

DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

OCTOBER 15, 2020

Subject: 163 & 175 Bowes Rd, City of Vaughan V16

Spokesperson: Bryanne Robinson

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

Brief summary of issue or purpose of deputation:

We are pleased to submit the attached letter submission as it relates to Item C.1 of tomorrow's Committee of the Whole Agenda related to the Planning for Employment and Employment Conversions Report for 163 & 175 Bowes Road (Request V16).

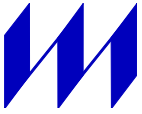
Additionally, I would like to register myself to provide delegation at tomorrow's meeting.

OFFICE OF THE REGIONAL CLERK

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WESTON CONSULTING

planning + urban design

Community Planning and Development
York Region
17250 Yonge Street, 4th Floor
Newmarket, Ontario L3Y 6Z1

October 14, 2020
File 9112

Attn: Paul Freeman, Chief Planner

Dear Sir,

**RE: Planning for Employment and Employment Conversions
Response to Regional Recommendations on Employment Conversions
163 & 175 Bowes Road, Vaughan
Regional Staff Conversion ID# V16**

Weston Consulting is the planning consultant for the owner of the lands legally described as Part of Lot 21 Registered Plan 7925 City of Vaughan and Part of Lot 7 Concession 3 City of Vaughan (herein referred to as the 'subject lands'; see Appendix A). In our past correspondence related to the employment conversion for the subject lands, which is identified as Conversion ID # V16, we have been generally supportive of the Region's partial support of our request. However, the intent of this letter is to express our opinion regarding Staff's latest report.

In advance of the October 15, 2020 Committee of the Whole Meeting, Planning Staff released a recommendation report titled *Proposed Employment Area Mapping and Employment Conversions*. In Attachment 4 of this Report, Staff note that the Local Municipal Council Position supports Regional Staff's recommendation (Appendix B of this letter). We would like to put on the record that this is partially correct. While Vaughan City Council does support the conversion of the south portion of the subject land (south of Oster Lane), which is consistent with Regional Staff's recommendations, City Staff recommended the **full** conversion of all the subject lands for non-employment uses. On May 20, 2020, the City of Vaughan Committee of the Whole reviewed the various employment conversion requests and ultimately provided recommendation to convert the **entirety** of subject lands, not just the land south of Oster Lane, to allow for non-employment uses. These recommendations were later approved by City Council on May 27, 2020 and forwarded to the Region for their evaluation of employment land conversion requests; please see the Vaughan Council meeting minutes in Appendix C to this letter.

Weston Consulting, on behalf of the owner, maintains our position that a single land use designation would be more comprehensive for the redevelopment of the subject lands. This rationale was accepted and supported by Vaughan City Council. By designating the northern portion of the lands as Employment in the Region's Official Plan, it would make it difficult for the City of Vaughan to achieve its growth objectives. It is our opinion that Regional Council should

follow the recommendations of City Council as non-employment uses will contribute to the emerging MTSA and support transit investments made along Highway 7.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or extension 266 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Associate

- c. Tel Matrondola, Laurentel Developments
Paul Bottomley, York Region, Manager Policy, Research and Forecasting
Sandra Malcic, Director, Long Range Planning, York Region

Appendix:

- A. Context Air Photo
- B. Extract from the October 15, 2020 Proposed Employment Area Mapping and Employment Conversions, Appendix 4
- C. Vaughan City Council Meeting Minutes, May 27, 2020

Appendix A



Aerial Photograph of the Subject Lands

Appendix B

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
V15	John Zipay and Associates	York Region Condominium Corporation 945	201 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V16	Weston Consulting		163 & 175 Bowes Road	Vaughan	A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.	Supported
V17	MHBC Planning	Ricbru Investments Inc.	4600 Steeles Avenue West	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V18	MHBC Planning	Steele Valley Developments Limited and Bonneville Homes Limited	7777 Keele Street and 2160-2180 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V19	Weston Consulting	Luana Colalillo	31 Jevlan Drive and 172 Chrislea Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
V20	Stellarbridge Management Inc.	Stellarbridge, ARG Group of Companies	7171 Jane Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V21	Weston Consulting	Omer Investments Inc.	140 Doughton Road	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V22	KLM Planning Partners Inc.	Arcovit Holdings Inc.	2067, 2077 Rutherford Road, 696 Westburne Drive	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V23	Evans Planning Inc.	2780 Highway 7 Investments	2780 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V24	Malone Given Parsons Ltd.	Portage Landowners Group	705 Applewood Crescent, 200/225/207 Edgeley Boulevard, 10/11/27/38 Buttermill Avenue, 190/212 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V25	KLM Planning Partners Inc.	1406979 Ontario Inc. (affiliate of the ZZEN Group)	Part of Lots 4 and 5, Concession 9	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V26	Weston Consulting	York Region Condominium Corporation 549 ("YRCC 549")	2104 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported

Extract from the October 15, 2020 Proposed Employment Area Mapping and Employment Conversions, Appendix 4

Appendix C



**CITY OF VAUGHAN
COUNCIL MINUTES
MAY 27, 2020**

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CITY OF VAUGHAN

COUNCIL MEETING

WEDNESDAY, MAY 27, 2020

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 2:07 p.m.

The following members were present:

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

76. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Jackson
seconded by Councillor Shefman

THAT the agenda be confirmed.

CARRIED

77. DISCLOSURE OF INTEREST

Councillor Carella declared an interest with respect to Item 10, Committee of the Whole Report No. 21, REQUEST FOR COMMENTS: YORK REGION EVALUATION OF EMPLOYMENT LAND CONVERSION REQUESTS, as he is a corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties.

COUNCIL MEETING MINUTES – MAY 27, 2020

78. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

THAT the minutes of the Council meeting of April 21, 2020 be adopted as presented.

CARRIED

79. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Communications C1 to C20 inclusive be received and referred to their respective items on the agenda.

CARRIED

80. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 20

Items 10, 17 and 30

Committee of the Whole (Closed Session) Report No. 21

Items 3, 4 and 5

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 1 of the Committee of the Whole (Working Session) Report No. 19, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 32 of the Committee of the Whole Report No. 20, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 6 of the Committee of the Whole (Closed Session) Report No. 21, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

81. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 20

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

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

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT Item 10, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the following request for conversion:

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

By receiving the following communications:

- C11 Mr. Richard Lorello, dated May 21, 2020;
- C12 Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Concord, dated May 20, 2020;
- C13 Mr. Tony Volpentesta, Bousfields Inc., Church Street, Toronto, dated May 20, 2020;
- C14 Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated May 22, 2020;
- C18 Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 26, 2020; and
- C20 Acting Deputy City Manager, Planning and Growth Management, dated May 26, 2020.

Voting upon the main motion, as amended, was split as follows:

Upon the question of the amendment related to the conversion:

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Councillor Yeung Racco	Councillor Shefman
Regional Councillor Jackson	Councillor Iafrate
Mayor Bevilacqua	

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Regional Councillor Ferri	
Regional Councillor Rosati	
Councillor DeFrancesca	

Upon the question of the Committee recommendation and the communications:

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman	
Councillor Yeung Racco	
Regional Councillor Jackson	
Mayor Bevilacqua	
Regional Councillor Ferri	
Regional Councillor Rosati	
Councillor DeFrancesca	
Councillor Iafrate	

Having previously declared an interest Councillor Carella did not take part in the discussion or vote on the foregoing matter.

ITEM - 17 INDEMNIFICATION BY-LAW AMENDMENTS (REFERRED)

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 17, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By receiving the following communications:

- C1 Mr. Roman Ostrovsky, dated May 19, 2020;
- C2 Ms. Jane Manolakos, dated May 19, 2020;
- C3 Ms. Mary Mauti, dated May 20, 2020;
- C4 Ms. Elvira Caria, Vellore Woods Ratepayers Association, dated May 20, 2020
- C5 Ms. Carrie Liddy, dated May 20, 2020;
- C6 Mr. Robert A. Kennedy, MacKenzie Ridge Ratepayers Association, dated May 20, 2020;
- C7 Mr. Victor Lacaria, Weston Downs Ratepayers Association, dated May 20, 2020;
- C8 Mr. Richard Lorello, dated May 20, 2020;
- C9 Mr. Hiten Patel, dated May 20, 2020;
- C10 Mr. Thomas Santoro, dated May 20, 2020;
- C15 Rose and Frank Troina, Kilmuir Gate, Woodbridge, dated May 26, 2020;

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- C16 Mary and Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated May 25, 2020; and
C17 Ms. Vilma Casola, dated May 25, 2020.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman	
Councillor Yeung Racco	
Regional Councillor Jackson	
Mayor Bevilacqua	
Regional Councillor Ferri	
Regional Councillor Rosati	
Councillor DeFrancesca	
Councillor Carella	
Councillor Iafrate	

ITEM - 30 NEW BUSINESS – RESTAURANT PATIO EXPANSION

MOVED by Regional Councillor Rosati
seconded by Councillor Shefman

THAT Item 30, Committee of the Whole (Closed Session) Report No. 20 be adopted and amended, as follows:

By approving the following in accordance with communication C19, from the Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, dated May 27, 2020:

That Council adopt staff's recommendations and direct staff to:

1. Schedule a Public Hearing to receive comments from the Public and the Committee of the Whole on a City-wide Zoning By-law amendment to permit temporary Outdoor Patios and the expansion of existing outdoor patios, accessory to existing Eating Establishment Uses for a temporary period during the declared emergency.
2. Prepare a Temporary Use (Zoning) Patio By-law, to amend the City's Zoning By-law, in a manner acceptable to the City Solicitor.
3. Prepare a Temporary Outdoor Patio By-law that will prescribe the eligibility criteria and establish standards of operation in conjunction with the Temporary Use (Zoning) By-law, in a manner acceptable to City Solicitor.

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4. Undertake any other subsequent technical amendments required, including any amendments as may be required to the City's Site Plan Control By-law 123-2013 to bring effect to Recommendations 1, 2 and 3.

CARRIED

82. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Shefman
seconded by Regional Councillor Ferri

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. KIRBY ROAD ENVIRONMENTAL ASSESSMENT (DUFFERIN STREET TO BATHURST STREET) AGREEMENT WITH RIZMI HOLDINGS LIMITED
(Committee of the Whole (Closed Session) Report 21, Item 3, May 20, 2020)

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

2. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF
(Committee of the Whole (Closed Session) Report 21, Item 5, May 20, 2020)

(personal matters about an identifiable individual)

3. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF
(Committee of the Whole (Closed Session) Report 21, Item 6, May 20, 2020)

(personal matters about an identifiable individual)

CARRIED

Council recessed at 2:39 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT Council reconvene at 5:04 p.m.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

Council reconvened at 5:04 p.m. with all members present.

83. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 21

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 KIRBY ROAD ENVIRONMENTAL ASSESSMENT (DUFFERIN STREET TO BATHURST STREET) AGREEMENT WITH RIZMI HOLDINGS LIMITED

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 3, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Councillor Yeung Racco	Councillor Shefman
Regional Councillor Jackson	Mayor Bevilacqua
Regional Councillor Ferri	Councillor Iafrate
Regional Councillor Rosati	
Councillor DeFrancesca	
Councillor Carella	

ITEM - 5 HUMAN RESOURCES MATTER REGARDING SENIOR STAFF

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 5, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

ITEM - 6 HUMAN RESOURCES MATTER REGARDING SENIOR STAFF

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT Item 6, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED

84. BY-LAWS

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| BY-LAW NUMBER 057-2020 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 122-2017. (Z.20.009, Related File: Z.15.040, Nashville Developments (North) Inc., located east of Huntington Road, south of Nashville Road, being Lots 1-30 inclusive on 19T-15V006, in Part of Lot 24, Concession 9, City of Vaughan.) (Council, March 21, 2017, Item 4, Committee of the Whole, Report No. 10) |
| BY-LAW NUMBER 058-2020 | A By-law to assume Municipal Services in Langstaff Park Estates (partial), 19T-75117, Registered Plan M-1801. (Delegation By-law 005-2018) |
| BY-LAW NUMBER 059-2020 | A By-law to assume Municipal Services in Milescove Subdivision Phase 1, 19T-01V01, Registered Plan 65M-3940. (Delegation By-law 005-2018) |
| BY-LAW NUMBER 060-2020 | A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal in its' decision dated the 14th day of May 2020 in LPAT Case File No. PL150868. (LPAT File No. |
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- PL150868, Z.03.024, Related File: 19T-03V05, Part of Lots 24 and 25, Concession 6, Prima Vista Estates Inc. & 840999 Ontario Ltd.) (LPAT, May 14, 2020, Case No. PL150868)
- BY-LAW NUMBER 061-2020 A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal in its' decision dated the 14th day of May 2020 in LPAT Case File No. PL150868. (LPAT File No. PL150868, Z.03.024, Related Files: 19T-03V05 & DA.19.001, Part of Lots 24 and 25, Concession 6, Prima Vista Estates Inc. & 840999 Ontario Ltd.) (LPAT, May 14, 2020, Case No. PL150868)
- BY-LAW NUMBER 062-2020 A By-law to authorize the acquisition of land from Western Point Builders Inc. for the future Fire Station #7-11 and to authorize the Mayor and Clerk to execute the necessary documents. (Item 2, Committee of the Whole (Closed Session), Report No. 21)
- BY-LAW NUMBER 063-2020 A By-law of the Corporation of the City of Vaughan to amend the Fees and Charges By-law 171-2013, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
- BY-LAW NUMBER 064-2020 A By-law of the Corporation of the City of Vaughan to amend the Licensing By-law 315-2005, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
- BY-LAW NUMBER 065-2020 A By-law of the Corporation of the City of Vaughan to amend the Parks By-law 134-95, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
- BY-LAW NUMBER 066-2020 A By-law to regulate the keeping of animals in the City of Vaughan, including provisions for animal identification. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)

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BY-LAW NUMBER 067-2020

A By-law to provide for the indemnity and defence of members of council, members of local boards, and employees of the Corporation against loss or liability incurred while acting on behalf of the Corporation, and to repeal By-law 91-2011, as amended. (Item 17, Committee of the Whole, Report No. 20)

BY-LAW NUMBER 068-2020

A By-law to pass an amended Code of Ethical Conduct for Members of Council and Local Boards and an amended Complaint Protocol. (Item 17, Committee of the Whole, Report No. 20)

BY-LAW NUMBER 069-2020

A By-law to amend By-law 7-2011 (Procedure By-law) which governs the proceedings of Council and Committees of Council. (Item 28, Committee of the Whole, Report No. 20)

CARRIED

85. **CONFIRMING BY-LAW**

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT By-law Number 070-2020, being a by-law to confirm the proceedings of Council at its meeting on May 27, 2020, be enacted.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

86. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 5:10 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk