

From: Clerks@vaughan.ca [<mailto:Clerks@vaughan.ca>]
Sent: Tuesday, June 9, 2020 12:58 PM
To: Regional Clerk
Subject: Item 10, Committee of the Whole Report No. 20, May 27, 2020

Sent on behalf of Todd Coles, City Clerk

Mr. Christopher Raynor, Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Raynor:

**RE: REQUEST FOR COMMENTS: YORK REGION EVALUATION OF
EMPLOYMENT LAND CONVERSION REQUESTS**

Please find below a link to **Item 10, Report No. 20**, of the Committee of the Whole (2) regarding the above-noted matter, which was adopted, as amended, by the Council of the City of Vaughan at its meeting of May 27, 2020.

[Extract - Request for Comments CW Rpt.20, Item 10](#)

I draw your attention to the report recommendation, as follows:

4. *THAT this report and Council's decision be forwarded to York Region as Vaughan Council's input on the Region's review of employment conversion requests in the City of Vaughan, as part of the 2041 Municipal Comprehensive Review.*

To assist us in responding to inquiries, please quote the item and report number.

Sincerely,

Todd Coles
City Clerk
905-832-8504 | clerks@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2020

Item 10, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 27, 2020, 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.***

Councillor Carella declared an interest with respect to the foregoing matter as he is a corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties and did not take part in the discussion or vote on the matter.

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

The Committee of the Whole recommends:

- 1) That Staff Recommendation for the following request be approved:**

ID	Address	Nature of Request	Applicant / Owner	Recommendations
1	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7	A request to re-designate lands from "Employment Commercial Mixed-Use "to "Mixed-Use Commercial / Residential".	Brookvalley Project Management Inc.	Support the conversion of lands identified within Deferral Area A in VOP 2010 to continue to pursue a GO station at this location through the Concord GO Mobility Hub Study.

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2) That the following requests for conversion be approved:

ID #	ADDRESS
3	233 Four Valley Drive and 1040-1080 Edgeley Boulevard
4	11, 27 and 37 Jacob Keefer Parkway
5	7625 Martin Grove Road and 211 Woodstream Boulevard
11	6241 Rutherford Road
13	2267 Highway 7 and 7700 Keele Street
15	201 Millway Avenue
16	163 and 175 Bowes Road
17	4600 Steeles Ave West
18	7777 Keele St and 2160-2180 Highway 7
21	140 Doughton Road
22	676 to 696 Westburne Drive
24	705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermill Avenue and 190 Millway Avenue
25	Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427
26	2104 Highway 7
28	130 Doughton Road
30	20 Roysun Road

3) That the following requests for conversion be not approved:

ID #	ADDRESS
6	661 and 681 Chrislea Road
8	8083 Jane Street
9	8821 Weston Road
10	Part of Lot 14 and 15, Concession 5
12	2739 Highway 7

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14	156 Chrislea Road and 15 Jevlan Drive
19	31 Jevlan Drive and 172 Chrislea Road
20	7171 Jane Street
23	2780 Highway 7
27	80, 82 and 220 Doney Crescent
29	7250 Keele Street

- 4) That consideration of this request for conversion be deferred to the May 27, 2020 Council meeting:

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

- 5) That the following request was withdrawn:

ID #	ADDRESS
2	11421 Weston Road; Part of Lot 30, Concession 5

- 6) That recommendation 4. contained in the report of the Acting Deputy City Manager, Planning and Growth Management dated May 20, 2020, be approved;
- 7) That the presentation by the Senior Planner, Policy Planning and Environmental Sustainability and C22, presentation material titled “*Request for Comment: Evaluation of Employment Land Conversion Requests*” be received;
- 8) That the following Deputations and Communications be received:
1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, and C6, dated May 15, 2020;
 2. Mr. Barry Horosko, Horosko Planning Law, North Queen Street, Etobicoke, and C16, dated May 20, 2020;
 3. Mr. Lucio Polsinelli, Arcovit Holdings, c/o Canvas Developments, Strada Drive, Vaughan, and C3, dated May 14, 2020;

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4. Ms. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, on behalf of De Poce Management Ltd.;
 5. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, and C7, dated May 19, 2020;
 6. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and C8, C9 and C10, dated May 19, 2020;
 7. Mr. Jonathan Sasso, Humphries Planning Group, Pippin Road, Vaughan;
 8. Mr. Martin Quarcoopome, Weston Consulting, Millway Avenue, Vaughan;
 9. Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, and C20, dated May 19, 2020;
 10. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and C12, C18 and C21, dated May 19, 2020;
 11. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, and C11, dated May 19, 2020;
 12. Mr. Robert Lavecchia, KLM Planning Partners, Jardin Drive, Concord, and C14, dated May 19, 2020;
 13. Mr. Michael Melling, Davies Howe LLP; and
 14. Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, and C15, dated May 19, 2020;
- 9) That the following Communications be received:
- C4 Mr. Kurt Franklin, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated May 14, 2020;
 - C17 Ms. Sandra K. Patano, Associate, Weston Consulting, Millway Avenue, Vaughan, dated May 20, 2020; and
 - C19 Mr. Mark N. Emery, President and Mr. Ryan Guetter, Senior Vice President, Weston Consulting, Millway Avenue, Vaughan, dated May 19, 2020; and
- 10) That the report of the Acting Deputy City Manager, Planning and Growth Management dated May 20, 2020, be received.

Councillor Carella declared an interest with respect to the foregoing matter as he is a corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties and did not take part in the discussion or vote on the matter.

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Recommendations

1. THAT Council support the conversion of employment area lands to allow non-employment uses, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
 - a. 4600 Steeles Ave West (ID 17)
 - b. Various landholdings in Concord GO Center Secondary Plan area (45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7, Vaughan) (ID 1)
 - c. 163 and 175 Bowes Road (ID 16)
 - d. 140 Doughton Road (ID 21)
 - e. 130 Doughton Road (ID 28);

2. THAT Council not support the conversion of employment area lands to allow non-employment land uses, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
 - a. 233 Four Valley Drive and 1040-1080 Edgeley Boulevard (ID 3)
 - b. 11, 27 and 37 Jacob Keefer Parkway (ID 4)
 - c. 7625 Martin Grove Road and 211 Woodstream Boulevard (ID 5)
 - d. 661 and 681 Chrislea Road (ID 6)
 - e. Lots 26 to 35, Vaughan Concession 5 and Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street) (ID 7)
 - f. 8083 Jane Street (ID 8)
 - g. Part of Lot 14 and 15, Concession 5 (Anland) (ID 10)
 - h. 6241 Rutherford Road (ID 11)
 - i. 2739 Highway 7 (ID 12)
 - j. 2267 Highway 7 and 7700 Keele Street (ID 13)
 - k. 201 Millway Avenue (ID 15)
 - l. 7777 Keele St and 2160-2180 Highway 7 (ID 18)
 - m. 7171 Jane St. (ID 20)
 - n. 676 to 696 Westburne Drive (ID 22)
 - o. 2780 Highway 7 (ID 23)
 - p. 705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermill Avenue and 190 Millway Avenue (ID 24)
 - q. Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427 (ID 25)

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- r. 2104 Highway 7 (ID 26)
 - s. 80, 82 and 220 Doney Crescent (ID 27)
 - t. 7250 Keele Street (ID 29)
 - u. 20 Roysun Road (ID 30);
3. THAT Council not support the conversion of employment area lands to allow non-employment land uses because a conversion is not required for the request, identified in Attachment 5 to this report, in the 2041 Regional Municipal Comprehensive Review for the following sites:
- a. 8821 Weston Road (ID 9)
 - b. 156 Chrislea Road and 15 Jevlan Drive (ID 14)
 - c. 31 Jevlan Drive and 172 Chrislea Road (ID 19); and
4. THAT this report and Council's decision be forwarded to York Region as Vaughan Council's input on the Region's review of employment conversion requests in the City of Vaughan, as part of the 2041 Municipal Comprehensive Review.