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September 30, 2020

Mr Dino Basso, Commissioner of Corporate Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3y 6Z1

Dear Mr. Basso:

RE: Committee of the Whole Meeting Oct 8, 2020 -York Region MCR–Employment Conversions
Arcovit Holdings Inc., 2067 & 2077 Rutherford Road and 696 Westburne Drive, Vaughan

On behalf of Arcovit Holdings Inc. I wish to advise that my client does not agree with the Region of York Planning staff recommendation that my clients lands not be supported for conversion to permit mixed use residential development, as per the staff report provided at the September 17, 2020 Special Public Meeting.

While previous submissions were made to the Region and a meeting was held with Planning staff, my client does not believe that due consideration was given to the superior locational attributes that their lands have in relation to existing transportation infrastructure currently in place along Rutherford Road and the neighbouring Rutherford Road GO Rail facility. It is important to note that the lands are within the Major Transit Station Area Boundary (MTSA)

More specifically, my client's lands are located on the south west corner of Rutherford Road and Westburne Drive, directly across Westburne Drive from the Rutherford Road GO Rail Station. In fact, my client's lands will be sharing a new signalized intersection on Westburne Drive with the Rutherford Road GO Rail Station. Also, my client's lands have strong locational attributes in terms of proximity and transition to the existing Maple residential community located directly to the north across Rutherford Road.

In addition, the City of Vaughan's Council resolution of May 27, 2020, adopting the Committee of the Whole recommendation of May 20, 2020 Report No. 20, Committee of the Whole (2), Item 10, Request for Comments: York Region Evaluation of Employment Land Conversion Requests, supported the inclusion of a number of requests for conversion, including the request of my client, Arcovit Holdings Inc. for the property identified in the report as V22, (2067 & 2077 Rutherford Road and 696 Westburne Drive).

In view of the foregoing, my client requests that the Region of York Committee of the Whole recommend to Regional Council that the lands municipally known as 2067 & 2077 Rutherford Road and 696 Westburne Drive be supported for employment conversion to permit mixed use high density residential development.

Yours truly
KLM Planning Partners Inc



Roy Mason
Principal Planner

cc: Ms. Karen Whitney, Director of Community Planning and Development Services
Ms. Sandra Malcic, Manager, Policy and Environment
Mr. Augustine Ko, Planning Lead, Senior Planner
Mayor M. Bevilacqua
Regional Councillor M. Ferri
Regional Councillor G. Rosati
Regional Councillor L. Jackson
Local Councillor S. Yeung Racco
Mr. A. Vitullo, Arcovit Holdings Inc.
Mr. L. Polsinelli, c/o Arcovit Holdings Inc.