### LEGEND

-  Previous Conversion Request  
(1.64 ha / 4.05 ac)
-  Revised Conversion Request  
(1.03 ha / 2.55 ac)
-  Community Commercial  
Mixed Use Area
-  Provincially Significant  
Employment Zones
-  Proposed Secondary Plan  
Boundary



DATE: October 13, 2020

SCALE: 1:5000



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